CPA20-74175-BOS

Bonita Plan
Future Land Use Element Text Amendment
and
Future Land Use Map Amendment

Expedited State Review Process

Privately Initiated Applications
and Staff Analysis

City of Bonita Springs
Planning Division
9200 Bonita Beach Road, Suite 109
Bonita Springs, Florida
(239) 444-6150

Local Planning Agency (LPA) Public Hearing Date:	May 16, 2024
City Council Transmittal Date:	June 5, 2024 (Tentative)
Project Name:	Revana Lakes (aka Don Mal Assemblage; aka Bonita Ranch)

City of Bonita Springs
Planning and Zoning Division
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
EXPEDITED STATE REVIEW

CPA20-74175-BOS

X Text Amendment **X Map Amendment**

This Document Contains the Following Reviews:	
X	**Staff Review**
	Local Planning Agency (LPA) Review and Recommendation
	City Council Hearing for Transmittal
	City Council Hearing for Adoption

STAFF REPORT PREPARATION DATE: May 9, 2024

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. Applicant: Seagate Revana, LLC
   Agent: Alexis Crespo, AICP; Neale Montgomery, Esq.

2. Request: To amend the Bonita Springs Comprehensive Plan as follows:

   a. Amend the Future Land Use Map to designate 204.5 +/- acres from the Density Reduction Groundwater Resource (DRGR) and Resource Protection/Wetland Future Land Use Categories, to the City of Bonita Springs Urban Fringe Community District and Resource Protection Future Land Use Category.

   b. Amend the text of the Urban Fringe Community District Future Land Use Category to increase the acreage allowed, to adjust the allowed density range from 2.54 to 2.77 gross dwelling units per acre, to 1.89 to 2.77 gross dwelling units per acre, to add a commercial floor area ratio for properties north of Bonita Beach Road, to provide additional planting standards for stormwater management lakes, and to add buffering standards from adjacent conservation areas.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. Recommendation: Approval or denial of the proposed map and text changes are policy decisions to be made by the City Council. While Staff acknowledges there are some positive aspects to the requested amendments, this proposal contains a significant departure from the City and County DRGR policies. The

City Council has the right to decide whether the DRGR and Resource Protection Future Land Use Categories remain appropriate for the subject properties. The City Council also has the right to decide whether the Applicant has demonstrated that the DRGR is not an appropriate category for the properties.

2. Basis and recommended findings of fact:
   - The proposed amendments encompass twenty-four (24) parcels totaling approximately 204.5+/- acres.
   - Approximately 114 +/- acres were annexed into the City of Bonita Springs in 2008, but a City future land use designation was not adopted, and as a result, those properties maintained their Lee County future land use designations of DRGR and Wetlands. The remaining 90.5 +/- acres are subject to three (3) pending companion annexation requests (ANX20-74174-BOS, ANX21-86929-BOS, and ANX21-86943-BOS).
   - The Applicant has submitted a companion zoning application for a mixed-use planned development (MPD) for the project site, consisting of 388 dwelling units and 39,500 square feet of commercial uses.
   - Approximately 87.8 +/- acres of the project site is a vacant mining site approved by Lee County. Natural resource extraction is an approved use, according to Lee County's DRGR policy.
   - Lee County's Density Reduction Groundwater Resource (County's DRGR) future land use category permits a maximum standard density of one (1) dwelling unit per ten (10) gross acres of land area and the Wetland future land use category permits a maximum density of one (1) dwelling unit per twenty 20 gross acres of land area. The City's DRGR Future Land Use Category is similar and provides a maximum density of one (1) dwelling unit per ten (10) gross acres. While the City does not have a companion Wetlands future land use category, it has a Resource Protection Future Land Use Category with the same density rate (1du/20 gross acres) and contains policy language that is designed to recognize lands that contain environmental sensitivities. It is the Staff's opinion that the City's DRGR and Resource Protection Future Land Use Categories would be the appropriate future land use categories for the remainder of the property that is subject to the companion annexation requests (ANX20-74174-BOS, ANX21-86929-BOS, and ANX21-86943-BOS).
   - Using the Applicant's provided density calculations (which were reviewed by Staff), if the DRGR and Resource Protection future land use categories remain in place on the subject properties, a maximum of fourteen (14) dwelling units could be constructed.
   - The maximum proposed density is 552 dwelling units, which equates to 2.69 dwelling units per acre. The companion MPD application is for a maximum of 388 dwelling units, which equates to 1.89 dwelling units per acre. In both instances, the density is within the proposed adjusted range of 1.89 to 2.77 gross units per acre.
   - The Urban Fringe Community District Future Land Use Category *currently* allows a density range of 2.54 to 2.77 gross dwelling units per acre, making

the request of this application of 2.69 dwelling units per acre consistent with that category.

3. The Applicant's proposed Comprehensive Plan Text Amendment and proposed Future Land Use Map Amendment are included in Exhibit A.

C. SUMMARY/BACKGROUND DISCUSSION:

1. EXISTING CONDITIONS

Size of Property: 204.5 +/- acres.

Property Location: The property is located east of I-75, on the north side of Bonita Beach Road, across from the existing Palmira community. It also abuts the Kehl Canal on its north side.

Existing Use of Land: Agricultural, Single-Family Residential, Limestone Mine (vacant).

Current Zoning: The properties are zoned Industrial Planned Development (IPD) and Agricultural (AG-2). The property is adjacent to the Community Zone of the Bonita Beach Road Corridor Overlay, which is located between Bonita Grande Road and the eastern limits of Bonita Beach Road.

Current Future Land Use Category: The 114 +/- acres of the subject project area that was annexed in 2008 (Ordinance 08-15) are located in the Lee County Density Reduction Groundwater Resource (DRGR), and Wetlands categories. The remaining 90.5 +/- acres are subject to three (3) pending companion annexation requests (ANX20-74174-BOS, ANX21-86929-BOS, and ANX21-86943-BOS) and the appropriate Future Land Use Categories would be Bonita Springs DRGR and Resource Protection. The table below which was provided by the Applicant and reviewed by Staff shows the density breakdown by Future Land Use Category.

EXHIBIT III.E.1 & 2
CURRENT & PROPOSED DENSITY CALCULATIONS

Table 1: CURRENT FUTURE LAND USE DENSITY CALCULATION

FUTURE LAND USE		DENSITY	ACREAGE	UNIT COUNT
Lee County	DR/GR	1 DU/10 AC	54.21 AC	5.4 DU
Lee County	Wetland	1 DU/20 AC	35.81 AC	1.79 DU
Bonita Springs	Resource Protection	1 DU/20 AC	11.41 AC	0.57 DU
Bonita Springs	DR/GR*	1 DU/10 AC	30.79 AC	3.07
Bonita Springs	Wetlands*	1 DU/20 AC	72.06 AC	3.6
			TOTAL 204.28 AC	**14.4 DU**

*Include those annexed lands within the City of Bonita Springs municipal boundary that retained Lee County FLU

Table 2: Residential Land Area - Urban Fringe Community

FUTURE LAND USE	ACREAGE	MAXIMUM DENSITY	UNIT COUNT
Urban Fringe Community (Upland)	157.48 AC	2.77 DU/AC	436.22 DU
Resource Protection	42 AC	2.77 DU/AC	116.34 DU
		Proposed Maximum per FLUM	**552.56 DU**
		Proposed Maximum Per Companion PUD	**388 DU**

Table 3: Commercial Land Use Area - Urban Fringe Community

FUTURE LAND USE	ACREAGE	MAXIMUM FLOOR AREA RATIO	COMMERCIAL SQUARE FOOTAGE
Urban Fringe Community (Commercial)	3.6 AC	0.35[1]	105,066
Resource Protection (Commercial)	1.20 AC	0.35[1]	35,022
		Proposed Maximum FLU	**140,088**
		Proposed Maximum Commercial Square Foot	**139,500**

[1] Properties north of Bonita Beach Rd are permitted a floor area ratio of up to .67 for commercial uses excluding clubhouses, amenity buildings, and recreational facilities per proposed Text Amendment.

2. THE DRGR FUTURE LAND USE CATEGORY

On October 20, 2023, Lee County Circuit Court Judge Alane Loboda entered an "Order Granting Defendant's Motion for Final Summary Judgment and Denying Plaintiff's Motion For Summary Judgment and Memorandum of Law" in *3HWA Land Holdings, LLC v. City of Bonita Spring*s, Lee County Circuit Court Case No. 21-CA-004285, and concluded in Paragraph 36 of her Order as follows regarding the DRGR:

> The DRGR is an environmentally sensitive area of immense importance to the City's water supply and quality, drainage and flooding, and other environmental concerns. The City's Comprehensive Plan explicitly states that the DRGR provides "significant recharge to aquifer systems associated with existing potable water wellfields or future wellfield development," and that "[l]and uses in these areas must be compatible with maintaining surface and groundwater levels at their historic levels." (Policy 1.1.21, City's Comprehensive Plan). As such, density is restricted in the DRGR to one (1) dwelling unit per ten (10) gross acres. (*See id*.). The Proposed Imperial District Amendment, however, would increase the permitted density on the Property from approximately ***thirty-two (32)*** dwelling units to ***700*** dwelling units. Such a drastic density change in an environmentally sensitive area is, in and of itself, a legitimate policy basis on which the Proposed Imperial District Amendment could be denied.

The idea of increasing the permissible density in the DRGR is not new to the City. Throughout its twenty (20) years of incorporation, the City has reviewed multiple reports (such as the Barraco Report) and task force recommendations (such as the Water Strategy Task Force) related to the DRGR. These reports and recommendations were never formally adopted by the City Council. Also, to date, the City Council has not directed Staff or the City's consultants to consider increasing the permissible density in the DRGR. Rather, the City Council has consistently rejected any such increase in density. Any proposed changes to the current status would be a policy decision for the City Council's consideration.

3. SURROUNDING ZONING, LAND USES, AND FUTURE LAND USE DESIGNATIONS.

The surrounding properties have the following attributes:

Existing Zoning & Land Use	Future Land Use Map	Density Allowance	Current Density
North: AG-2, vacant land, communication tower	Lee County DRGR, Wetlands, and Conservation Lands	Lee County DRGR: 1du/10ac* Wetlands: 1du/20ac Conservation Lands: None	0du/ac
East: AG-2, vacant land	Lee County DRGR, Wetlands, and Conservation Lands	Lee County DRGR: 1du/10ac* Wetlands: 1du/20ac Conservation Lands: None	0du/ac
South: Bonita Beach Road Right-of-Way, RPD/CPD (Palmira Community)	Moderate Density Mixed-Use Planned Development	6du/ac**	6.6du/ac***
West: AG-2, residential, vacant lands	Lee County DRGR, Wetlands	Lee County DRGR: 1du/10ac* Wetlands: 1du/20ac	0.2du/ac

*Pursuant to Lee County Policy 1.4.5 of the Future Land Use Element of the Lee Plan, the standard density is 1du/10ac, however, Objective 33.2 and 33.3 of the Lee Plan could be used for potential density adjustments resulting from a concentration or transfer of development rights.

**6du/ac is the standard residential density. However, if affordable housing is provided, the density may be increased by an additional three (3) units per acre, for a total of 9du/ac. Additionally, a density transfer from wetlands to uplands is permitted at a rate of 1.5du/ac.

***The zoning and DRI approvals allowed for a conversion of density from commercial square-footage to residential units, and a transfer of density from wetlands to uplands at a rate of 1.5du/ac.

PART II - STAFF ANALYSIS

A. STAFF ANALYSIS

CONSISTENCY WITH THE BONITA PLAN
The following analysis will consist of the Goals, Objectives, and Policies of the Comprehensive Plan that were reviewed by the Applicant, followed by Staff's Response.

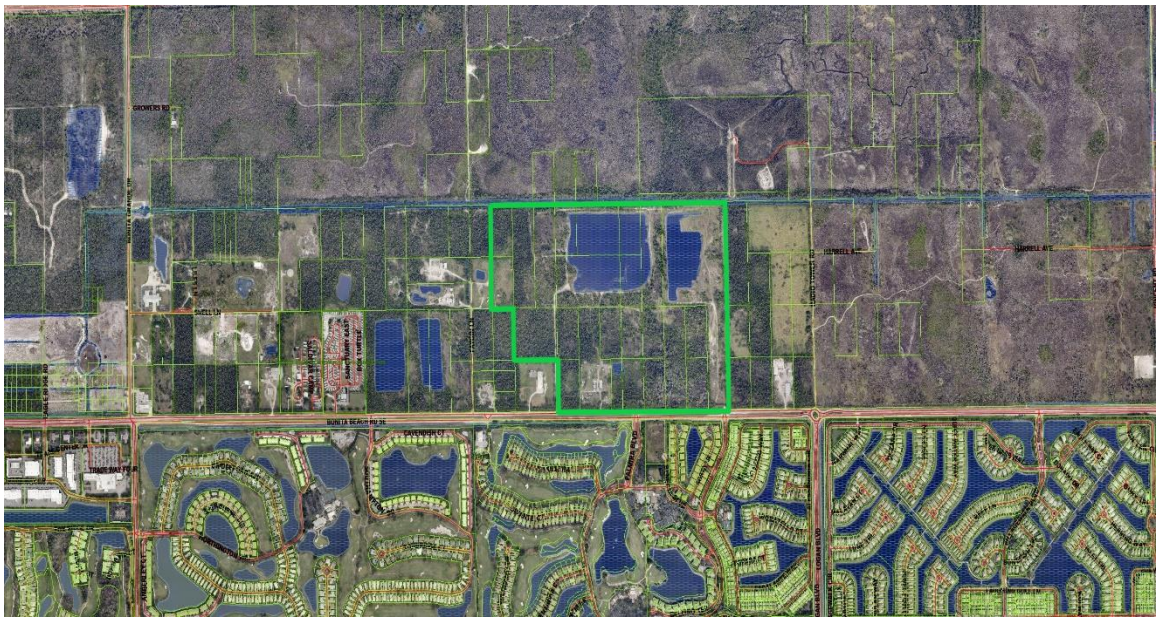
Future Land Use Element

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

Applicant Analysis: *The Applicant's map and text amendment request is seeking to provide the City with a land use that will result in development of the property at an appropriate density that is compatible with surrounding developments, while providing for new development to accommodate the population growth where transportation facilities and other infrastructure exists. The reduction in maximum density to 388 DU further provides that proposed land use is compatible and complimentary to the surrounding City lands. In addition, the proposed Land Use provides for the extension of the Urban Fringe-Community District category to the north of Bonita Beach Road. The amendment will ensure that the proposed future land use category will encourage a mix of uses that will promote a creative development design that preserves the natural environment. Further, the proposed amendment allows for the future development of land along an existing arterial roadway, maximizing use of existing facilities that have remaining capacity.*

Staff Response: Staff does not agree with the Applicant's position that the proposed development will be at a density that is compatible with surrounding development. The only compatible developed lands are south of this project area, on the south side of Bonita Beach Road (Palmira community). There is no compatible development surrounding the property to the north, east, or west of this project area. However, the project's proposed density is lower than Palmira's.

Palmira: ~ 6.6 du/acre
Revana Lakes: ~ 2.69 du/acre (maximum)*
**The companion MPD proposes 1.89 du/acre*



This aerial (2023) identifies the project area and surrounding lands. (City of Bonita Springs Community Development Department; 2024)

Policy 1.1.10.1: Urban Fringe Community District. [The following language contains the proposed text amendments submitted by the Applicant] Intended to accommodate and provide flexibility for development in areas exhibiting substantial environmental resource protection lands combined with transitional urban characteristics. In order for land to be considered for this designation, land requested to be placed in this category shall be a minimum of 100 acres within the 1,370 ~~1,165~~ acres of gross land area in the land use category. Development within this category would be allowed from 1.89 ~~2.54~~ to 2.77 gross dwelling units per acre. Land developed within this Urban Fringe Community District must adhere to the following innovative design and planning principles.

1. All new development within the Urban Fringe Community District shall be required to be zoned as a Planned Development.
2. Development within this Urban Fringe Community District will be required to cluster in order to minimize loss of native vegetation and wetland function. Developments within the Urban Fringe District are permitted to be clustered at higher than gross density as long as the gross density and maximum number of units are not exceeded for the total acreage within the Urban Fringe District. Significant natural systems, or wetlands which require preservation in order to comply with Local, State and Federal Permitting, shall be placed in the Resource Protection Future Land Use category and for purposes of the Urban Fringe Community District, shall be included in gross acreage for density calculations.
3. Development within the Urban Fringe Community District is encouraged to provide a mix of uses, including a mix of residential types, recreational amenities, civic spaces and convenience and commercial uses intended to serve residents and their guests in order to minimize trips outside the Urban Fringe Community District.

4. Development is encouraged to provide creative site designs, and clustering is required to provide for greater common open space and mixed-use development. The planning flexibility provided through the planned development process shall encourage and facilitate creative design techniques.
    a. Residential Development. These areas shall include single and/or multiple family home site acreage, and shall include, but not be limited to, single-family attached and detached; duplexes and two-family units; and town homes and other multi-family dwelling types.
    b. Non-residential Development. These areas will include vehicular and pedestrian ways, commercial and institutional areas, club houses and associated facilities, utility buildings, maintenance areas, tennis courts and associated non-residential uses.
    c. Residential and Non-residential Development acreage may account for no more than 60% of the gross area within the Community Fringe District. Intensity/density standards for all uses within this category are set forth in the Intensity/Density Table below:

Land uses in Mixed Use	Minimum % Land Use Mix	Maximum % Land Use Mix	Maximum Density/Intensity
Residential	45%	58%	2.77 gross du/ac(3300 – 3600du[1])
Commercial/Non Residential[2]	2%	15%	.35 FAR[3]
Open Space	40%	53%	.25 FAR

    d. Open Spaces. These areas will include preserved natural areas, buffers lakes, parks, golf courses, nature trails, retention areas, conservation areas, scenic resources, green belts, wetlands and associated areas and must account for a minimum of 40 percent of the Property within the Urban Fringe Community District. Golf course fairways will account for no more than 50 percent of the open space of the subject Urban Fringe Community District.
    e. The owners will employ management strategies in and around any golf course to address the potential for pesticide/chemical pollution of the groundwater and surface water receiving areas. The owners will comply with the goals of the Audubon Cooperative Sanctuary Program for Golf Courses. The management practices will include:
        i. The use of slow release fertilizers and/or carefully managed fertilizer applications which are timed to ensure maximum root uptake and minimal surface water runoff or leaching to the groundwater;

[1] Gross density pursuant to Policy 1.1.10.1
[2] Commercial uses, excluding recreational facilities (including, but not limited to, the clubhouse and ancillary facilities), will be limited to 5 total acres.
[3] Properties north of Bonita Beach Road are permitted a floor area ration of up to 0.67 for commercial uses, excluding clubhouses, amenity buildings, and recreational facilities.

ii. The practice of integrated pest management when seeking to control various pests, such as weeds, insects, and nematodes. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is not acceptable. The management program will minimize, to the extent possible, the use of pesticides, and will include the use of the United States Department of Agriculture Soil Conservation Services Soil Pesticide Interaction Guide to select pesticides that have a minimum potential for leaching or loss to due runoff depending on the site-specific soil conditions. Application of pesticides within 25 feet of any Corkscrew Regional Ecosystem Watershed, or other adjacent public preserve lands, is prohibited;

iii. The coordination of the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any pesticides and nutrients;

iv. The utilization of a golf course manager who is licensed by the State to use restricted pesticides and who will perform the required management functions. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater; and

v. The storage, mixing and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.

f. Any required perimeter buffer zones pursuant to Policy 1.1.10.1(5)(c)(iv) must be replanted with vegetation after construction. Revegetation must adhere to the following:

i. Seventy five percent of the total number of replanted trees used in buffers and landscaping must be indigenous, and fifty percent of the replanted shrubs must be indigenous;

ii. Plant material must conform to the standards for Florida Number 1 or better as given in Grades and Standards for Nursery Plants 1973, and Grades and Standards for Nursery Plants, Part II, Florida Department of Agriculture and Consumer Services, Tallahassee.

iii. Australian pine, cajeput, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca, bishopwood, castor bean, common papaya, common snakeplant, day jessamine, hunters robe, Queensland umbrella tree, trailing wedelia may not be used as part of the revegetation of the property after construction.

g. The shorelines of any stormwater management lakes must be sinuous in configuration, and must be sloped or bermed. The littoral zones around the ponds must be planted with native wetland herbaceous plants, and trees or shrubs can be included within the herbaceous plants. At least four species must be planted. The minimum required number of plants will be one plant per linear foot of lake shoreline as measured at the control elevation water

level. The littoral shelf should provide a feeding area for water dependent avian species. Alternatively, non-sinuous stormwater management lakes must be sloped or bermed and meet littoral zone requirements within the Urban Fringe Community except the minimum required number of plants will be three plants per linear foot of lake shoreline as measured at the control elevation water level. Littoral shelves shall be provided at a 10:1 slope for 10% of the linear feet of shoreline for each non-sinuous lake.

h. Height. Maximum allowable height for residential structures shall be 60 feet from the base flood elevation to the eaves.

i. In order to minimize adverse impacts that construction may have on wildlife, natural environmental values, and water quality, the developer will institute appropriate measures such as full compaction of any fill material placed around newly installed structures. In addition, clubhouse(s), golf course maintenance building(s), vehicular service areas and amenity centers that include outdoor pools, tennis courts, etc., must be located a minimum of 350 feet from the boundaries of the Urban Fringe Community District that abut a conservation area. This restriction does not apply to residential buildings. Further, a conservation easement of 100 feet in length shall be placed over Zone 1, which is described in Policy 1.1.10.1.5(c)(vi)(A), which is described in Policy 1.1.10.1.5(c)(vi)(A). The easement shall allow for landscaping, water management activities, passive recreational uses and other uses as set forth in Policy 1.1.10.1.5(c)(vi)(A).

j. Because domestic animals can create conflicts with indigenous wildlife, no free-ranging domestic animals are permitted within the Urban Fringe Community District. All applicants for a local development order shall include a provision in their covenants and restrictions that prohibit free-ranging domestic animals. Such covenants and restrictions shall also address the implementation of a bear-proof garbage can program to minimize wildlife attractants.

5. All major Resource Protection areas over 20 acres in size shall be provided public vehicular access on non-gated roadways.

   a. All naturally occurring wetlands, which have not been significantly degraded, must be designated as preserve areas and be subject to a conservation easement similar to that set forth in Section 704.06, Florida Statutes. Limited uses in preserve areas such as nature trails, bike paths, cart paths, boardwalks and the like will be allowed when permitted by appropriate State and Federal agencies. The use of wetland areas for water management, to the extent allowed by law, will not be precluded. Wetland areas being used as water management areas within the Urban Fringe Community District may be relocated if all approvals are obtained from appropriate local, State and Federal agencies and (2) where the affected wetland functions are replaced on property within the Urban Fringe Community District.

   b. Where feasible, open space areas will be designed so as to provide connections between wetlands, preserve areas, and buffers on property within the Urban Fringe Community District. The design of these open

space areas will seek to provide areas which will be integrated with on-site and adjacent preserve properties so as to enhance habitat for small mammals and wading birds. Golf courses, when constructed and maintained in compliance with this paragraph will be considered to be functional open space to the extent set forth above.

c. The design of functional open space areas must incorporate the following design features:
    i. A surface water management system that mimics the functions of the natural system, in accordance with the following:
        A. All development proposals within the Urban Fringe Community District must recognize areas where soils, vegetation, hydrogeology, topography, and other factors indicate that water flows or ponds; and require that these areas be utilized to the maximum extent possible, without significant structural alteration, for on-site stormwater management; and require that these areas be integrated into area-wide coordinated stormwater management schemes.
        B. Where no natural features of flow or ponding exist on a site within the Urban Fringe Community District, the City will require that water management structures be designed and constructed in such a manner as to mimic the functions of natural systems. Special engineering and design standards for such structures will be incorporated into revised development regulations.
        C. Within the Urban Fringe Community District where traditional drainage structures exist (ditches, canals, dikes, etc.), the City may permit their continued existence and maintenance, but will discourage their expansion or extension.
        D. Where feasible within future urban areas, surface water management plans are encouraged that mimic the functions of natural systems, notwithstanding the type or intensity of development permitted.
        E. The South Florida Water Management District must review any Development to ensure that adequate provision is made for a flowway through the proposed Urban Fringe Community District. Any changes to any ACOE or Environmental Resource Permit in effect at the time of the adoption of this Plan Amendment must ensure adequate provision for the transport of off-site flows through the property to the south, and shall address the creation of wading bird habitat.

F. The policies above (1.1.10.1.5(c)(i))are not intended to prohibit any permittable surface water management solution that is consistent with good engineering practices and adopted environmental criteria.

ii. Any Australian pine, cajeput, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca, bishopwood, castor bean, common papaya, common snakeplant, day jessamine, hunters robe, Queensland umbrella tree, trailing wedelia existing on the site at the time of the issuance of a development order must be removed.

iii. The vegetation that surrounds, or is within the open space areas should have the capacity to provide habitat for a diversity of wild life.

iv. For any area that drains to the Imperial River Basin, a surface water management system that is consistent with the Kehl Canal/Imperial River Basin study prepared by Agnoli, Barber & Brundage dated 1995 for the SFWMD.

v. Uses including, but not limited to, picnic areas, trails, benches, boardwalks, golf courses, water management systems, biking/jogging/equestrian trails, vita courses, bird viewing blinds/tower and interpretative facilities will be permitted within functional open areas.

vi. All development must incorporate buffers to protect adjacent natural areas from the impacts of development. The purpose of the buffer is the protect natural resources from the activities and impacts of development on property within the Urban Fringe Community District. The buffers shall be established in Zones according to the following:

A. Zone 1 will be a minimum of 100 feet wide and will extend completely along all portions of the eastern and southern boundary of the Urban Fringe Community District. These are the areas of the Urban Fringe Community District which are adjacent to the Collier County Line. The buffer will consist of selected native upland forest plant species such as south Florida slash pine, live oak, laurel oak, and saw palmetto. Selected species will be tolerant of drought conditions, and will not require fertilizers and pesticides to promote growth and survival. Exotic plant species will be controlled by the periodic application of herbicides and mechanical removal. Wetland forest species will be used in situations where wetland functions remain on the Urban Fringe Community District and where soil and moisture conditions are suitable.

Zone 1 will incorporate the existing water management reservoirs which are located along the southern boundaries of the Urban Fringe Community District. These reservoirs will not require additional buffering. There will be no structures erected in Zone 1, however, passive recreation such as hiking, bird watching and nature study will be permitted. Construction of lakes in Zone 1 will be allowed. Existing berms and ditches will be allowed to remain in Zone 1.

B. Zone 2 will be adjacent to Zone 1 and will encompass an area that is at least 50 feet wide. This area will be free of lights and other structures such as fences, pools and sheds. The permanent placement of generators, pumps, and other fixed motors will be prohibited. Homesites may extend into Zone 2, but no portion of the residence itself may extend into this zone. If residential lots are incorporated into this zone, those portions of yard acreage will be planted and maintained in a fashion similar to that proposed for Buffer Zone 1. Passive recreation such as hiking, jogging, biking, and walking will be allowed along designated trails and boardwalk system. Golf courses and lakes may extend into this zone, but may not incorporate lights or structures other than drainage structures and cart paths. All golf course acreage in Zone 2 will be free of lights and structures and the use of golf carts will be permitted. If water, sewer or electrical lines are placed in Zone 2 they must be buried.

C. Zone 3 will be parallel to Zone 2 and will consist of residences and other infrastructure development in a 100-foot wide band. Exterior lighting in this zone may not project toward adjacent preserve land. Measures such as directional lighting, reduced-height light supports and other light abatement technology will be used.

D. <u>Properties within the Urban Fringe Community District located north of Bonita Beach Road and south of the Khel Canal shall provide the following setbacks and buffers from adjacent conservation areas:</u>

i. A minimum 130-foot wide buffer area containing at least 1.77-acre restoration plantings shall be provided along the northern property boundary where abutting the Kehl Canal. There will be no structures erected within this area except an optional fence/wall will be permitted. However, passive recreation such as hiking, bird watching, and nature study will be permitted. Lakes, walking trails, benches, drainage and utility structures may extend into this area. Existing berms and ditches will be allowed to remain to accommodate the master stormwater management system.

ii. A minimum 40-foot-wide buffer area with Type C plantings containing an 8 foot tall fence/wall shall be provided adjacent to any boundary of the Urban Fringe Community District that abuts a conservation area, except when abutting the Kehl Canal per (i) above. There will be no structures erected within this area. However, passive recreation such as hiking, bird watching, and nature study will be permitted. Lakes, walking trails, benches, drainage and utility structures may extend into this area.

6. Land areas amended to the Urban Fringe Community District will be tracked by the City of Bonita Springs to address the following for all property within the Urban Fringe Community District:
    i. maximum number of dwelling units,
    ii. maximum square footage of commercial,
    iii. locations of public sites, and
    iv. maximum amounts of non-public recreational uses to be provided.
        a. Every development within the Urban Fringe Community District shall enter into a Developer's Agreement with the City of Bonita Springs prior to issuance of a Development Order, in accordance with § 163.3220—3243, Florida Statutes or by any other mutually agreed upon legal instrument. The intent of the Developer's Agreement or appropriate legal instrument is to identify timing, density for the project, etc. to ensure that development matches the information tracked by the City.
        b. The Developer's Agreement or appropriate legal instrument will require an annual review in accordance with § 163.3220—3243.
        c. The Developer's Agreement or appropriate legal instrument will inform subsequent purchasers (excluding single lots not being subdivided) who will adhere to the requirements contained

within the Developer's Agreement or appropriate legal instrument.

7. As individual zonings to Residential Planned Development (RPD) are submitted to the City they shall include as a minimum the following information:
    a. A showing of the amount of units as a part of the maximum approved for the parent parcel.
    b. A Traffic Analysis submitted in accordance with the City's TIS requirements verifying that adequate capacity currently exists or will exist prior to the issuance of any Certificates of Occupancy.
8. Any lands included or amended into the Urban Fringe Community District category must demonstrate the non-existence of urban sprawl by:
    a. Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.
    b. Directing new growth to areas where public facilities exist, are planned within the City or County Five Year Capital Improvement Plan, or are committed to through a Developer Agreement, or otherwise assured to be funded by the appropriate agency.
    c. Providing assurances through fiscal and other means that an amendment to the Urban Fringe Community District category will expedite any additionally needed infrastructure improvements so as to not adversely impact the surrounding community outside this District.
    d. Requiring all development to be connected to central water and sewer.
    e. Assure that an amendment to the Urban Fringe Community District category meets the conditions outlined in F.S. 163.3162(4) for demonstrating the non-existence of urban sprawl, including assuring that land uses and intensities of use are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. Parcels larger than 640 acres must include appropriate new urbanism concepts such as those described in F.S. 163.3162(4).

Applicant Analysis: *The proposed amendment represents a logical extension of the Urban Fringe Community District category in this location of the City where Urban Fringe Community District category exists (1) one mile east along the southern side of Bonita Beach Road. The subject property includes environmentally sensitive areas as well as transitional urban characteristics via available urban services and infrastructure demonstrated through the data and analysis provided in the application.*

It is noted that the same infrastructure system (without the need for improvements) exists to support existing development on the south side of the corridor, which can serve future growth on the north side of the Bonita Beach Road corridor. The companion Planned Development rezoning must be submitted and reviewed by the City to ensure compliance with all of the above sub-policies to ensure well-planned, attractive and functional development that maximizes the use of existing infrastructure results from this amendment.

Staff Response: The Applicant's analysis of this section acknowledges the environmental sensitivities of the area and the proposed text amendments provide buffering and setback requirements for conservation areas, as well as an allowance for interacting with these natural areas in a passive way (hiking, bird watching, nature study, etc.). Additionally, as required by the comprehensive plan amendment application, the Applicant has provided letters of service availability from the Lee County Sherriff's Office, Bonita Springs Utilities, Bonita Springs Fire Control and Rescue District, Lee County Solid Waste, and the Lee County School District. None of the agencies indicated issues with capacity based on the proposed density associated with the Urban Fringe Community District Future Land Use Category. Additional analysis based upon a specific Planned Development rezoning request would be conducted as part of a zoning staff report and not this comprehensive plan amendment report. However, the Applicant's analysis fails to address the statutory criteria regarding discouraging the proliferation of urban sprawl that are set forth in Section 163. 3177(9), *Florida Statutes*. *See also* Section 163. 3177(6)(a)2.h., *Florida Statutes*. Overall, the Applicant's analysis for compliance with this section was very brief and broadly presented.

Policy 1.1.10.3: Annexed Areas: Areas that have been annexed, but have not been formally placed in a City of Bonita Springs Future Land Use category, will carry forward their existing or underlying unincorporated county future land use designation until such time that the City has assigned a future land use category to such properties.

Applicant Analysis: *The request proposes to assign an appropriate City FLU category to lands that have been annexed into the City. The City has formally adopted Goals, Objectives and Policies for the Urban Fringe Community FLU category, which development of the property will comply with.*

Staff Response: Currently, 114+/- acres of the subject property are located within the jurisdictional boundaries of the City of Bonita Springs, but maintain their Lee County future land use designation of DRGR and Wetlands. It is Staff's opinion that the remaining lands [subject to the companion annexation applications] would be assigned a compatible City future land use designation of DRGR and Resource Protection. With that, it is the Applicant's intent to redesignate all lands within the project area as Urban Fringe Community District and Resource Protection, both of which are City designations. The determination of whether or not these are appropriate City designations is a policy decision to be made by the City Council. However, Staff would note again that there is no similar development that exists adjacent to the property on the north, east, or west sides and that much of the land to the north and east are County, State of Florida, and South Florida Water Management District conservation lands and wetlands.

Objective 1.11: Development orders and permits for new development or redevelopment shall be issued only if public facilities and services for potable water, sanitary sewer, solid waste, and stormwater management are necessary to meet the City's adopted Level of Service (LOS) standards are available concurrent with the impacts of the development. Development orders and permits for new development or redevelopment that do not meet the adopted LOS standards for transportation, parks, and schools facilities and services will

be issued provided the project meets the concurrency requirements as outlined in the Capital Improvements Element of this Comprehensive Plan.

Applicant Analysis: *The data and analysis provided by the Applicant demonstrates adequate public facilities to serve the maximum densities and intensities permitted under the Urban Fringe Community Subdistrict. It is acknowledged that additional evidence of adequate public facilities and services will be required at the development order stage.*

Staff Response: FLUE Objective 1.11 is not relevant to the proposed Future Land Use Map Amendment because a Future Land Use Map Amendment is neither a development order nor a development permit. However, the Applicant does acknowledge that a future proposal at the development order stage would need to comply with this section.

Policy 1.7.1: In order to best protect ground water resources, by year-end 2004, the City shall have completed a study to identify the types and intensity of uses that should be allowed within the DRGR area, and to determine the most effective and appropriate techniques to ensure the maintenance of adequate quantity and quality of surface and groundwater resources. The study shall include, but shall not be limited to, evaluation of the following factors in the study area:

a. Subsurface and surface water resources.
b. Existing uses and those having received approval prior to the adoption of the City's Comprehensive Plan.
c. Soils, wetlands, habitats and species and their quantity and quality.
d. The Imperial River and its historical and present floodways and flow ways.
e. Drainage and stormwater patterns and flooding.
f. The long term water and wastewater supply and disposal needs and plans of Bonita Springs Utilities.
g. Resource protection measures applicable and contained in the City's Comprehensive Plan and land development regulations.
h. Allowable uses and their density and intensity.
i. Existing and planned infrastructure in and affecting the area.
j. SFWMD and County ownership in and projects affecting the area.
k. Potential positive or negative effects of possible new land uses on the resource base(s) and new or amended best environmental management practices needed by the City to further its control.

Applicant Analysis: *There have been several planning studies conducted for the DR/GR, most recently "The NE Quadrant Land Use Plan." The City also established a Water Quality Task Force that evaluated land use issues within the DR/GR and made a final set of recommendations to the City in December 2014. As referenced in the NE Quadrant Land Use Plan Study, prepared in 2013, the Study Area is not consistent with the City's DR/GR Policy 1.1.21. "The Study Area provides poor potable water supply ground water recharge. A literature review finds professional consensus that the Study Area does not provide significant public water supply recharge, both by policy and geological condition."*

The NE Quadrant Land Use Study, the City's most recent DR/GR study also states "…the area does not provide significant recharge to aquifer systems associated with potable water well fields. Hence, it is entirely questionable whether Bonita Spring's DR/GR land use is warranted" and "from a groundwater management perspective, there is no governmental or technical support for the existence of this DR/GR category." The report supports the amendment request, and the Applicant's desire to not be placed within the City's DR/GR and Resource Protection future land use categories as proposed through the City-initiated General Amendments. The Applicant is proposing to designate the property within a FLU category that is consistent with surrounding City lands and is appropriate for the heavily impacted site.

Furthermore, other studies conducted including the "Engineering Analysis for Properties Designated Within the City of Bonita Springs as 'Density Reduction/Groundwater Resource' DR/GR" (also known as the "Rawl Study"), completed in July 2005, indicates that the subject area does not provide significant recharge to the Lower Tamiami and the Lower Mid-Hawthorn Aquifers, and developing properties in this area under the BMPs and SFWMD guidelines is sufficient and will result in a net increase in the quantity of water retained on-site, which will in turn increase the net recharge to underlying aquifer systems.

The Applicant has included a Groundwater and Surface Water Report in this submittal to address the appropriateness of the DR/GR category on this specific site. The Report notes the project site has a long history of disturbance including the excavation of the Kehl Canal in the early 1960's, the historic tree nursery on the northeastern section of the property, the addition of various residential structures and mobile home sites, equipment storage areas, excavated test pits, in addition to the two (2) separate limestone mining operations.

Given the significant impacts from previous land uses, the property's surface water hydrology has been significantly impacted, as compared to pre-development conditions. These disturbances have resulted in disconnected surface water flow paths and isolated subbasins. The site's groundwater hydrology has also been altered by the limestone mining operations that penetrated into the top of the Tamiami Formation which represents the unconfined Surficial Aquifer System (i.e., Water Table Aquifer).

Consistent with the City of Bonita Springs' Comprehensive Plan (The Bonita Plan), the Applicant's request must demonstrate the protection, preservation and enhancement of groundwater recharge and environmental wetland) systems. The proposed project meets these goals through the implementation of the following water resource benefits:

- *Improved surface water quality and attenuation is anticipated through the creation of engineered stormwater management system lakes, some of which will outfall into the existing limestone pits, prior to entering the Kehl Canal. The use of the existing water-filled mine pits will also provide enhanced floodwater storage, allowing the project to help improve historic stormwater flooding concerns in addition to water quality.*

- *The routing of treated stormwater into the historic limestone pits prior to entering the Kehl Canal will also promote and greatly enhance recharge potential to the Water Table Aquifer. This approach takes advantage of the historic excavation's storage capabilities and penetration into the underlying aquifer.*

- *Due to its disturbed nature, the site exhibits significant nuisance and exotic plant infestation, particularly within the disturbed wetland areas. The proposed removal of nuisance and exotic vegetation will assist in the restoration of the project site's hydrology and ecology.*

- *The Bonita Ranch development proposes to utilize both groundwater and captured stormwater (surface water) for irrigation, whereby groundwater quantities are used to supplement surface water irrigation supplies within the project's stormwater management system lakes. Irrigation quantities will then be withdrawn from the lakes to irrigate lawn and landscaped areas. The conjunctive use of both ground and surface water supplies is anticipated to conserve groundwater quantities proposed to be derived from the Lower Tamiami Aquifer, thereby furthering the project's resource benefits.*

- *The project proposes a master-controlled irrigation system that will regulate both the initiation and overall duration of irrigation events in order to increase irrigation water use efficiency and enhance water conservation (i.e., no individual homeowner will have access to irrigation timers). Future plans may include an integrated communication system between the surface water pump station controller clocks and the proposed augmentation well pump station(s).*

- *The project's proposed Enhanced Lake Management Plan, designed to protect the water resources and the City's wellfield, includes quarterly surface water quality monitoring of the stormwater management system and existing water-filled limestone pits. These data will serve as an early warning system, will be timely submitted after each testing event, and summarized in an annual report.*

Collectively, these water resource benefits represent a high standard of water resource and environmental protection that, in many cases, exceeds the future land use requirements contemplated by the City's Comprehensive Plan. Thus, the proposed amendment is entirely consistent with the outcomes of the City's DR/GR studies.

Staff Response: FLUE Policy 1.7.1 is not relevant to the proposed Future Land Use Map Amendment. Moreover, the reports and recommendations cited by the Applicant were never formally adopted by the City Council. Also, to date, the City Council has not directed Staff or the City's consultants to consider increasing the permissible density in the DRGR. Rather, the City Council has consistently rejected any such increase in density. Any proposed changes to the current status would be a policy decision for the City Council's consideration.

Housing Element

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

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

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

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

Applicant Analysis: *Through the policy's required Planned Development rezoning for lands within the Urban Fringe Community District, the development is consistent with and compliments the City's goals, objectives and policies to provide for a variety of housing types at suitable densities to accommodate existing and future populations of the City. The PD proposes a mix of single-family attached and detached dwelling types to provide a variety of housing while ensuring compatibility with the residential character along the segment Bonita Beach Road. The subject property has direct access to Bonita Beach Road and is consistent with residential communities such as Palmira and Village Walk. The development will provide for a range of residential uses including single-family and multi-family dwellings will continue to provide the City of Bonita with desirable diversity of dwelling units, which will serve the anticipated growing population of the City. The project is also mixed-use with neighborhood retail in proximity to the proposed single-family detached and attached dwelling types.*

Staff Analysis: The Applicant's analysis is flawed because it incorrectly focuses upon the PD application, which is not relevant to a proposed amendment to the Future Land Use Map. A planned development application's consistency with this goal, objective, and policies would be reviewed as part of a planned development rezoning staff report.

Infrastructure Element

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

Applicant Analysis: *Bonita Springs Utilities (BSU) serves this project site with potable water available as outlined in the attached letter of service availability.*

Staff Response: This sub-element has since been revised and this Objective no longer exists. However, Staff acknowledges that the project is located within BSU's service area and a letter has been provided demonstrating service availability.

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

Applicant Analysis: *BSU serves this amendment area and can provide wastewater and sewer as outlined in the attached letter of service availability.*

Staff Response: Staff acknowledges that the project is located within BSU's service area and a letter has been provided demonstrating service availability.

Objective 1.2: To maintain or enhance water quality within the City.

Applicant Analysis: *The project will connect to BSU's central sewer system. See attached letter of availability.*

Staff Response: The Policies that implement this Objective require connections to sanitary sewer systems and discourage privately-owned septic tanks and package sewage treatment plants. The Staff acknowledges that the project will connect to the BSU central system.

Conservation/Coastal Management Element

Goal 7: To manage the City's wetland and upland ecosystem so as to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.

Applicant Analysis: *The proposed amendment will allow a residential development to occur on upland areas, as well as lower quality wetlands, which have been previously impacted by mining/excavation operations and historical property usage. The higher quality and connected wetlands and indigenous upland areas identified on-site will be incorporated into the site plan as preserve and open space areas and are to be treated as such for the purposes of calculating density in the forthcoming companion rezone. A 25-foot upland buffer will be provided for all preserved wetland areas.*

Staff Response: Staff does not object to the Applicant's analysis.

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

Policy 7.4.4: The City shall restrict the use of protected plant and wildlife species habitats to that which is compatible with the requirements of endangered and threatened species and species of special concern. New developments shall protect remnants of viable habitats when listed vegetative and wildlife species inhabit a tract slated for development, except where equivalent mitigation is provided based on the recommendations of the Florida Fish and Wildlife Conservation Commission.

Applicant Analysis: *The site does not contain rare or unique community types. Through the companion planned development rezoning, the Applicant has provided for wetland protection and the preservation of large, contiguous tracts of native preserve area to comply with this policy. Pursuant to the environmental report prepared for the Planned Development Rezoning application, there are no endangered or threatened species of special concern within the project boundary.*

The Applicant acknowledges the site is within the Primary Panther Habitat Zone, however, based on the Environmental Report, no panthers where present during the site assessment. Data provided by the Florida Fish and Wildlife Conservation Commission; the nearest confirmed Human-Florida panthers interaction was approximately 6.8 miles from the subject Property. Features such as the Kehl Canal provides a buffer that will help preserve the panther habitat and deter interactions between humans and panthers.

Staff Response: Staff acknowledges the findings of the environmental report. While the nearest confirmed human-panther interaction was 6.8 miles away, this does not affect or change the fact that the property is located within the primary panther habitat zone. There are many options for developing in or around primary panther zones. Staff acknowledges that the Kehl Canal may act as an environmental buffer to reduce the chances of human-panther interactions. However, additional considerations may be given as part of the zoning application to require a fence, wall, or possibly an additional spatial buffer.

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

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

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

Applicant Analysis: *The Applicant filed a companion Planned Development rezoning application, which proposes the development to occur on upland areas that have been previously impacted by mining and excavation operations. Wetland areas located closest to Bonita Beach Road will not be directly impacted by development in order to protect the proposed residential project from the impacts associated with being adjacent to an arterial roadway, and to provide substantial screening and buffering from neighboring communities. These areas will be incorporated into the on-site management plan for the preservation and protection of wetland communities. In direct compliance with Policy 15.1.9, an upland buffer of 25 feet will be provided to protect the preserved wetlands from impacts along the preserve frontage.*

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

Furthermore, the amendment proposes to place the property within the Urban Fringe Community District future land use category. This category encourages a mix of land uses including Open Space. The open space portion includes the preservation of natural areas, wetlands, conservation areas and other environmental features. Additionally, the proposed Urban Fringe Community District category along with the companion planned development will comply with this policy that directly upholds the City's desire to encourage the preservation of wetlands and clustering of development on impacted areas or uplands.

Staff Response: Staff acknowledges that a portion of the property is in fact identified as a wetland according to the officially-adopted Wetland, Seagrass Beds, and Waterbodies map, found in the administrative section of the Future Land Use Element of the City's Comprehensive Plan. The Applicant did not mention several items in Policy 15.1.6 and 15.1.9 in their analysis. These items include a prohibition on impeding the natural flow of water through contiguous wetlands, pre-treatment for any stormwater runoff that is proposed into a wetland, a buffer requirement of at least twenty-five (25) feet around the on-site wetland, and a prohibition on commercial or industrial uses adjacent to the wetland unless it can be clearly demonstrated that a negative impact will not occur. This is important to note because portions of the proposed commercial area abut the wetland referenced in the Policy and classified in the Future Land Use Cover and Classification System (FLUCCS) #621. Staff is exploring additional conditions to ensure the survival and viability of this wetland.

Policy 16.1.7: The City shall protect the quality of its natural groundwater recharge area waters through application of its wellfield protection ordinance which controls activities and land uses within specified protection zones surrounding potable wellheads located within the City.

Applicant Analysis: *Approval of the proposed future land use map amendment, which required PD rezoning, will uphold the City's intent ot protect the quality of its natural groundwater recharge area, in direct compliance with this policy, as compared to maintaining the existing conditions or resuming mining under the DR/GR category.*

Bonita Springs Utilities, Inc. (BSU) operates a public supply wellfield northwest of the Property and is authorized to withdrawal groundwater quantities from the Lower Tamiami Aquifer through their Water Use Permit (WUP) No. 36-00008-W, issued by the SFWMD. In order to protect the groundwater resources of the DR/GR and the City's eastern wellfield, Wellfield Protection Zone maps were developed based on groundwater flow modeling. The groundwater modeling approach, employed to create the protection zone maps, is considered highly conservative and assumes zero recharge from rainfall to the underlying aquifers, and that unsanitary contaminants or controlled substances would not decay or be absorbed as they move laterally through the subsurface sediments.

Groundwater flow model simulations of subsurface travel-times were then categorized into 6-month, 1-year, 5-year, and 10-year travel time "zones". The four respective travel time categories are also referred to as Zones 1 through 4. Based on the distance of the City's wellfield to the Property, only the 5-year and 10-year travel time zones are shown to occur onsite. Therefore, in the unlikely event that subsurface contamination did occur, it is predicted to take between 5 and 10 years to reach the City's wells. Given the lengthy timeframes of predicted groundwater movement, adequate safeguards can easily be implemented to prevent, and in the highly unlikely event of a spill, remediate and fully protect the City's eastern wellfield. Protection of the City's wellfield is codified through the Lee County Comprehensive Plan (Lee Plan), Lee County Ordinance 07-35, the Bonita Plan, and City Policy 16.1.7.

Measures employed by the Applicant to protect DR/GR water resources and ultimately the City's eastern wellfield will be provided as part of the required Planned Development and are anticipated to evolve from predominately a "construction phase" to "partial construction" and then ultimately to a "post-construction" phase. BMPs will be employed to ensure that the provisions of Lee County Ordinance 07-35 and the Bonita Plan are adhered to.

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

Staff Response: Conservation/Coastal Management Element Policy 16.1.7 is not relevant to the proposed Future Land Use Amendment because the proposed Future Land Use Amendment has no effect on the City's ability to apply its wellfield protection ordinance. However, Staff is aware that the Applicant has stated that a companion PD rezoning

application would not affect the City's ability to apply its wellfield protection ordinance. Additional analysis of this section is better suited during the review of a planned development rezoning application.

Policy 16.1.14: To protect groundwater recharge areas in the City's DRGR beyond the outer limits of wellfield protection zone 4 the City shall limit land uses to: conservation uses; agriculture; residential uses at a maximum density of one dwelling unit per 10 gross acres; public schools and other public uses; essential services, and non-profit recreational uses.

Applicant Analysis: *As described in the data and analysis provided in the submittal, including the groundwater resources analysis, the Property is not considered a significant recharge area for underlying aquifers. In addition, the site is hydrologically isolated from conservation areas to the north by the Kehl Canal and the balance of the DR/GR. The Kehl Canal, constructed in the early 1960s, appears to have been excavated into the top of the underlying limestone and therefore interacts with the Water Table Aquifer. In addition, there are two historic limestone mines on the Property that are also excavated into the Water Table Aquifer indicating further disturbance to shallow groundwater resources of the DR/GR. Given its proximity to BSU's eastern wellfield, a vast majority of the Property is within the 5- and 10-year travel time zones (Zones 3 and 4) with the exception of two small areas near Bonita Springs Road.*

Upon approval of the future land use amendment, all proposed activities onsite would be maintained in compliance with Lee County's and Bonita Springs wellfield protection regulations. The PD rezoning process required under Urban Fringe would allow for the restoration of sections of the Property, including the development of an engineered stormwater management system and proposed implementation of water resource BMPs.

Staff Response: Conservation/Coastal Management Element Policy 16.1.7 is not relevant to the proposed Future Land Use Amendment because the proposed Future Land Use Amendment would change the subject property's Future Land Use designation from DRGR to Urban Fringe Community District. Policy 16.1.7 only pertains to properties designated as DRGR. Moreover, Staff does not agree that the area is "hydrologically isolated" as the Applicant states in its analysis. While the Kehl Canal could be considered a dividing line between this parcel and conservation and DRGR areas to the north, it is not isolated from DRGR and conservation areas to the east or west.

<u>Housing Element</u>

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

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

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

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

Applicant Analysis: *Through the policy's required Planned Development rezoning for lands within the Urban Fringe Community District, the development is consistent with and compliments the City's goals, objectives and policies to provide for a variety of housing types at suitable densities to accommodate existing and future populations of the City. The PD proposes a mix of single-family attached and detached dwelling types to provide variety of housing while ensuring compatibility with the residential character along this segment of Bonita Beach Road. The subject property has direct access to Bonita Beach Road and is consistent with residential communities such as Palmira and Village Walk. The development will provide for a range of residential uses including single-family and multi-family dwellings will continue to provide the City of Bonita with a desirable diversity of dwelling units, which will serve the anticipated growing population of the City. The project is also mixed-use with neighborhood retail in proximity to the proposed single-family detached and attached dwelling types.*

Staff Response: Staff acknowledges that the proposed Text and Map Amendments would increase the density and provide additional housing opportunities in the eastern portion of the City. However, Staff would note that one of the City's strategic priorities pertains to the Downtown District (f/k/a Old 41 Redevelopment Area) and that, in an effort to spur development and drive residents downtown, the City passed a form-based code and increased the standard density from fifteen (15) units per acre to twenty (20) units per acre (20 units per acre was previously permitted as a bonus density provision only). It is Staff's opinion that the increase in density associated with the proposed Text and Map Amendments could send a mixed message regarding the City's priorities. Having said that, the analysis provided for this section is focused on the companion PD application and does not justify a change to the Future Land Use Category.

Consistency with Population Projections, Local Governments, and Sound Planning Principles

The Applicant's narrative also provided analysis regarding the project's consistency with population projections, local governments, and sound planning principles, which are reviewed and analyzed below.

Consistency with Population Projections

The amendment proposed to increase the density of the property from the current build-out of 14 dwelling units, to 388 dwelling units by designating the Property as Urban Fringe Community District. The U.S. Census data estimates that the population of the City of

Bonita Springs was 43,930 in 2010, and it is estimated at 59,637 in 2019, which represents a 35.75% increase over the course less than 10 years. Based on this demographic trend, and on the recent circumstances which have driven up the need for housing in southwest Florida, the proposed amendment will provided the City with housing opportunities and will supply housing stock needed to accommodate a steadily increasing population and anticipated growth.

Staff Response: Currently, the City has taken the position of directing development opportunities towards the Downtown District (fka the Old 41 Redevelopment Area) by making it a strategic priority. The highest density potential exists in that area at fifteen (15) units per acre (standard density) or twenty (20) units per acre as a density bonus. In addition, there are existing infill development opportunities that already have a future land use designation that is more conducive to residential development without the need for redesignation. Whether or not the City should approve a request to [firstly] annex additional land into the City and [secondly] convert land from what has historically been maintained at a low-density category into something with a higher density standard remains a policy decision of City Council.

Consistency with Local Governments

The proposed map and text amendment will be consistent with the surrounding local governments' comprehensive plans. Lee County surrounds the property, and the proposed amendment seeks to address the annexed property and the appropriate land uses within the City. Lee County has been made aware of the proposed annexation and the Comprehensive Plan Amendment and has thus far provided no objections.

The Lee County FLU Map depicts the surrounding areas within non-urban FLU categories including DR/GR. However, as stated previously, those DR/GR-designated lands were not assumed to have environmental value, or to have any value toward the groundwater and future county water supply. Furthermore, the Property zoned IPD allows for a nine (9) year mining operation and is located in the County's DR/GR lands, as well as the AG-2 property directly west which received the Special Exception for an excavation/mining operation. The IPD operation includes blasting, which is also considered intense from a use standpoint. Therefore, the Special Exception mining operation approval and IPD approval of a mining operation with blasting within the DR/GR indicates that the proposed amendment to provide residential uses on the remaining impacted lands is significantly less intense than the current use, and is more appropriate and compatible in this location under the Urban Fringe Community District category.

Staff Response: A determination of whether or not the proposed use is compatible and should therefore be removed from the DRGR and Wetlands Future Land Use Categories is a policy decision to be made by the City Council.

Sound Planning Principles

Approval of this Comprehensive Plan Amendment will allow the Property to be developed as a unified development under the provisions of the Bonita Springs Comprehensive Plan at densities that are supported by the City's investment in public infrastructure in the

immediate area. If maintained in DR/GR and Resources Protection category, the resulting development would be urban sprawl, by allowing for very low-density residential uses on well and septic systems on impacted lands located directly on an arterial roadway network. This is an area where the City has significant financial investment in infrastructure improvements for the purpose of accommodating future population growth.

In general, the eastern Bonita Beach Road corridor is a dynamic and urbanizing area currently developed with a mix of moderate to medium-density residential land uses, as well as tourist-oriented non-residential development, and supportive commercial uses. Non-residential uses include a planned hotel, several golf courses, a gas station, and a commercial shopping center. East of Bonita Grande Road is comprised mostly of all master-planned residential communities including Worthington, Palmira, VillageWalk, Valencia, Bonita National, and Seasons, which is further evidence of the expected development pattern along the eastern Bonita Beach Road corridor, and also evidence of the availability of infrastructure to support development along this eastern segment of the City.

By designating the Property as Urban Fringe Community District, the Applicant is providing the City assurance that future development of the site will comply with the City's Land Development Code for planned development rezonings, which requires a high-level of detail and site-specific design-driven criteria to ensure future development of this impacted site is both complimentary to, and compatible with the surrounding development pattern.

From a density standpoint, restricting the proposed land use to 388 DU or 1.9 DU/acre provides that the surrounding densities in Palmira, Worthington and Village Walk are comparable to the proposed density within the Donmal Assemblage, and they are within the same FLU category that the Applicant is seeking approval of. Thus, the resulting project will be highly compatible with the surrounding communities.

From an environmental standpoint, the site is heavily infested with exotics and contains little to no environmental value especially in terms of groundwater supply. The proposed amendment will ensure that the Property goes through the planned development rezoning process, which also requires developments to provide open space, native preservation, and landscape buffers.

The amendment further ensures the appropriate utilization of the public investment in existing infrastructure and services in this area, as evidenced by the enclosed letters of availability. The amendment and subsequent residential development will also provide for additional revenue sources for the maintenance of the existing public infrastructure investment in this area of East Bonita Beach Road.

For these reasons, the Applicant submits that the proposed Comprehensive Plan Map Amendment is based upon sound planning principles, and respectfully requests approval.

Staff Response: Staff acknowledges the density requested is comparable to densities that exist on the south side of Bonita Beach Road, near the proposed project. Staff also acknowledges that a portion of the site has been impacted by mining activities, which, while permitted within the Lee County DRGR, is historically considered an intense use and not something that is currently permissible within the City's DRGR Future Land Use Category. Staff does not agree with the argument that maintaining the existing future land use categories of Lee County DRGR and Lee County Wetlands will result in urban sprawl. While traditionally, the definition of sprawl would include areas of low residential density that are heavily automobile dependent, the act of a city expanding its territorial boundary into an area of traditionally low density for the purpose of approving what is largely a residentially-focused project is also considered sprawl, especially when infill opportunities exist elsewhere in the City. However, as continuously stated throughout this report, this is a City Council decision.

NOTICE OF PROPOSED ACTION:
The LPA public hearing was noticed by posting the property and in a newspaper of general circulation. The transmittal hearing is tentatively scheduled before the City Council for transmittal to the Florida Department of Commerce on June 5, 2024.

CONCLUSIONS:
Approval or denial of the proposed Text and Map Amendments are policy decisions to be made by the City Council. While Staff acknowledges there are some positive aspects to the requested amendments, this proposal contains a significant departure from the City and County DRGR policies. The City Council has the right to decide whether the DRGR and Resource Protection Future Land Use Categories remain appropriate for the subject properties. The City Council also has the right to decide whether the Applicant has demonstrated that the DRGR is not an appropriate Future Land Use Category for the subject properties.

SUBJECT PROPERTY

STRAP: LEGAL DESCRIPTION: See EXHIBIT B

1. 33-47-26-00-00001.002A
2. 33-47-26-B4-00001.0060
3. 33-47-26-00-00001.0070
4. 33-47-26-00-00001.0090
5. 33-47-26-B3-00001.0100
6. 33-47-26-B4-00001.0120
7. 33-47-26-00-00001.012A
8. 33-47-26-00-00001.012C
9. 33-47-26-B3-00001.0140
10. 33-47-26-B4-00001.0170
11. 33-47-26-B4-00001.0180

12. 33-47-26-00-00001.019A
13. 33-47-26-00-00001.0210
14. 33-47-26-B4-00001.0330
15. 33-47-26-00-00001.0340
16. 33-47-26-B4-00001.0350
17. 33-47-26-B3-00001.0370
18. 33-47-26-B4-00001.0400
19. 33-47-26-B3-00001.0040
20. 33-47-26-B4-00001.0010
21. 33-47-26-00-00001.0220
22. 33-47-26-B3-00001.0260
23. 33-47-26-B4-00001.0360
24. 33-47-26-B4-00001.0160
25. 33-47-26-B4-00001.0050

EXHIBITS
A. Proposed Future Land Use Text and Map
B. Boundary Survey & Legal Description

ATTACHMENTS
A. Applicant's Application

Submitted by:

Mike Fiigon II, Senior Planner

Date: May 9, 2024

PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: May 16, 2024

A. LOCAL PLANNING AGENCY REVIEW

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: The Staff recommendation is this is a policy decision to be made by the City Council. The Local Planning Agency has the right to provide a recommendation for consideration. The recommendation provided by the Local Planning Agency is to deny the Applicant's request.

C. VOTE: Deny the Applicant's request

Chairman Jeff Maturo	Absent
Steve Lohan	Aye
Daniel Dhooghe	Aye
Don Colapietro	Aye
Robert Lombardo	Aye
Ray Townsend	Aye
Vacant	

PART IV – CITY COUNCIL
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF PUBLIC HEARING: August 7, 2024

A. CITY COUNCIL REVIEW

B. CITY COUNCIL RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. COUNCIL ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

Mayor Rick Steinmeyer _____

Jamie Bogcaz _____

Jesse Purdon _____

Laura Carr _____

Chris Corrie _____

Nigel Fullick _____

Fred Forbes _____

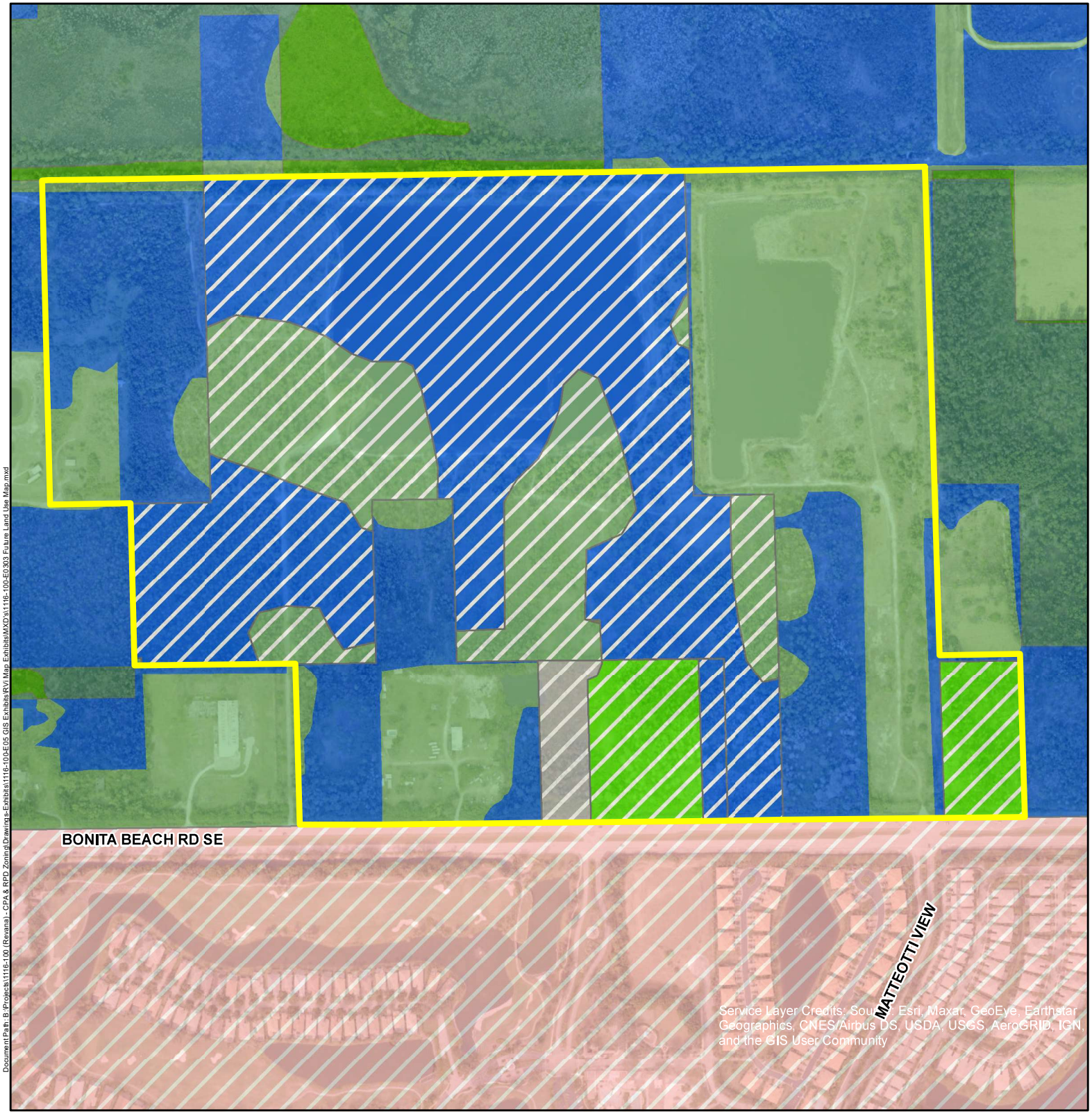


EXHIBIT A

REVANA LAKES

EXHIBIT IV.A.2
EXISTING
FUTURE LAND USE MAP

Prepared For:

SEAGATE REVANA, LLC

Subject Boundary

City of Bonita Springs Future Land Use

(Annexed Lands with Lee FLU) DR/GR

(Annexed Lands with Lee FLU) Wetland

City of Bonita Springs Resource Protection

City of Bonita Springs DR/GR

Moderate Density-MU/PD

Lee County Future Land Use

Conservation Lands - Upland

Conservation Lands - Wetland

Density Reduction/Groundwater Resouce

Wetlands

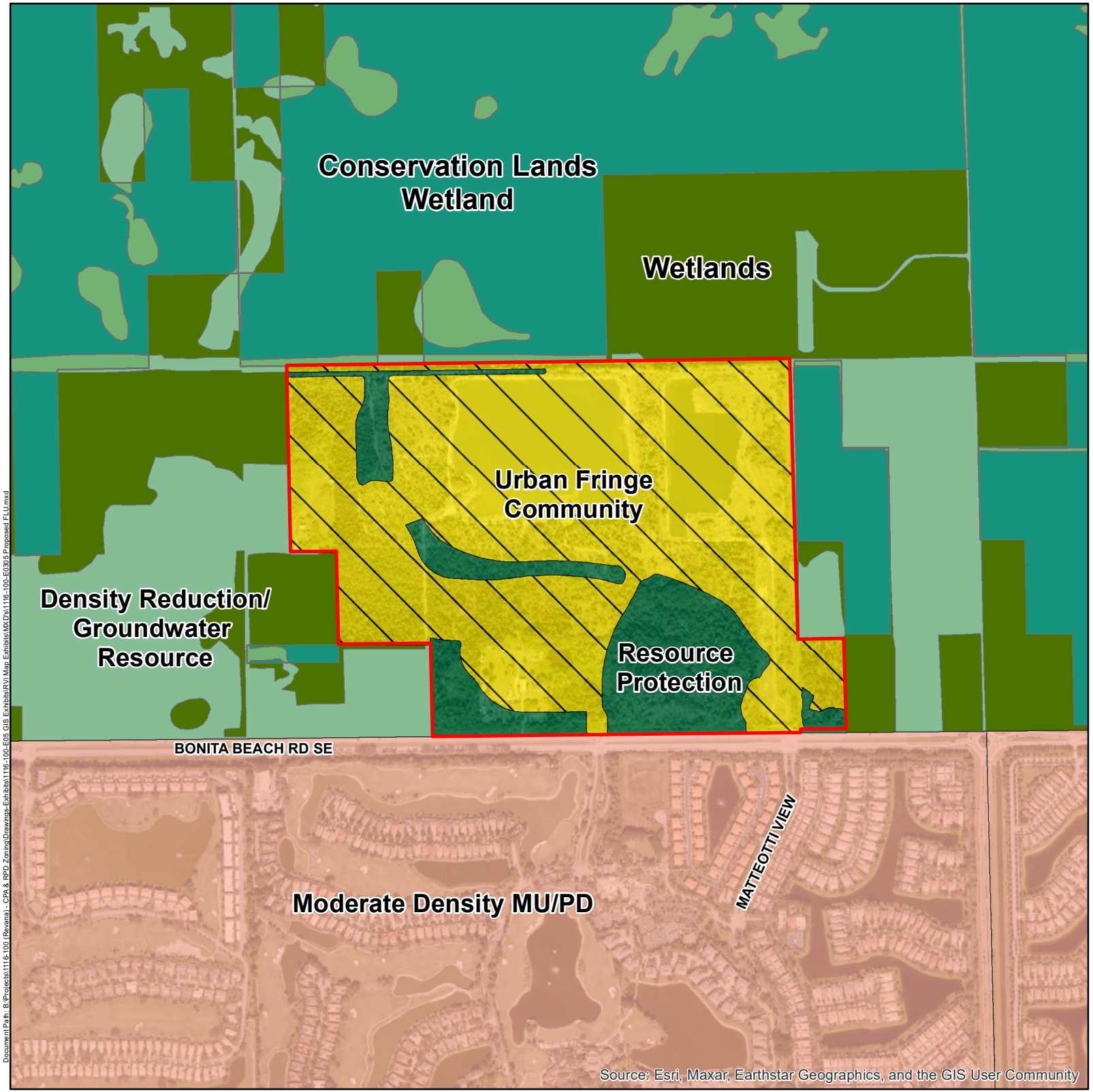
N

0 205 410 820 1,230

Feet

RVi

Document Path: B:\Projects\1116-100 (Revana) - CPA & RPD Zoning\Drawings\Exhibits\1116-100-E05.GIS Exhibits\RVI Map Exhibits\MXD's\1116-100-E0303 Future Land Use Map.mxd



REVANA LAKES

EXHIBIT IV.A.3
PROPOSED
FUTURE LAND USE MAP

Prepared For:

SEAGATE REVANA, LLC

LEGEND

- Subject Boundary

City of Bonita Spring FLU

- Moderate Density-Mixed Use/Planned Development
- Resource Protection
- Urban Fringe-Community District

Lee County FLU

- Conservation Lands Upland
- Conservation Lands Wetland
- Density Reduction/Groundwater Resource
- Wetlands

N

0 500 1,000 2,000
Feet

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Revana Lakes
COMPREHENSIVE PLAN TEXT AMENDMENT

Exhibit XX – Text Amendment to Urban Fringe Community

Policy 1.1.10.1: Urban Fringe Community District. Intended to accommodate and provide flexibility for development in areas exhibiting substantial environmental resource protection lands combined with transitional urban characteristics. In order for land to be considered for this designation, land requested to be placed in this category shall be a minimum of 100 acres within the ~~1,165~~ 1,370 acres of gross land area in the land use category. Development within this category would be allowed from 1.89 ~~2.54~~ to 2.77 gross dwelling units per acre. Land developed within this Urban Fringe Community District must adhere to the following innovative design and planning principles.

1. All new development within the Urban Fringe Community District shall be required to be zoned as a Planned Development.
2. Development within this Urban Fringe Community District will be required to cluster in order to minimize loss of native vegetation and wetland function. Developments within the Urban Fringe District are permitted to be clustered at higher than gross density as long as the gross density and maximum number of units are not exceeded for the total acreage within the Urban Fringe District. Significant natural systems, or wetlands which require preservation in order to comply with Local, State and Federal Permitting, shall be placed in the Resource Protection Future Land Use category and for purposes of the Urban Fringe Community District, shall be included in gross acreage for density calculations.
3. Development within the Urban Fringe Community District is encouraged to provide a mix of uses, including a mix of residential types, recreational amenities, civic spaces and convenience and commercial uses intended to serve residents and their guests in order to minimize trips outside the Urban Fringe Community District.
4. Development is encouraged to provide creative site designs, and clustering is required to provide for greater common open space and mixed-use development. The planning flexibility provided through the planned development process shall encourage and facilitate creative design techniques.

    a. Residential Development. These areas shall include single and/or multiple family home site acreage, and shall include, but not be limited to, single-family attached and detached; duplexes and two-family units; and town homes and other multi-family dwelling types.

    b. Non-residential Development. These areas will include vehicular and pedestrian ways, commercial and institutional areas, club houses and associated facilities, utility buildings, maintenance areas, tennis courts and associated non-residential uses.

    c. Residential and Non-residential Development acreage may account for no more than 60% of the gross area within the Community Fringe District. Intensity/density standards for all uses within this category are set forth in the Intensity/Density Table below:

Land Use in Mixed Use	Minimum % Land Use Mix	Maximum % Land Use Mix	Maximum Density/Intensity
Residential	45%	58%	2.77 gross du/ac (3,300-36-du[1])
Commercial/Non-Residential[2]	2%	15%	0.35 FAR[3]
Open Space	40%	53%	0.25 FAR

[1] Gross Density Pursuant to Policy 1.1.10.1

[2] Commercial uses, excluding recreational facilities (including, but not limited to, the clubhouse, and ancillary facilities), will be limited to 5 total acres.

[3] Properties north of Bonita Beach Rd are permitted a floor area ratio of up to 0.67 for commercial uses, excluding clubhouses, amenity buildings, and recreational facilities.

d. Open Spaces. These areas will include preserved natural areas, buffers lakes, parks, golf courses, nature trails, retention areas, conservation areas, scenic resources, green belts, wetlands and associated areas and must account for a minimum of 40 percent of the Property within the Urban Fringe Community District. Golf course fairways will account for no more than 50 percent of the open space of the subject Urban Fringe Community District.

e. The owners will employ management strategies in and around any golf course to address the potential for pesticide/chemical pollution of the groundwater and surface water receiving areas. The owners will comply with the goals of the Audubon Cooperative Sanctuary Program for Golf Courses. The management practices will include:

i. The use of slow release fertilizers and/or carefully managed fertilizer applications which are timed to ensure maximum root uptake and minimal surface water runoff or leaching to the groundwater;

ii. The practice of integrated pest management when seeking to control various pests, such as weeds, insects, and nematodes. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is not acceptable. The management program will minimize, to the extent possible, the use of pesticides, and will include the use of the United States Department of Agriculture Soil Conservation Services Soil Pesticide Interaction Guide to select pesticides that have a minimum potential for leaching or loss to due runoff depending on the site-specific soil conditions. Application of pesticides within 25 feet of any Corkscrew Regional Ecosystem Watershed, or other adjacent public preserve lands, is prohibited;

iii. The coordination of the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any pesticides and nutrients;

iv. The utilization of a golf course manager who is licensed by the State to use restricted pesticides and who will perform the required management functions. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater; and

v. The storage, mixing and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.

f. Any required perimeter buffer zones pursuant to Policy 1.1.10.1(5)(c)(iv) must be replanted with vegetation after construction. Revegetation must adhere to the following:

i. Seventy five percent of the total number of replanted trees used in buffers and landscaping must be indigenous, and fifty percent of the replanted shrubs must be indigenous;

ii. Plant material must conform to the standards for Florida Number 1 or better as given in Grades and Standards for Nursery Plants 1973, and Grades and Standards for Nursery Plants, Part II, Florida Department of Agriculture and Consumer Services, Tallahassee.

iii. Australian pine, cajeput, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca, bishopwood, castor bean, common papaya, common snakeplant, day jessamine, hunters robe, Queensland umbrella tree, trailing wedelia may not be used as part of the revegetation of the property after construction.

g. The shorelines of any stormwater management lakes must be sinuous in configuration, and must be sloped or bermed. The littoral zones around the ponds must be planted with native wetland herbaceous plants, and trees or shrubs can be included within the herbaceous plants. At least four species must be planted. The minimum required number of plants will be one plant per linear foot of lake shoreline as measured at the control elevation water level. The littoral shelf should provide a feeding area for water dependent avian species. Alternatively, non-sinuous stormwater management lakes must be sloped or bermed and meet littoral zones requirements within the Urban Fringe Community except the minimum required number of plants will be three plant per linear foot of lake shoreline as measured at the control elevation water level. Littoral shelves shall be provided at a 10:1 slope for 10% of the linear feet of shoreline for each non-sinuous lake.

h. Height. Maximum allowable height for residential structures shall be 60 feet from the base flood elevation to the eaves.

i. In order to minimize adverse impacts that construction may have on wildlife, natural environmental values, and water quality, the developer will institute appropriate measures such as full compaction of any fill material placed around newly installed structures. In addition, clubhouse(s), golf course maintenance building(s), vehicular service areas and amenity centers that include outdoor pools, tennis courts, etc., must be located a minimum of 350 feet from the boundaries of the Urban Fringe Community District that abut a conservation area. This restriction does not apply to residential buildings. Further, a conservation easement of 100 feet in length shall be placed over Zone 1, which is described in Policy 1.1.10.1.5(c)(vi)(A), which is described in Policy 1.1.10.1.5(c)(vi)(A). The easement shall allow for landscaping, water management activities, passive

recreational uses and other uses as set forth in Policy 1.1.10.1.5(c)(vi)(A).

j. Because domestic animals can create conflicts with indigenous wildlife, no free-ranging domestic animals are permitted within the Urban Fringe Community District. All applicants for a local development order shall include a provision in their covenants and restrictions that prohibit free-ranging domestic animals. Such covenants and restrictions shall also address the implementation of a bear-proof garbage can program to minimize wildlife attractants.

5. All major Resource Protection areas over 20 acres in size shall be provided public vehicular access on non-gated roadways.

A. All naturally occurring wetlands, which have not been significantly degraded, must be designated as preserve areas and be subject to a conservation easement similar to that set forth in Section 704.06, Florida Statutes. Limited uses in preserve areas such as nature trails, bike paths, cart paths, boardwalks and the like will be allowed when permitted by appropriate State and Federal agencies. The use of wetland areas for water management, to the extent allowed by law, will not be precluded. Wetland areas being used as water management areas within the Urban Fringe Community District may be relocated if all approvals are obtained from appropriate local, State and Federal agencies and (2) where the affected wetland functions are replaced on property within the Urban Fringe Community District.

b. Where feasible, open space areas will be designed so as to provide connections between wetlands, preserve areas, and buffers on property within the Urban Fringe Community District. The design of these open space areas will seek to provide areas which will be integrated with on-site and adjacent preserve properties so as to enhance habitat for small mammals and wading birds. Golf courses, when constructed and maintained in compliance with this paragraph will be considered to be functional open space to the extent set forth above.

c. The design of functional open space areas must incorporate the following design features:

i. A surface water management system that mimics the functions of the natural system, in accordance with the following:

A. All development proposals within the Urban Fringe Community District must recognize areas where soils, vegetation, hydrogeology, topography, and other factors indicate that water flows or ponds; and require that these areas be utilized to the maximum extent possible, without significant structural alteration, for on-site stormwater management; and require that these areas be integrated into area-wide coordinated stormwater management schemes.

B. Where no natural features of flow or ponding exist on a site within the Urban Fringe Community District, the City will require that water management structures be designed and constructed in such a manner as to mimic the functions of natural systems. Special engineering and design standards for such structures will be incorporated into revised development regulations.

C. Within the Urban Fringe Community District where traditional drainage structures exist (ditches, canals, dikes, etc.), the City may permit their continued existence and maintenance, but will discourage their expansion or extension.

D. Where feasible within future urban areas, surface water management plans are encouraged that mimic the functions of natural systems, notwithstanding the type or intensity of development permitted.

E. The South Florida Water Management District must review any Development to ensure that adequate provision is made for a flowway through the proposed Urban Fringe Community District. Any changes to any ACOE or Environmental Resource Permit in effect at the time of the adoption of this Plan Amendment must ensure adequate provision for the transport of off-site flows through the property to the south, and shall address the creation of wading bird habitat.

F. The policies above (1.1.10.1.5(c)(i))are not intended to prohibit any permittable surface water management solution that is consistent with good engineering practices and adopted environmental criteria.

ii. Any Australian pine, cajeput, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca, bishopwood, castor bean, common papaya, common snakeplant, day jessamine, hunters robe, Queensland umbrella tree, trailing wedelia existing on the site at the time of the issuance of a development order must be removed.

iii. The vegetation that surrounds, or is within the open space areas should have the capacity to provide habitat for a diversity of wild life.

iv.For any area that drains to the Imperial River Basin, a surface water management system that is consistent with the Kehl Canal/Imperial River Basin study prepared by Agnoli, Barber & Brundage dated 1995 for the SFWMD.

v.Uses including, but not limited to, picnic areas, trails, benches, boardwalks, golf courses, water management systems, biking/jogging/equestrian trails, vita courses, bird viewing blinds/tower and interpretative facilities will be permitted within functional open areas.

vi. All development must incorporate buffers to protect adjacent natural areas from the impacts of development. The purpose of the buffer is the protect natural resources from the activities and impacts of development on property within the Urban Fringe Community District. The buffers shall be established in Zones according to the following:

A. Zone 1 will be a minimum of 100 feet wide and will extend completely along all portions of the eastern and southern boundary of the Urban Fringe Community District. These are the areas of the Urban Fringe Community District which are adjacent to the Collier County Line. The buffer will consist of selected native upland forest plant species such as south Florida slash pine, live oak, laurel oak, and saw palmetto. Selected species will be tolerant of drought conditions, and will not require fertilizers and pesticides to promote growth and survival. Exotic

plant species will be controlled by the periodic application of herbicides and mechanical removal. Wetland forest species will be used in situations where wetland functions remain on the Urban Fringe Community District and where soil and moisture conditions are suitable.

Zone 1 will incorporate the existing water management reservoirs which are located along the southern boundaries of the Urban Fringe Community District. These reservoirs will not require additional buffering. There will be no structures erected in Zone 1, however, passive recreation such as hiking, bird watching and nature study will be permitted. Construction of lakes in Zone 1 will be allowed. Existing berms and ditches will be allowed to remain in Zone 1.

B. Zone 2 will be adjacent to Zone 1 and will encompass an area that is at least 50 feet wide. This area will be free of lights and other structures such as fences, pools and sheds. The permanent placement of generators, pumps, and other fixed motors will be prohibited. Homesites may extend into Zone 2, but no portion of the residence itself may extend into this zone. If residential lots are incorporated into this zone, those portions of yard acreage will be planted and maintained in a fashion similar to that proposed for Buffer Zone 1. Passive recreation such as hiking, jogging, biking, and walking will be allowed along designated trails and boardwalk system. Golf courses and lakes may extend into this zone, but may not incorporate lights or structures other than drainage structures and cart paths. All golf course acreage in Zone 2 will be free of lights and structures and the use of golf carts will be permitted. If water, sewer or electrical lines are placed in Zone 2 they must be buried.

C. Zone 3 will be parallel to Zone 2 and will consist of residences and other infrastructure development in a 100-foot wide band. Exterior lighting in this zone may not project toward adjacent preserve land. Measures such as directional lighting, reduced-height light supports and other light abatement technology will be used.

D. <u>Properties within the Urban Fringe Community District located north of Bonita Beach Road and south of the Kehl Canal shall provide the following setbacks and buffers from adjacent conservation areas:</u>

    i. <u>A minimum 130-foot-wide buffer area containing at least 1.77-acre restoration plantings shall be provided along the northern property boundary where abutting the Khel Canal. There will be no structures erected within this area except an optional fence/wall will be permitted. However, passive recreation such as hiking, bird watching, and nature study will be permitted. Lakes, walking</u>

trails, benches, drainage and utility structures may extend into this area. Existing berms and ditches will be allowed to remain to accommodate the master stormwater management system.

ii. A minimum 40-foot-wide buffer area with Type C plantings containing an 8 foot tall fence/wall shall be provided adjacent to any boundary of the Urban Fringe Community District that abuts a conservation area, except when abutting the Khel Canal per (i) above. There will be no structures erected within this area. However, passive recreation such as hiking, bird watching, and nature study will be permitted. Lakes, walking trails, benches, drainage and utility structures may extend into this area.

6. Land areas amended to the Urban Fringe Community District will be tracked by the City of Bonita Springs to address the following for all property within the Urban Fringe Community District:

   i. maximum number of dwelling units,

   ii. maximum square footage of commercial,

   iii. locations of public sites, and

   iv. maximum amounts of non-public recreational uses to be provided.

   a. Every development within the Urban Fringe Community District shall enter into a Developer's Agreement with the City of Bonita Springs prior to issuance of a Development Order, in accordance with § 163.3220—3243, Florida Statutes or by any other mutually agreed upon legal instrument. The intent of the Developer's Agreement or appropriate legal instrument is to identify timing, density for the project, etc. to ensure that development matches the information tracked by the City.

   b. The Developer's Agreement or appropriate legal instrument will require an annual review in accordance with § 163.3220—3243.

   c. The Developer's Agreement or appropriate legal instrument will inform subsequent purchasers (excluding single lots not being subdivided) who will adhere to the requirements contained within the Developer's Agreement or appropriate legal instrument.

7. As individual zonings to Residential Planned Development (RPD) are submitted to the City they shall include as a minimum the following information:

   a. A showing of the amount of units as a part of the maximum approved for the parent parcel.

   b. A Traffic Analysis submitted in accordance with the City's TIS

requirements verifying that adequate capacity currently exists or will exist prior to the issuance of any Certificates of Occupancy.

8. Any lands included or amended into the Urban Fringe Community District category must demonstrate the non-existence of urban sprawl by:

a. Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.

b. Directing new growth to areas where public facilities exist, are planned within the City or County Five Year Capital Improvement Plan, or are committed to through a Developer Agreement, or otherwise assured to be funded by the appropriate agency.

c. Providing assurances through fiscal and other means that an amendment to the Urban Fringe Community District category will expedite any additionally needed infrastructure improvements so as to not adversely impact the surrounding community outside this District.

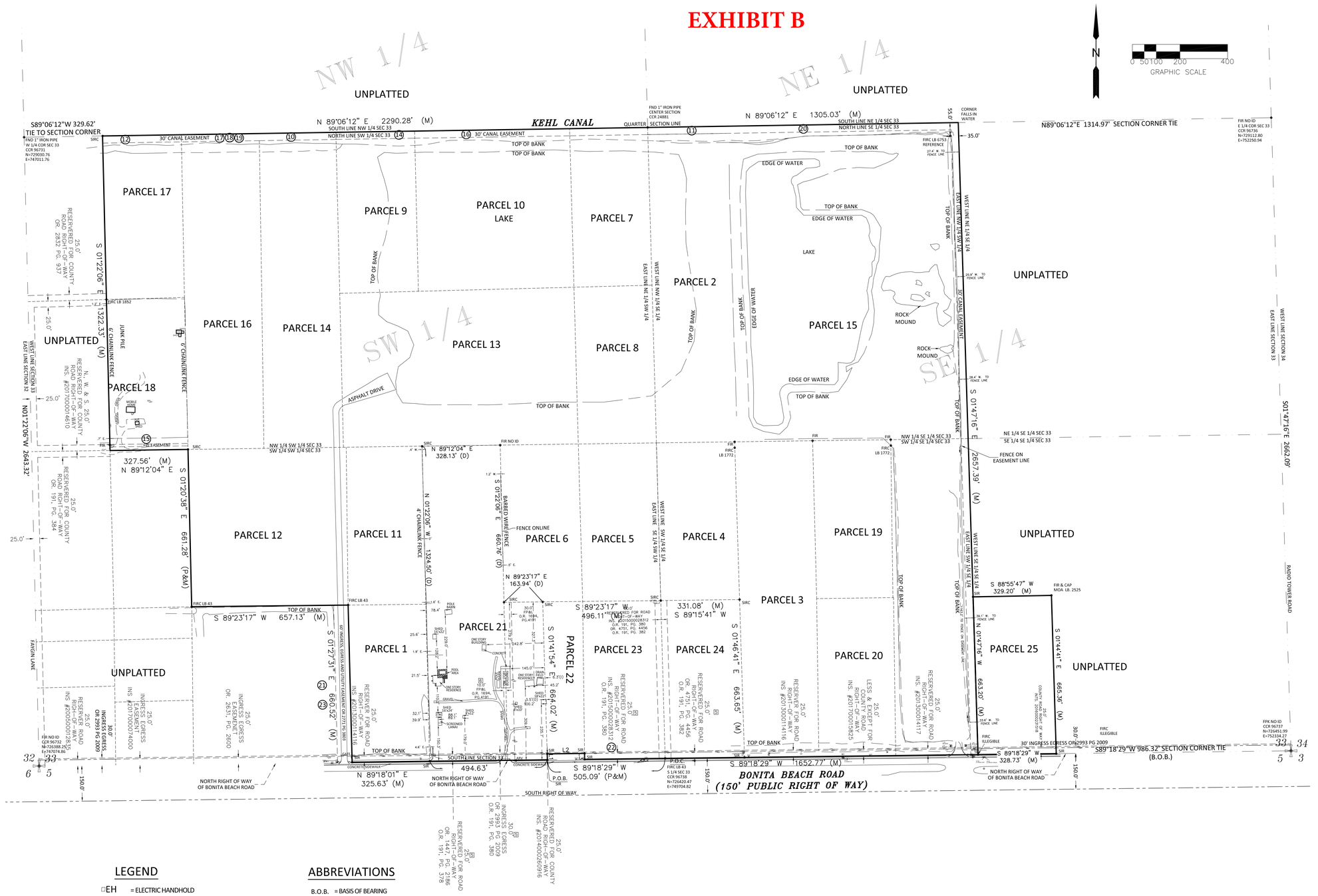
d. Requiring all development to be connected to central water and sewer.

e. Assure that an amendment to the Urban Fringe Community District category meets the conditions outlined in F.S. 163.3162(4) for demonstrating the non- existence of urban sprawl, including assuring that land uses and intensities of use are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. Parcels larger than 640 acres must include appropriate new urbanism concepts such as those described in F.S. 163.3162(4).

EXHIBIT B

BOUNDARY SURVEY

OF A
PARCEL OF LAND
LYING IN
SECTIONS 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



NOTES:

1. SURVEY BASED ON THE DOCUMENTS PROVIDED BY CLIENT, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020 AT 8:00 A.M. AND EXISTING MONUMENTATION.

2. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983, FLORIDA ZONE WEST AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; BEING SOUTH 89°18'29" WEST.

3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.

4. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS.

5. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.

6. THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

7. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.

9. UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

10. SURVEY DESCRIPTION IS THE SAME LAND AS DESCRIBED IN THE DESCRIPTION PROVIDED BY CLIENT AND AS PROVIDED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020 AND AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/17/2021

11. TREES AND SHRUBS WERE NOT LOCATED.

12. THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUSES BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PROPERTY BOUNDARIES.

13 . SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL USING A DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF ELECTRONICALLY SIGNED AND SEALED, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

14. SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.

LEGEND

- EH = ELECTRIC HANDHOLD
- GAS = GAS LINE MARKER
- = WOOD POWER POLE
- SV = SANITARY GATE VALVE
- ARV = AIR RELEASE VALVE
- FO = FIBER OPTIC LINE MARKER
- EB = ELECTRIC BOX
- T = TELEPHONE BOX
- C = CABLE BOX
- =FENCE
- (#) =PARCEL 21 SCHEDULE B-II

ABBREVIATIONS

B.O.B.	= BASIS OF BEARING
P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
P.B.	= PLAT BOOK
IN#	= INSTRUMENT NUMBER
LB #	= LICENSED BUSINESS NUMBER
C	= CURVE NUMBER
OR	= OFFICIAL RECORD BOOK
PG	= PAGE
CCR	= CERTIFIED CORNER RECORD
FIR	= FOUND IRON ROD
FIRC	= FOUND 5/8" IRON ROD & CAP
FPK	= FOUND PK NAIL
SIRC	= SET 5/8" IRON ROD & CAP LB 6897
(O)	= OUTSIDE OF PROPERTY
(I)	= INSIDE OF PROPERTY

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J–17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

JOHN SCOTT RHODES, P.S.M. #5739

FLOOD ZONE: *ZONE X*
PANEL NO.: *12071C 0679F 12071C 0678F*
MAP REVISION DATE *AUGUST 28, 2008*

REVISIONS:
ADDED PARCEL 21 TO BOUNDARY SURVEY OCTOBER 13, 2021
ADDED PARCELs 22 THROUGH 24 TO BOUNDARY SURVEY MARCH 4, 2022
ADDED PARCEL 25 TO BOUNDARY SURVEY MARCH 22, 2022

BOUNDARY SURVEY

CERTIFIES TO: HENDERSON, FRANKLIN, STARNES & HOLT, P.A.; SEAGATE REVANA, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SEAGATE DEVELOPMENT GROUP, LLC;

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

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

Book:	Page:	File Name:
1137	55–64	2018–435 UPDATE.DWG
1137	72–78	Date:
1276	50	MARCH 22, 2022
1324	3–5	Scale:
1324	63	1" = 200'

psm:	JSR
drawn:	CLJ/MAC
checked:	EFC
view:	BND
Project#:	2018–435
File #:	2018–435
Sheet #:	1 OF 2

SURVEY NOT VALID WITHOUT SHEETS 2 AND 3 OF 3

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BOUNDARY SURVEY
OF A
PARCEL OF LAND
LYING IN
SECTIONS 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

LEGAL DESCRIPTIONS PER TITLE COMMITMENT

PARCEL 1:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 2:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 3:
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 4:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 5:
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 6:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 7:
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 8:
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 9:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 10:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 11:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 12:
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST,

LEE COUNTY, FLORIDA.

PARCEL 13:
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY.

PARCEL 14:
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 15:
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA;
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA;
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA;
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; AND
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST; LEE COUNTY, FLORIDA.

PARCEL 16:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; AND
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 17:
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 18:
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 19:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 20:
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 21
THE EAST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. LESS AND EXCEPT THE EAST 166.71 FEET OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 22

THE EAST 166.71 OF WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1.29 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 25 FEET THEREOF RESERVED FOR ROAD RIGHT-OF-WAY AS RECITED ON OFFICIAL RECORDS BOOK 191, PAGES 380, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 23

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LESS THE WEST 1.29 FEET THEREOF LEE COUNTY FLORIDA EXCEPTING THE SOUTH 25 FEET THEREOF ABD THE EAST 25 FEET THEREOF RESERVED FOR RIGHT-OF-WAY.

PARCEL 24

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTYM FLORIDA; EXCEPTING THE SOUTH 25 FEET THEREOF, AND THE WEST 25 FEET THEREOF, RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY; SUBJECT TO RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL 25

THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, EXCEPTION THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROAD RIGHT OF WAY.

SCHEDULE B SECTION II
PARCELS 1 THROUGH 20

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: CIA20-318
FILE NO. 20169225 KP
COMMITMENT EFFECTIVE DATE NOVEMBER 16, 2020

SCHEDULE BII EXCEPTIONS

ITEMS 1 THROUGH 6 ARE GENERAL EXCEPTIONS

7. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY BARRON COLLIER, JR. AND MILES COLLIER RECORDED IN DEED BOOK 215, PAGE 6 AND DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD BY DEED RECORDED UNDER ORI NO. 2008000252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED UNDER ORI NO. 2010000182256, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOTE: RIGHT OF ENTRY CAN BE INSURED THROUGH THE ISSUANCE OF A FLORIDA FORM 9 ENDORSEMENT UPON RECORDING OF WAIVER AS NOTED IN SCHEDULE B1 REQUIREMENT.

8. SUBJECT LAND LIES WITHIN THE BOUNDARIES OF THE EAST BONITA DRAINAGE DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 305, PAGE 64; OFFICIAL RECORDS BOOK 310, PAGE 883; OFFICIAL RECORDS BOOK 311, PAGE 699 AND IS SUBJECT TO ANY ACTS AND/OR ASSESSMENTS THEREOF.

9. NOTICE OF CLEARING RECORDED IN OFFICIAL RECORDS BOOK 1906, PAGE 4454, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

10. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2584, PAGE 1357, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

11. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2599, PAGE 787, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

12. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2631, PAGE 2164, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

13. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 3066, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

14. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 3070, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

15. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2689, PAGE 2089, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

16. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2706, PAGE 2531, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

17. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3790, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

18. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3794, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

19. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3798, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

20. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2763, PAGE 3372, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

21. EASEMENT AGREEMENT IN FAVOR OF A. M. PAPINEAU RECORDED IN OFFICIAL RECORDS BOOK 2771, PAGE 3803, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

22. EASEMENT IN FAVOR OF PINNACLE TOWERS, INC. RECORDED IN OFFICIAL RECORDS BOOK 2993, PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

23. EASEMENT AGREEMENT, IN FAVOR OF A. M. PAPINEAU RECORDED IN OFFICIAL RECORDS BOOK 3294, PAGE 930, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

24. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

SURVEYOR'S RESPONSE
PARCELS 1 THROUGH 20

7. DOES AFFECT THE PROPERTY AND IS PLOTTED HEREON.

8. DOES AFFECT THE PROPERTY AND IS PLOTTED HEREON.

9. DOES AFFECT THE PROPERTY AND IS PLOTTED HEREON.

10. DOES NOT AFFECT THE PROPERTY.

11. DOES AFFECT THE PROPERTY AND IS PLOTTED HEREON.

12. DOES AFFECT THE PROPERTY AS TO PARCEL 17, PLOTTED HEREON.

13. NOT A PART OF SURVEY.

14. DOES AFFECT THE PROPERTY AS TO PARCEL 9, PLOTTED HEREON.

15. DOES AFFECT THE PROPERTY AS TO PARCEL 18, PLOTTED HEREON.

16. DOES AFFECT THE PROPERTY AS TO PARCEL 10, PLOTTED HEREON.

17 THROUGH 19 DOES AFFECT THE PROPERTY AS TO PARCEL 16, PLOTTED HEREON.

20. DOES AFFECT THE PROPERTY AS TO PARCEL 15, PLOTTED HEREON.

21. DOES AFFECT THE PROPERTY, PLOTTED HEREON.

22. DOES AFFECT THE PROPERTY, PLOTTED HEREON.

23. DOES AFFECT THE PROPERTY, PLOTTED HEREON.

24. GENERAL EXCEPTION.

SCHEDULE B SECTION II
PARCEL 21

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: CIA20-318
FILE NO. 20169225 KP
COMMITMENT EFFECTIVE DATE NOVEMBER 17, 2021

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS.

   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.

   C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.

   D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

   E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. EASEMENTS RECORDED IN O.R. BOOK 191, PAGES 378, 380, AND 382, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

6. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 1694, PAGE 4191, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

7. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

8. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

9. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

SURVEYORS NOTES
PARCEL 21

SCHEDULE BII EXCEPTIONS

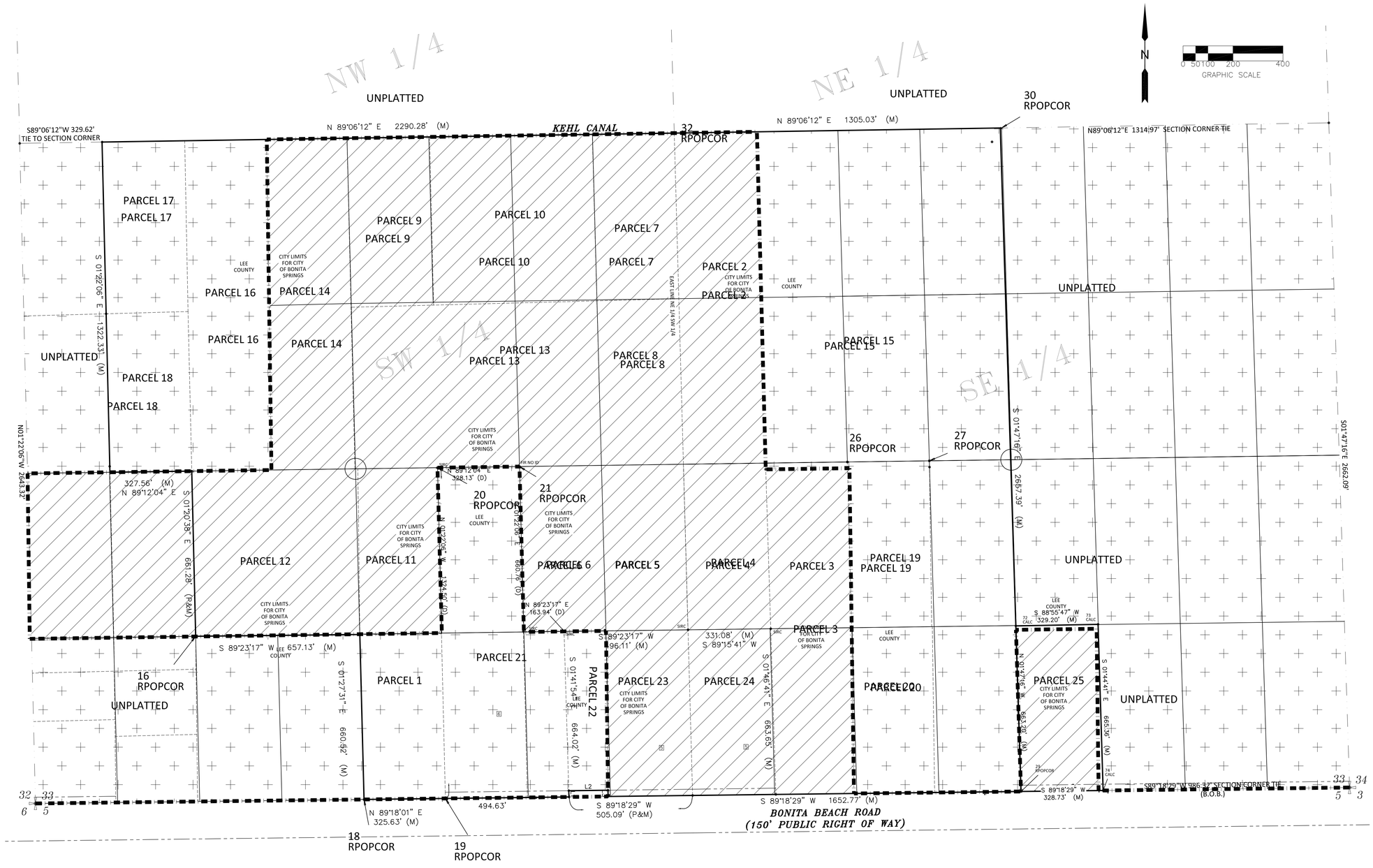
1. THROUGH 4. GENERAL EXCEPTIONS.
5. AND 6. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON.
7. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
8. AND 9. GENERAL EXCEPTIONS.

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

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BOUNDARY SURVEY

OF A
PARCEL OF LAND
LYING IN
SECTIONS 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



LEGEND

= DELINEATES CITY OF BONITA VS. UNICORPORATED LEE COUNTY

= CITY OF BONITA SPRINGS

=UNICORPORATED LEE COUNTY

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
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BONITA SPRINGS, FL 34135
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FLORIDA BUSINESS LICENSE NO. LB 6897

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ATTACHMENT A

NEIGHBORHOOD MEETING REQUIREMENT

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

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

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

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

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

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

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

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

DATE RECEIVED: _____

APPLICATION FEE: _____ APPLICATION NO: _____

THE FOLLOWING VERIFIED:

Zoning:_____ Council District: _____

Designation on FLUM _____

(To be completed by Planning Staff)

Plan Amendment Type: Map _____ Text _____

Small-scale Development_____ Expedited Review _____

State Coordinated Review_____

Case No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **6** hard copies and **1** PDF copy of the complete application and amendment support documentation, including maps, to the City of Bonita Springs Planning and Zoning Department. Additional copies may be required for Local Planning Agency, City Council hearings and the Department of Community Affairs' packages.

Small Scale Comprehensive Plan Map Amendments require additional public notification requirements pursuant to City Administrative code No. 09-54.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

_____ _____

Signature of Owner or Authorized Representative Date

_____

Printed Name of Owner or Authorized Representative

I. APPLICANT/AGENT/OWNER INFORMATION

Seagate Revana, LLC

APPLICANT

9921 Interstate Commerce Drive

ADDRESS

Fort Myers	FL	33913
CITY	STATE	ZIP

239-738-7900

TELEPHONE NUMBER FAX NUMBER

kbrown@seagatedevelopmentgroup.com

E-MAIL

Alexis V. Crespo, AICP, RVi Planning and Landscape Architecture / Neale Montgomery, Esq., Pavese Law Firm

AGENT*

28100 Bonita Grande Drive #305

ADDRESS

Bonita Springs	FL	34135
CITY	STATE	ZIP

239-405-7777 239-405-7899

TELEPHONE NUMBER FAX NUMBER

alexis.crespo@RViPlanning.com / nealemontgomery@paveselaw.com

E-MAIL

Seagate Revana, LLC & Wendy Thiel, Craig and Kirk Haines, Good Enough Farm LLC, Beach Road & 29 LLC

OWNER(s) OF RECORD

9921 Interstate Commerce Drive

ADDRESS

Fort Myers	FL	33913
CITY	STATE	ZIP

239-738-7900 N/A

TELEPHONE NUMBER FAX NUMBER

kbrown@seagatedevelopmentgroup.com

E-MAIL

* This will be the person contacted for all business relative to the application. If multiple agents have been retained, please provide on a separate sheet a listing of the name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☑ Text Amendment ☑ Future Land Use Map Series Amendment (Figures 1 thru 10)

List Number(s) of Map(s) to be amended: Future Land Use

B. SUMMARY OF REQUEST (Brief explanation):

Amend the Future Land Use Map to designate the 204.5+/- acres subject property from Lee County's Density Reduction/Groundwater Recharge and Wetlands future land use categories and the City of Bonita Springs Density Reduction/Groundwater Recharge and Resources Protection future land use categories to the City of Bonita Springs Urban Fringe Community future land use category.

This request also includes a text amendment to Policy 1.1.10.1 of the Urban Fringe Community District.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location

1. Site Address: Multiple - See Exhibit III.A

2. STRAP(s): Multiple - See Exhibit III.A

B. Property Information

Total Acreage of Property: 204.5 ± Ac.

Total Acreage included in Request: 204.5 ± Ac.

Total Uplands: _____

Total Wetlands: _____

Current Zoning: (Lee County: AG-2, IPD)(Bonita Springs: AG-2)

Current Future Land Use Designation: (Lee County:DR/GR & Wetlands) (Bonita Springs:DR/GR & Resource Protection)

Area of each Existing Future Land Use Category: _____

Existing Land Use: Vegetation, Vacant, Mining, Single Family Residential

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Density Reduction Groundwater Recharge area: See Attached Narrative

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

Old 41 Redevelopment Overlay Area: N/A

D. *Proposed change for the Subject Property: Urban Fringe Community

* If more than one district is proposed please provide the acreage amounts for each district.

E. Potential development of the subject property: Residential, Commercial, Mini-warehouse

1. Calculation of maximum allowable development under existing FLUM: 14.7 DU

   Residential Units/Density: See Table 1 in attached Exhibit III.E

   Commercial intensity: _____

   Industrial intensity: _____

2. Calculation of maximum allowable development under proposed FLUM: 566 DU

   Residential Units/Density: See Table 2 in attached Exhibit III.E

   Commercial intensity: See Table 3 in attached Exhibit III.E

   Industrial intensity: _____

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Economic Opportunity, and policies contained in the City of Bonita Springs Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Planning and Zoning Division for currently accepted formats)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.

2. Provide a Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

5. Map and describe existing zoning of the subject property and surrounding properties.

6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

7. A copy of the deed(s) for the property subject to the requested change.

8. An aerial map showing the subject property and surrounding properties.

9. If applicant is not the owner, a notarized letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to Transportation staff. Transportation staff will rerun the FSUTMS model on the current

adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;

d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, Transportation staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
c. Projected LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
d. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with Transportation staff prior to submittal is required to reach agreement on the projection methodology;
e. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for:
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space
   e. Public Schools

   Analysis should include (but is not limited to) the following:
   - Franchise Area, Basin, or District in which the property is located;
   - Current LOS, and LOS standard of facilities serving the site;
   - Projected LOS under existing designation;
   - Projected LOS under proposed designation;
   - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
   - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
   - Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
   a. Fire protection with adequate response times;
   b. Emergency medical service (EMS) provisions;
   c. Law enforcement;
   c. Solid Waste;
   d. Mass Transit; and
   e. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

2. A map and description of the soils found on the property (identify the source of the information).

3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
   There is no published FEMA Flood Insurance Rate Map for this Property.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Bonita Plan

1. Discuss how the proposal affects most recent population projections pursuant to the University of Florida's Bureau of Economic and Business Research, and the total population capacity of the City of Bonita Springs Future Land Use Map.

2. List all goals and objectives of the City of Bonita Springs Comprehensive Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests moving lands without adequate infrastructure
   a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open

space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

2. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 1.1.7 and Policy 1.1.21 of the City of Bonita Springs Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

APPLICANT'S SIGNATURE AND CERTIFICATION

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

Signature: _____ **Date:** _____

Printed Name: _____

STATE OF FLORIDA, COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20___, by

_____ (printed name of person making statement).

Personally Known: ____ OR Produced Identification: ____ Type Produced: _____

_____
(Signature of Notary Public – State of Florida)

_____ _____
(Notary Seal) **(Name of Notary Printed, Typed, or Stamped)**

space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

2. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 1.1.7 and Policy 1.1.21 of the City of Bonita Springs Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

APPLICANT'S SIGNATURE AND CERTIFICATION

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

Signature: _____ **Date:** 5/31/2022

Printed Name: Alexis Crespo

STATE OF FLORIDA, COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 31 day of May, 2022 by Alexis Crespo (printed name of person making statement).

Personally Known: X OR Produced Identification: ____ Type Produced: _____

Notary Public State of Florida
Jessica Fritz
My Commission HH 120093
Expires 04/21/2025

(Notary Seal)

Jessica Fritz
(Signature of Notary Public – State of Florida)

Jessica Fritz
(Name of Notary Printed, Typed, or Stamped)

REVANA LAKES

(FKA DONMAL ASSEMBLAGE)

ADDITIONAL AGENTS

Company Name:	Pavese Law Firm		
Contact Person:	Neale Montgomery		
Address:	1833 Hendry Street		
City, State, Zip:	Fort Myers, FL 33902		
Phone Number:	239-332-2243	Email:	nealemontgomery@Paveselaw.com

Company Name:	Atwell Engineering		
Contact Person:	Jackie Larocque, P.E.		
Address:	28100 Bonita Grande Drive, Suite 305		
City, State, Zip:	Bonita Springs		
Phone Number:	(239) 405-7777	Email:	jlarocque@atwell-group.com

Company Name:	TR Transportation Consultants, Inc.		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Courte, Suite 5503		
City, State, Zip:	Fort Myers, FL, 33901		
Phone Number:	(239) 278-3090	E-mail:	tbt@trtrans.net

Company Name:	DexBender Environmental Consulting		
Contact Person:	Tyler King		
Address:	4470 Camino Real Way, Suite 101		
City, State, Zip:	Fort Myers, FL, 3396		
Phone Number:	(239) 334-3680	Email:	tking@dexbender.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 14820 BONITA BEACH RD SE (street address) and legally described in exhibit A attached hereto.

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

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

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

Owner

JULIE SHIUAN HWEY LIN, JAMES B KUHLMAN
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 18 day of April 2022, by James Kuhlman / Julie Shiuan Hwey Lin, who is personally known to me or who has produced _____ as identification.

Notary Public

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

DAVID C. SNEED
Commission # HH 040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 33-47-26-B3-00001.0040 **CASE NO.** PD21-77531-BOS

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

Name and Address	Percentage of Ownership

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

Name, Address, and Office	Percentage of Stock
BEACH ROAD & 29 LLC	
4735 PINFISH CT.	
BONITA SPRINGS, FL 34134	
LIN, JULIE SHIUNHUEY	50 %
KUHLMAN, JAMES B.	50 %

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

Name and Address	Percentage of Interest

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

Name and Address	Percentage of Ownership

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

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

Date of Contract: _____

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

Name and Address

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

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

Signature: _____
(Applicant)

JUNE SHIUNHWEY LIN , JAMES KUHLMAN
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument acknowledged before me this 18 day of April 2022, by James Kuhlman / June Shiunhwey Lin, who is personally known to me or who has produced _____ as identification.

_____
Signature of Notary Public

(SEAL)

DAVID C. SNEED
Printed Name of Notary Public
Commission # HH 040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

PART V

AFFIDAVIT

I, Beach Road & 29 LLC certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of the City of Bonita Springs Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application.

Signature of Owner or Owner-authorized Agent — Date: 4/18/2022

MGR JAMES KUHLMAN
MGR JULIE SHONHEY LIN
Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 18 day of April 2022, by James Kuhlman - Julie Shonhey Lin, who is personally known to me or who has produced _____ as identification.

(SEAL)

Signature of notary public

DAVID C. SNEED
Commission # HH 040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

Printed name of notary public

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 14650 BONITA BEACH RD SE (street address) and legally described in exhibit A attached hereto.

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

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

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

Owner

CRAIG HAINES
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 12 day of May 2022, by Craig Haines PL, who is personally known to me or who has produced as identification.

SHANE BASSO
Notary Public - State of Florida
Commission # GG 946502
My Comm. Expires Jan 12, 2024

Notary Public
Shane Basso
(Name typed, printed or stamped)
(Serial Number, if any)

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

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

Date of Contract: _____

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

Name and Address

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

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

Signature: _____
(Applicant)

CRAIG HAINES
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument acknowledged before me this 12 day of May 2022, by Craig Haines, who is personally known to me or who has produced DL as identification.

(SEAL)

SHANE BASSO
Notary Public - State of Florida
Commission # GG 946502
My Comm. Expires Jan 12, 2024

_____
Signature of Notary Public

Shane Basso
Printed Name of Notary Public

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please be advised that Craig Haines, owner of the Subject Property, hereby authorizes RVi Planning and Landscape Architecture and Pavese Law Firm, to act on its behalf in applying for a City of Bonita Springs Comprehensive Plan Amendment. This authority to represent our interest includes any and all documents required as part of the Comprehensive Plan Amendment petition submitting on behalf of Seagate Revana, LLC.

STRAP NUMBER(S) or LEGAL DESCRIPTION

STRAP #: **33-47-26-B3-00001.0370**

Signature of Owner

Craig Haines

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12 day of May, 2022, by Craig Haines, who is personally known to me, or has produced DL as identification and who did not take an oath.

(Notary Seal)

SHANE BASSO
Notary Public - State of Florida
Commission # GG 946502
My Comm. Expires Jan 12, 2024

Signature of Notary Public

Commission No.
GG 946502

Shane Basso
(Print, type or stamp commissioned name of Notary Public)

PART V

AFFIDAVIT

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

5-12-22

Signature of Owner or Owner-authorized Agent — Date

CRAIG HAINES

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 12 day of May 2022, by Craig Haines, who is personally known to me or who has produced DL as identification.

(SEAL)

SHANE BASSO
Notary Public - State of Florida
Commission # GG 946502
My Comm. Expires Jan 12, 2024

Signature of notary public

Shane Basso

Printed name of notary public

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 14430 & 11450 BONITA BEACH RD SE (street address) and legally described in exhibit A attached hereto.

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

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

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

Owner

JULIE SHUNTHUEY LIN
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 18 day of April 2022, by Julie Shunthuey Lin, who is personally known to me or who has produced _____ as identification.

Notary Public

(Name typed, printed or stamped DAVID C. SNEED
(Serial Number, if any) Commission # HH 040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 33-47-26-00-0000.1012C, 33-47-26-E **CASE NO.** PD21-77531-BOS

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

Name and Address	Percentage of Ownership

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

Name, Address, and Office	Percentage of Stock
GOOD ENOUGH FARM LLC 4735 PINFISH COURT BONITA SPRINGS. FL 34134	
LIN, JULIE SHIUNHUEY	100 %

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

Name and Address	Percentage of Interest

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

Name and Address	Percentage of Ownership

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

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

Date of Contract: _____

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

Name and Address

_____
_____
_____
_____
_____
_____
_____
_____
_____

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

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

Signature: _____
(Applicant)

JULIE SHIUN-HUEY LIN
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument acknowledged before me this 18 day of April 2022, by Julie Shiun-huey Lin, who is personally known to me or who has produced _____ as identification.

_____
Signature of Notary Public

(SEAL)

_____
Printed Name of Notary Public

DAVID C. SNEED
Commission # HH 040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

PART V

AFFIDAVIT

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

Signature of Owner or Owner-authorized Agent — Date: 4/18/2022

MGR Julie Shiunhuey Lin
Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 18 day of April 2022 by Julie Shiunhuey Lin, who is personally known to me or who has produced _____ as identification.

Signature of notary public

(SEAL)

Printed name of notary public: DAVID C. SNEED
Commission # HH 040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

PART V

AFFIDAVIT

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

Signature of Owner or Owner-authorized Agent — Date: 10/8/21

Wendy Thiel - Owner

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 8 day of Oct. 2021, by Wendy Lou Thiel, who is personally known to me or who has produced FL DL as identification.

(SEAL)

ZLATINA GROZEVA NOTARY My Comm. Expires December 1, 2024 No. HH 68469 PUBLIC STATE OF FLORIDA

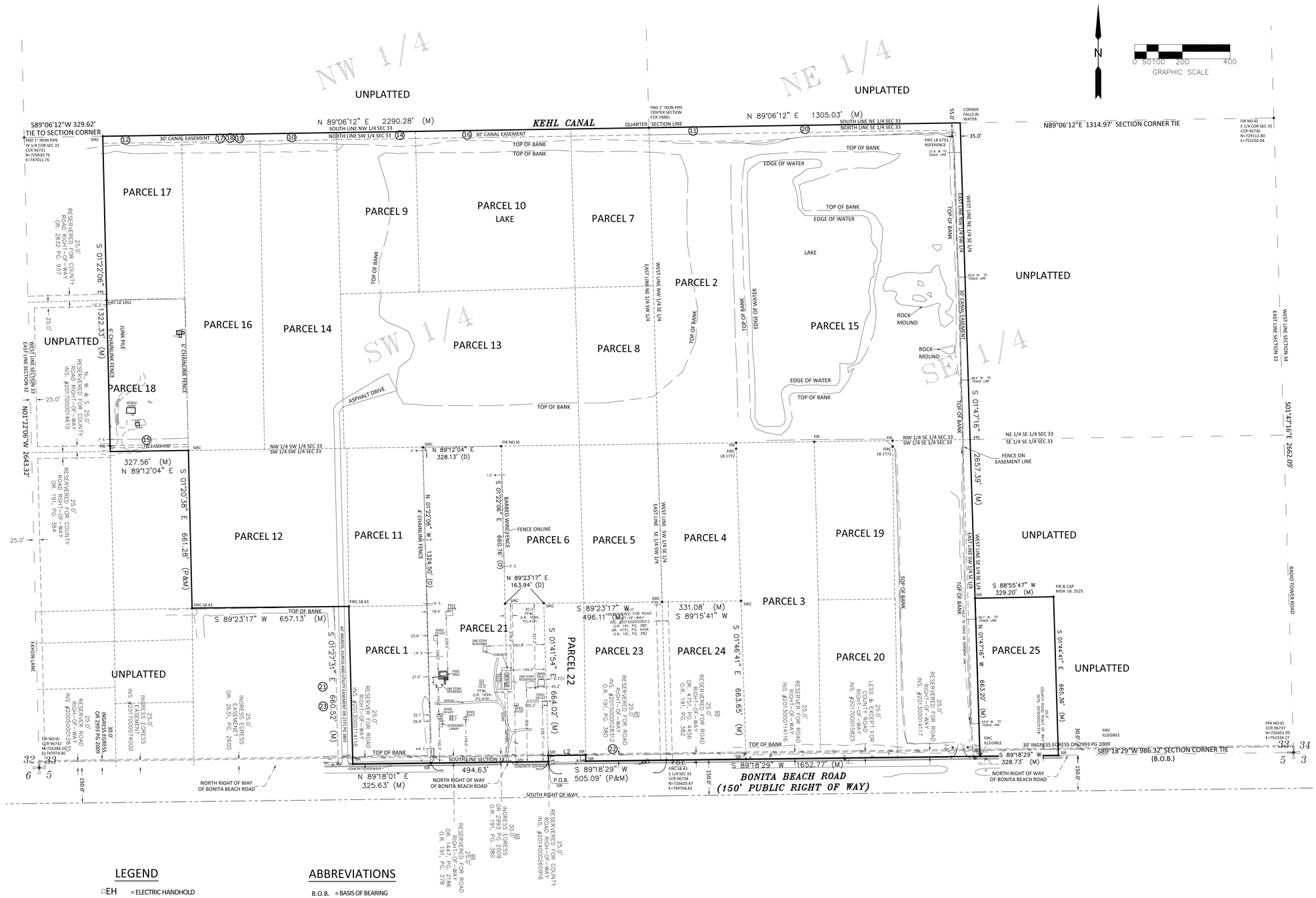
Signature of notary public

Zlatina Grozeva

Printed name of notary public

BOUNDARY SURVEY

OF A
PARCEL OF LAND
LYING IN
SECTIONS 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA


N
0 50 100 200 400
GRAPHIC SCALE
NW 1/4
NE 1/4
SW 1/4
SE 1/4
UNPLATTED
S89°06'12"W 329.62' TIE TO SECTION CORNER
FND 1" IRON PIPE W 1/4 COR SEC 33 CCR 96731 N=729030.76 E=747011.76
N 89°06'12" E 2290.28' (M)
SOUTH LINE NW 1/4 SEC 33
NORTH LINE SW 1/4 SEC 33
KEHL CANAL
FND 1" IRON PIPE CENTER SECTION CCR 24881
QUARTER SECTION LINE
N 89°06'12" E 1305.03' (M)
SOUTH LINE NE 1/4 SEC 33
NORTH LINE SE 1/4 SEC 33
CORNER FALLS IN WATER
N89°06'12"E 1314.97' SECTION CORNER TIE
FIR NO ID E 1/4 COR SEC 33 CCR 96736 N=729112.80 E=752250.94
30' CANAL EASEMENT
TOP OF BANK
EDGE OF WATER
FIRC LB 6753 REFERENCE
27.4' ± TO FENCE LINE
PARCEL 17
PARCEL 9
PARCEL 10
LAKE
PARCEL 7
PARCEL 2
PARCEL 15
PARCEL 16
PARCEL 14
PARCEL 13
PARCEL 8
PARCEL 18
UNPLATTED
LAKE
ROCK MOUND
ROCK MOUND
25.9' ± TO FENCE LINE
28.4' ± TO FENCE LINE
WEST LINE NE 1/4 SE 1/4
EAST LINE NW 1/4 SW 1/4
WEST LINE NW 1/4 SE 1/4
EAST LINE NE 1/4 SW 1/4
WEST LINE SECTION 34
EAST LINE SECTION 33
S 01°22'06" E 1322.33' (M)
WEST LINE SECTION 33
EAST LINE SECTION 32
N 01°22'06" W 2643.32'
S 01°47'16" E 2657.39' (M)
S 01°47'16" E 2663.09'
NE 1/4 SE 1/4 SEC 33
SE 1/4 SE 1/4 SEC 33
NW 1/4 SE 1/4 SEC 33
SW 1/4 SE 1/4 SEC 33
FENCE ON EASEMENT LINE
25' EASEMENT
ASPHALT DRIVE
MOBILE HOME
JUNK PILE
6' CHAINLINK FENCE
8' CHAINLINK FENCE
N. W. & S. 25.0' RESERVED FOR COUNTY ROAD RIGHT-OF-WAY INS. #2017000074610
NW 1/4 SW 1/4 SEC 33
SW 1/4 SW 1/4 SEC 33
N 89°12'04" E 328.13' (D)
FIR NO ID
FIRC LB 1772
327.56' (M) N 89°12'04" E
S 01°20'38" E 661.28' (P&M)
PARCEL 12
PARCEL 11
PARCEL 6
PARCEL 5
PARCEL 4
PARCEL 19
UNPLATTED
N 01°22'06" W 1324.50' (D)
4' CHAINLINK FENCE
S 01°22'06" E 660.76' (D)
BARBED WIRE FENCE
FENCE ONLINE
N 89°23'17" E 163.94' (D)
S 89°23'17" W 496.11' (M)
S 89°15'41" W 331.08' (M)
S 88°55'47" W 329.20' (M)
FIR & CAP MOA LB. 2525
PARCEL 3
PARCEL 21
PARCEL 22
PARCEL 23
PARCEL 24
PARCEL 20
PARCEL 25
UNPLATTED
S 01°27'31" E 660.52' (M)
S 01°41'54" E 664.02' (M)
S 01°46'41" E 663.65' (M)
N 01°47'16" W 663.20' (M)
S 01°44'41" E 665.36' (M)
FAYSON LANE
RADIO TOWER ROAD
FIRC LB 43
TOP OF BANK
S 89°23'17" W 657.13' (M)
60' INGRESS, EGRESS AND UTILITY EASEMENT OR 2771 PG 3883
RESERVED FOR ROAD RIGHT-OF-WAY INS. #2013000141416
RESERVED FOR ROAD RIGHT-OF-WAY INS. #2015000028312 O.R. 191, PG. 380
RESERVED FOR ROAD RIGHT-OF-WAY O.R. 4751, PG. 4456 O.R. 191, PG. 382
LESS & EXCEPT FOR COUNTY ROAD RIGHT-OF-WAY INS. #2017000134116
RESERVED FOR ROAD RIGHT-OF-WAY INS. #2017000134117
RESERVED FOR ROAD RIGHT-OF-WAY INS. #2017000134118
RESERVED FOR ROAD RIGHT-OF-WAY INS. #2017000134119
RESERVED FOR ROAD RIGHT-OF-WAY INS. #2017000134120
RESERVED FOR ROAD RIGHT-OF-WAY INS. #2017000134121
RESERVED FOR ROAD RIGHT-OF-WAY INS.

BOUNDARY SURVEY
OF A
PARCEL OF LAND
LYING IN
SECTIONS 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

LEGAL DESCRIPTIONS PER TITLE COMMITMENT

PARCEL 1:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 2:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 3:
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 4:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 5:
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 6:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 7:
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 8:
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 9:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 10:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 11:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 12:
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST,

LEE COUNTY, FLORIDA.

PARCEL 13:
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY.

PARCEL 14:
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 15:
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA;
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA;
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA;
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; AND
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST; LEE COUNTY, FLORIDA.

PARCEL 16:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; AND
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 17:
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 18:
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 19:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 20:
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 21
THE EAST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. LESS AND EXCEPT THE EAST 166.71 FEET OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 22

THE EAST 166.71 OF WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1.29 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 25 FEET THEREOF RESERVED FOR ROAD RIGHT-OF-WAY AS RECITED ON OFFICIAL RECORDS BOOK 191, PAGES 380, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 23

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LESS THE WEST 1.29 FEET THEREOF LEE COUNTY FLORIDA EXCEPTING THE SOUTH 25 FEET THEREOF ABD THE EAST 25 FEET THEREOF RESERVED FOR RIGHT-OF-WAY.

PARCEL 24

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTYM FLORIDA; EXCEPTING THE SOUTH 25 FEET THEREOF, AND THE WEST 25 FEET THEREOF, RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY; SUBJECT TO RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL 25

THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, EXCEPTION THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROAD RIGHT OF WAY.

SCHEDULE B SECTION II
PARCELS 1 THROUGH 20

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: CIA20-318
FILE NO. 20169225 KP
COMMITMENT EFFECTIVE DATE NOVEMBER 16, 2020

SCHEDULE BII EXCEPTIONS

ITEMS 1 THROUGH 6 ARE GENERAL EXCEPTIONS

7. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY BARRON COLLIER, JR. AND MILES COLLIER RECORDED IN DEED BOOK 215, PAGE 6 AND DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD BY DEED RECORDED UNDER ORI NO. 2008000252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED UNDER ORI NO. 2010000182256, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOTE: RIGHT OF ENTRY CAN BE INSURED THROUGH THE ISSUANCE OF A FLORIDA FORM 9 ENDORSEMENT UPON RECORDING OF WAIVER AS NOTED IN SCHEDULE B1 REQUIREMENT.

8. SUBJECT LAND LIES WITHIN THE BOUNDARIES OF THE EAST BONITA DRAINAGE DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 305, PAGE 64; OFFICIAL RECORDS BOOK 310, PAGE 883; OFFICIAL RECORDS BOOK 311, PAGE 699 AND IS SUBJECT TO ANY ACTS AND/OR ASSESSMENTS THEREOF.

9. NOTICE OF CLEARING RECORDED IN OFFICIAL RECORDS BOOK 1906, PAGE 4454, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

10. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2584, PAGE 1357, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

11. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2599, PAGE 787, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

12. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2631, PAGE 2164, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

13. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 3066, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

14. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 3070, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

15. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2689, PAGE 2089, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

16. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2706, PAGE 2531, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

17. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3790, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

18. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3794, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

19. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3798, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

20. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2763, PAGE 3372, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

21. EASEMENT AGREEMENT IN FAVOR OF A. M. PAPINEAU RECORDED IN OFFICIAL RECORDS BOOK 2771, PAGE 3803, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

22. EASEMENT IN FAVOR OF PINNACLE TOWERS, INC. RECORDED IN OFFICIAL RECORDS BOOK 2993, PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

23. EASEMENT AGREEMENT, IN FAVOR OF A. M. PAPINEAU RECORDED IN OFFICIAL RECORDS BOOK 3294, PAGE 930, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

24. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

SURVEYOR'S RESPONSE
PARCELS 1 THROUGH 20

7. DOES AFFECT THE PROPERTY AND IS PLOTTED HEREON.

8. DOES AFFECT THE PROPERTY AND IS PLOTTED HEREON.

9. DOES AFFECT THE PROPERTY AND IS PLOTTED HEREON.

10. DOES NOT AFFECT THE PROPERTY.

11. DOES AFFECT THE PROPERTY AND IS PLOTTED HEREON.

12. DOES AFFECT THE PROPERTY AS TO PARCEL 17, PLOTTED HEREON.

13. NOT A PART OF SURVEY.

14. DOES AFFECT THE PROPERTY AS TO PARCEL 9, PLOTTED HEREON.

15. DOES AFFECT THE PROPERTY AS TO PARCEL 18, PLOTTED HEREON.

16. DOES AFFECT THE PROPERTY AS TO PARCEL 10, PLOTTED HEREON.

17 THROUGH 19 DOES AFFECT THE PROPERTY AS TO PARCEL 16, PLOTTED HEREON.

20. DOES AFFECT THE PROPERTY AS TO PARCEL 15, PLOTTED HEREON.

21. DOES AFFECT THE PROPERTY, PLOTTED HEREON.

22. DOES AFFECT THE PROPERTY, PLOTTED HEREON.

23. DOES AFFECT THE PROPERTY, PLOTTED HEREON.

24. GENERAL EXCEPTION.

SCHEDULE B SECTION II
PARCEL 21

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: CIA20-318
FILE NO. 20169225 KP
COMMITMENT EFFECTIVE DATE NOVEMBER 17, 2021

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS.

   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.

   C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.

   D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

   E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. EASEMENTS RECORDED IN O.R. BOOK 191, PAGES 378, 380, AND 382, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

6. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 1694, PAGE 4191, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

7. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

8. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

9. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

SURVEYORS NOTES
PARCEL 21

SCHEDULE BII EXCEPTIONS

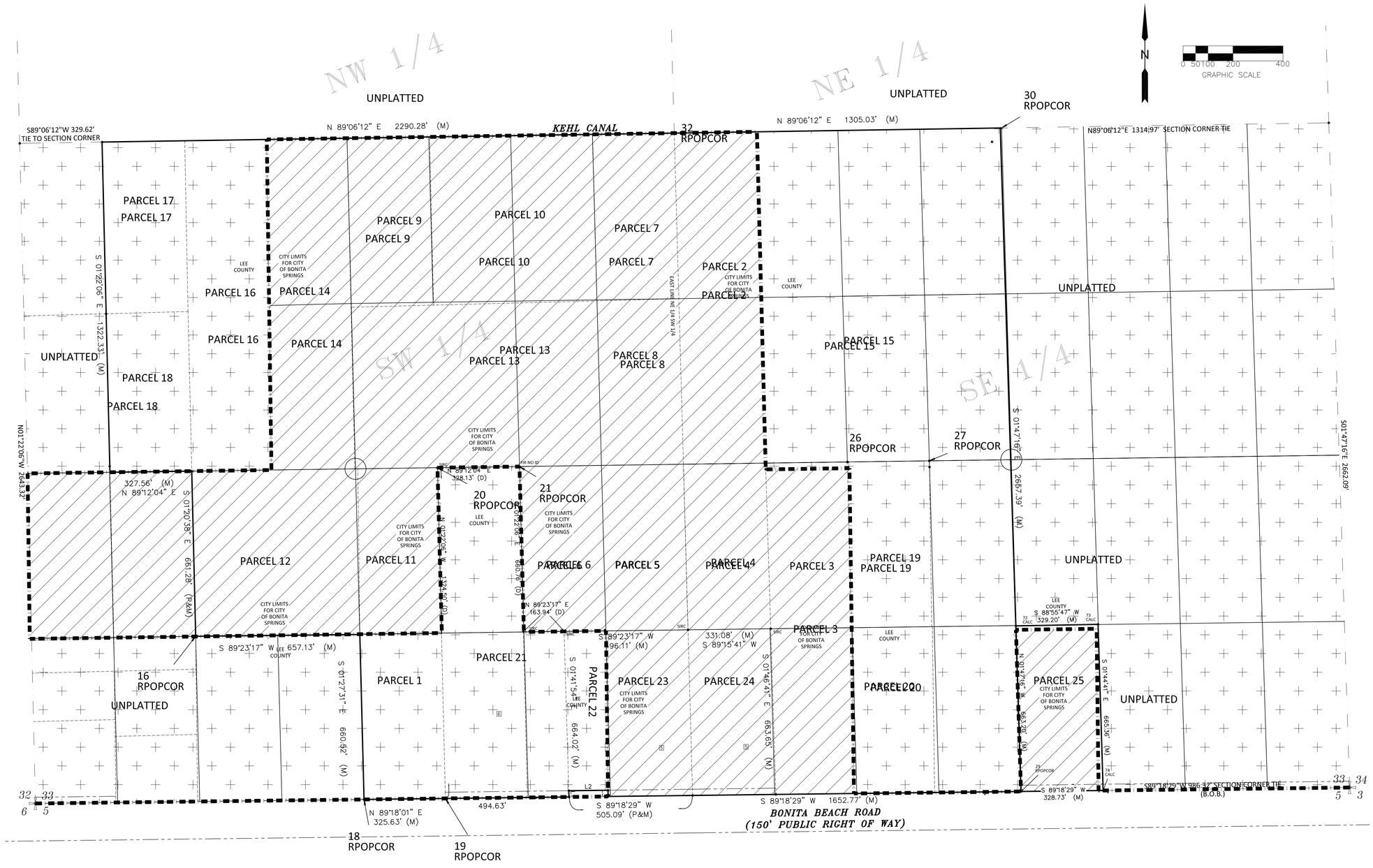
1. THROUGH 4. GENERAL EXCEPTIONS.
5. AND 6. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON.
7. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
8. AND 9. GENERAL EXCEPTIONS.

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Z:\RAVENNA LAKES (DON MAI) 19-435\2019435 DRAWING FOR UPDATE 2022-05-22.dwg, LEGAL, 4/5/2022 13:03:1 PM, 1:1

BOUNDARY SURVEY

OF A
PARCEL OF LAND
LYING IN
SECTIONS 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



LEGEND

= DELINEATES CITY OF BONITA VS. UNICORPORATED LEE COUNTY

= CITY OF BONITA SPRINGS

=UNICORPORATED LEE COUNTY

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Z:\RAVENNA LAKES (DON MAI) 1164\5720\1b4\5720-1b4-SD DRAWING FOR UPDATE 20224x32.dwg, CITY LIMITS, 8/5/2022 1:14:09 PM, 1:1

Revana Lakes
COMPREHENSIVE PLAN MAP AMENDMENT

Exhibits IV.E – Bonita Plan Compliance & IV.G – Sound Planning Principles

I. Request

Seagate Revana, LLC ("Applicant") is requesting approval of a Text Amendment and Future Land Use Map Amendment to designate the 204 +/-acre subject property from the Lee County "Density Reduction Groundwater Resource" (DR/GR) and "Wetlands" future land use categories, and the City of Bonita Springs "Resource Protection", and "Wetlands" future land use categories, to the City of Bonita Springs' "Urban Fringe Community" future land use category and the "Resource Protection" future land use category.

The Amendment proposes to designate this annexed assembled property within a unified City future land use (FLU) category, that is appropriate and compatible considering the surrounding land use pattern, available infrastructure, and changed environmental conditions applicable to the Property since the DR/GR category was adopted in 1989.

The following narrative outlines the relevant data and analysis to support this request. The Applicant has filed a companion Annexation Agreement to annex those parcels within unincorporated Lee County into the City of Bonita Springs, as well as a Planned Development rezoning petition. These applications will allow for the construction of 388 dwelling units (single and multi-family units) with 39,500 square feet of commercial retail uses on the site.

II. Property Information & Existing Conditions

Revana Lakes ("Property"), formerly known as the Don Mal Assemblage, comprises 204 +/- acres and is generally located north of Bonita Beach Road, and about 2 miles east of I-75. Approximately 114+/- acres of the Property are within the City of Bonita Springs, a portion of which was annexed in 2008 per Ordinance No. 08-15. The remaining 90 acres are within unincorporated Lee County. Please note since the initial filing of the Comprehensive Plan Amendment application, the Applicant has updated the project boundary to include 30 acres along Bonita Beach Road owned by Ms. Wendy Thiel, Craig and Kirk Haines, Good Enough Farm LLC, and Beach Road & 29 LLC. These additional parcels provide for a compact and contiguous project with continuous Bonita Beach Road frontage to ensure a well-planned development and attractive roadway viewsheds.

The Property is currently accessed from Bonita Beach Road via existing unimproved driveways at the eastern edge of the site and connecting to the Thiel property. Other access is provided via partially improved driveways from Faygin Lane to the west of the site.

In terms of historic use, the following description of changes in land use and cover are based on observations of current site conditions and analysis of publicly available data sources including Natural Resources Conservation Service (NRCS) soils maps, South Florida Water Management District (SFWMD) permits, and historical aerial imagery. Prior to the 1960's, the region, including the subject property, was largely undeveloped – lacking improved roadways, agriculture, residential, or

commercial improvement. Similar to surrounding lands, the Property was characterized as open rangeland and pine flatwoods bounded by wet prairies, marshes, and cypress forest that were part of the Imperial River watershed that extended to the east and northeast, including southern sections of Corkscrew Regional Ecosystem Watershed (CREW) lands. In the early 1960's the Kehl Canal, which runs along the property's northern limit, was excavated. The Kehl Canal captured water flow from CREW lands and directed it westerly to the Imperial River, essentially severing the Property's surface water and shallow groundwater hydrology from the larger Imperial River watershed.

Comparison of historic aerials and soils maps suggest that when the canal was constructed, the land uses and vegetation cover on the Property was composed primarily of hydric flatwood communities, punctuated by pine flatwood "islands" that were associated with *Immokalee Sand* soils. In the early 1980's the 12-acre property fronting on Bonita Beach Road was improved with a single-family dwelling and in the late 1990's, a 5-acre parcel along the western Property limit was improved with a single-family residential dwelling. The residential structures continue to exist on the properties today although it is noted that the 5-acre parcel has been vacant for many years. In 1998, SFWMD issued an Environmental Resource Permit (ERP) for the construction of the Property's western limestone mine. The mining area was contained by berms and excavated in approximately 2002. In 2000, SFWMD issued a second ERP for the construction of the Property's eastern limestone mine. Prior to the eastern mine's development, the parcel was occupied by a tree farm. The eastern mine was also bermed and partially excavated in 2006/2007. When the excavation was terminated, the balance of the parcel remained unexcavated and partially impacted/improved by mining related operations. Over the decades, as with most disturbed lands in the region, the forested and non-forested communities became infested with exotic vegetation – primarily melaleuca, Brazilian pepper, and ear-leaf acacia. Exotic vegetation was previously removed from portions of the property, including areas adjacent to the western mine and along the Kehl Canal; however, exotic vegetation is again encroaching. Over the remainder of the undeveloped portion of the property, exotics have come to dominate the existing plant communities. Recent inspections indicate no active use of the property.

The entire Property is designated within the Lee County DR/GR and Wetlands future land use categories and is zoned Agricultural (AG-2) and Industrial Planned Development (IPD). The portion of the site annexed into the City was never assigned a Bonita Springs future land use category or zoning district and retains Lee County entitlements until City entitlements are adopted by the municipality per Section 171.062(2), Florida Statutes.

The area zoned Industrial Planned Development (IPD) consists of approximately 40 acres in the far eastern portion of the Property. This IPD approval allows for earth mining operations of both fill dirt and lime rock to a depth of 30 feet. The approval authorizes blasting to access materials below the rock layer pursuant to Lee County Zoning Resolution Z-01-004. The mining operation was further permitted via Limited Review Development Order, which was recently extended. The SFWMD authorized the mining operation through Environmental Resource Permit (ERP) No. 36-03780-P. An earlier and larger mining operation, identified as the BLR Fill Pit, occurred in the northwest section of the Property. The SFWMD similarly issued an ERP (No. 36-03511-P) for the BLR Fill Pit mining operation.

In addition to the IPD, approximately 47.8-acres of the Property are subject to a Special Exception approval in 2000 (SEZ1999-00024) to allow for an Excavation/Mining operation. These lands are also subject to a companion Variance approval (VAR1999-00020) to allow both a 30-foot excavation setback on the north side of the property along the Kehl canal, and an excavation bank slope of a ratio of 4:1. Blasting operations were not a part of this approval, and the maximum permitted depth of the mining operation approved was 25 feet. The approval lasted a period of 2 ½ years and has sun-setted. At the time of this approval, the lands were within the Lee County

DR/GR and Wetlands FLU categories, and it was determined that 99% of the wetlands on site were impacted with melaleuca and the excavation/mining use was deemed appropriate.

III. Surrounding Land Uses

In terms of surrounding land uses, the Property is located immediately north of Bonita Beach Road, a four (4) lane county-maintained arterial roadway and is located in a transitional area between lower density/intensity DR/GR lands in unincorporated Lee County, high density farmworker housing and RV development to the west, and established, suburban communities in the City of Bonita Springs to the immediate south and further east along Bonita Beach Road.

The development pattern immediately south of Bonita Beach Road is characterized by master-planned residential communities containing a mix of single-family, two-family, and multi-family residential dwelling types, golf courses, and recreational amenities. The maximum allowable density in these communities is 6 dwelling units (du) per acre per the underlying Moderate Density/Mixed-Use Planned Development future land use category. Approved densities per the Planned Development approvals range from approximately 2 to 4 dwelling units per acre.

Specifically, the Palmira Golf & Country Club is approved for 4.12 du/acre (1,299 du on 315 acres). The Village Walk community directly east of Palmira is approved for 3.08 du/acre (1,999 du on 649 acres). Worthington Golf & Country Club directly west of Palmira is approved for 2.4 du/acre (799 du on 328 acres). Citrus Park, while not abutting the site, is also within the DR/GR area of the City and is permitted for 1,500 mobile home and RV lots, at a gross density of 3.7 du/acre. Also, there is an employment center, retail, and light industrial uses in the Bernwood Park of Commerce Mixed-Use Planned Development at the southwest corner of Bonita Beach Road and Bonita Grande Drive, approximately 1.5 miles west of the Property., The proposed map amendment mirrors those lands to the south of Bonita Beach Road in regards to compatibility, and proposes to develop this heavily impacted site in a similar manner.

Lands on the north side of Bonita Beach Road, generally east of Bonita Grande Drive, are in unincorporated Lee County and consist of a broad mix of uses. Existing developments include a Race Trac gas station, light industrial/manufacturing uses, single-family homes, migrant/farmworker housing, and a Recreational Vehicle park (Sanctuary RV Resort). A Mixed-Use Planned Development known as the Bonita Grande MPD (AKA Midtown) is approved at the northwest quadrant of Bonita Beach Road and Bonita Grande Drive, and is permitted for 150 hotel rooms, 500 multi-family dwelling units, and 350,000 square feet of commercial uses.

Also, of note in the immediate area, and an indicator of the appropriateness of this request, is the conceptual proposed alignment of the Collier Boulevard (CR 951) extension, which is anticipated to run north/south from Logan Blvd. to the Kehl Canal, approximately 1,000 feet east of the eastern property boundary. The roadway would then turn west and run parallel to the Kehl canal to the immediate north of the Property. This regional arterial connection will further drive development in this portion of Lee County and the City of Bonita Springs, particularly on DR/GR lands north of Bonita Beach Road that are not of high environmental value and therefore appropriate for development, such as the subject property. If constructed, CR 951 would further isolate the Property from conservation lands to the north.

While it is understood that the CR 951 alignment is not currently shown on Lee County Long Range Transportation Plans (LRTP) or the Collier County LRTP, if pursued by the Metropolitan Planning Organization (MPO), it is likely that 200+/- feet of the Property along the northern property line will be required to accommodate the roadway, furthering the need for the

amendment based on Property's location within an urban area that is anticipated as experiencing continued growth.

With the exception of the relatively small areas of Urban Fringe-Community District and Resource Protection categories shown on the City's current FLU Map, **the Property is the only area on the map located in eastern Bonita that is not within an urban-designated FLU category**. The DR/GR lands that are shown on the adopted future land use map are located much further west along the I-75 corridor and mostly west of Bonita Grande Drive.

IV. Property History & DR/GR Background

In order to determine the appropriate future land use category to assign to the Property, an examination of the most similar City category, also DR/GR, is warranted.

Bonita Springs' DR/GR land use originates from the 1989 Department of Community Affairs settlement with Lee County. The settlement dealt with the over-allocation of County land compared to population growth. Lee County responded to the concerns regarding growth rate, dwelling unit capacity, groundwater recharge, and future water supply within the County by creating a new Density Reduction/Groundwater Resource (DR/GR) future land use category. The category allowed for very low-density development at 1 du/10 acres to address the overallocation of density, but also allowed for intensive land uses, such as mining, that contradict the overarching intent to protect groundwater and natural resources.

When the City incorporated in 1999, the City Charter made the Lee County Comprehensive Plan the City's transitional Comprehensive Plan. The intent was to modify and update the plan over time to tailor it to the unique and specific lands within the City limits. Documentation also indicates that the City would consider the existing conditions and viability of the land to provide environmental or groundwater resource benefits specific to the DR/GR category, inherited via the transitional comprehensive plan. The modifications and amendments that occurred over the following years were reflective of existing conditions and the City's vision.

Future Land Use Element Policy 1.7.1 in the City's Comprehensive Plan required the City to complete a study by 2004 that identified the types and intensity of uses that should be allowed within the DR/GR area, and to determine the most effective and appropriate techniques to ensure the maintenance of adequate quantity and quality of surface and groundwater resources. The first significant DR/GR study entitled, "Engineering Analysis for Properties Designated Within the City of Bonita Springs as 'Density Reduction/Groundwater Resource' (DR/GR)", also known as the "Rawl Study", was completed in July 2005 on behalf of Lee County. This study also provided findings relating to the Bonita Springs DR/GR lands. This study indicates that the subject area specifically does not provide significant recharge to the Lower Tamiami and the Lower Mid-Hawthorn Aquifers and developing properties in this area while employing Best Management Plans (BMPs) along with adherence to SFWMD regulations would be sufficient. The Study goes on to state that development under these standards will result in a net increase in the quantity of water retained on-site, which in turn would increase the net recharge to underlying aquifer systems.

The next study of note that should be examined is the North East Quadrant Land Use Study prepared in 2013 by Barraco & Associates, Inc., Stuart & Associates, JMB Transportation Engineering, Inc., & Passarella and Associates. This study states on page 18 directly relating to the Property and immediate vicinity "…the area does not provide significant recharge to aquifer systems associated with potable water well fields. Hence, it is entirely questionable whether

Bonita Spring's DR/GR land use is warranted" and "from a groundwater management perspective, there is no governmental or technical support for the existence of this DR/GR category." The lack of effective recharge to underlying aquifers is further exemplified by the United States Geological Survey (USGS) Water Resource Investigation Report 95-4003, which indicates a recharge rate in the range of 0 to 3 inches per year in the vicinity of the Property. The low recharge rate is due to seasonal high water table elevations in respect to land surface, low soil vertical permeability and low soil moisture holding capacity.

The Bonita Springs Density Reduction/Groundwater Resource Land Use Study, prepared by DeLisi Fitzgerald, Inc. in 2009, which did not include the Property in its study area, focused on the DR/GR lands within the City that are mostly west of Bonita Grande Drive. However, as it relates to lands assigned a DR/GR category, the study stated that "*the land within the Bonita Springs DR/GR is almost entirely impacted in some way*." The study also references the projected population and the need for viable housing lands within the City. Based on population projections outlined in this report, it was also stated that "*Based on these projections, the City of Bonita Springs is anticipated to see a dramatic population increase through the year 2025 with minimal additional land for development*." It goes on further to say "*To the extent that there is appropriate land available in this incorporated municipality, land that can be serviced by urban infrastructure, development should be accommodated. Utility service is available (Bonita Springs Utilities is physically located inside the DR/GR) and road infrastructure is and can be made available with proper planning*." As this report outlines, the Property can be serviced by urban infrastructure and can also receive utilities by Bonita Springs Utilities (BSU) as outlined in the enclosed availability letter.

It is evident that the DR/GR land use category has served as a "placeholder" on many lands within the City and as a carryover from the Lee Plan designations. In direct compliance with Policy 1.7.1, this placeholder has allowed the City the time to carry out several studies of the DR/GR to determine appropriate land uses and to ensure the maintenance of adequate surface and groundwater resources. The intent of these studies was to identify areas within the City, within the DR/GR category, that were of environmental value and that should be restricted in terms of land development. It should be noted that when Lee County originally placed such lands into the DR/GR category it was because the best data available at that time showed those areas could play a role in the development of the County's future potable water supplies. However, it is evident by the latest available data that this Property does not significantly contribute to the protection of the groundwater resources and water supply, nor does it have high quality environmentally sensitive lands or other natural resources.

It is also important to note the underlying Lee County FLU permits mining activities, which are contrary to many of the goals of the Comprehensive Plan. Lee County over recent years has evolved their Plan to provide a mechanism for balanced, well-planned developments in the context of DR/GR. This is evidenced by Babcock Ranch in Northeast Lee County and the communities along Corkscrew Road. The comprehensive plan amendments that made these projects possible recognize that development can be done appropriately to uphold the intent of the DR/GR, and in a manner that enhances instead of detracts from the natural environment, while accommodating population growth and properly utilizing publicly funded infrastructure investments.

V. Public Infrastructure

As outlined in the enclosed application, the subject property is currently serviced, or will be serviced, by public and private infrastructure that can accommodate the proposed density

associated with the map amendment. Potable water and sanitary sewer services for the project will be provided by BSU. The enclosed availability letter demonstrates adequate capacity of potable water and sewer to serve the maximum development permitted by this amendment. There is an existing 12" to 16" water main located on the south side of Bonita Beach Road and a 16" force main located on the north side of Bonita Beach Road, which the project will connect to in order to extend utilities throughout the project. In addition to the BSU service availability letter, the Applicant has received letters of service availability from the Lee County Sheriff, Bonita Springs Fire Control & Rescue District, Lee County Solid Waste Department, Lee County School District, and Lee County Transit.

As detailed in the accompanying Traffic Analysis prepared by TR Transportation Consultants, Inc., the surrounding roadway network is sufficient and can accommodate the proposed map amendment and resulting density. The proposed amendment will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed amendment. This is an important point to note as it further indicates that providing the opportunity for residential development through this comprehensive plan amendment, allows the City to maximize utilization of existing facilities and increase revenue sources for maintaining adopted LOS through additional impact fees and long term maintenance of roadways from population based state revenue sharing, gas taxes, and increases in existing ad valorem taxes for the City.

In addition, there are adequate community facilities and services in the immediate vicinity of the project, including fire protection, schools, and public parks. From an EMS standpoint, the County no longer provides letters of service availability. Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibits IV.B.2 and IV.B.3) for a complete description of available infrastructure and services to support the amendment request.

As evidenced by the available existing infrastructure, and future infrastructure improvements, this area can accommodate new growth to support projected population increases within the City's planning horizon. Furthermore, the Applicant has provided the requisite data to support a finding that the property will have the necessary public infrastructure needed to support the requested density achievable in the Urban Fringe-Community District FLU category.

VI. Amendment Request

A request for Annexation has been filed concurrently by the Applicant for all 204.5 acres to be located within the City of Bonita Springs. By annexing the remaining 90+/- acres of Lee County parcels into the City, the Applicant is providing the City the benefit of receiving additional tax-based incentives from future development. The City, rather than the County, is also receiving the benefit of being able to control, through review and approval, the type and quality of development that can occur on the Property via the Planned Development rezone process. Additionally, all impact fees associated with the development would be retained by the City instead of the County.

The Applicant's request to designate the Property in the City's Urban Fringe-Community District category will allow for appropriate lower-density residential development and neighborhood commercial uses along the Bonita Beach Road arterial corridor. The proposal represents a logical extension of the land use pattern that currently exists east along the southside of Bonita Beach Road; acknowledges that this Property is in an urbanized area intended for development based upon existing and planned public infrastructure; and recognizes the site is not environmentally significant enough to warrant maintaining the DR/GR category due to its highly disturbed condition from historical mining

and lack of preserve or habitat connectivity, including its hydrologic isolation from off-site conservation lands.

The Urban Fringe-Community District category will allow a maximum base density of up to 2.77 gross dwelling units per acre. Allowable and appropriate uses within this category include the full range of land uses including residential uses, non-residential/commercial, and open space uses. Through the companion PUD the Applicant will seek a mix of dwelling types, as permitted in the other developments along Bonita Beach Road with appropriate design controls and performance standards to ensure compatible development that compliments the surrounding communities. The Applicant is also proposing limited, neighborhood commercial uses as well as recreational amenities. The commercial portion of the project will be limited to 0.67 floor area ratio and will be located on the 4.8 acre parcel to the southeast along Bonita Beach Rd. This will not only provide local goods and services within walking distance of homes within the proposed development, but also provide for nearby services for surrounding communities, allowing for reduction in vehicle miles travelled along Bonita Beach Road. As for the open space uses, these areas allow for preserved natural areas such as, buffer lakes, retention areas, parks, and conservation areas.

The resulting maximum density yield based upon the size of the Property and the proposed future land use category would result in a unit count of 566 dwelling units. **However, the applicant desires to reduce the maximum density from 566 DU to a maximum 388 dwelling units. This represents a proposed density of 1.9 du/acre or approximately 30% of the maximum allowable density.** The proposed density will minimize the overall impact of development and help ensure that the development is compatible with the surrounding area and provides transition from the intensive Bonita Beach Road frontage to the conservation lands and large-lot residential uses to the north of the Kehl canal. In addition, the lower amount of dwelling units will allow for greater clustering of residential development while minimizing the loss of native vegetation and wetlands.

According to Policy 1.1.10.1(3), development within the Urban Fringe Community District is encouraged to provide a mix of uses, including convenience and commercial uses intended to serve residents and their guest to minimize trips outside of the Urban Fringe Community. The amendment and companion PD is consistent with this Policy through the inclusion of 39,500 sq. ft. of commercial retail uses within the project boundary. Adding the 39,500 sq. ft. of commercial development will provide the opportunity for goods and services to be available along Bonita Beach Road. Currently, the only option for residents to access convenient goods is approximately two miles west towards Interstate-75. The proposed development would also reduce the distance traveled for residents living at the far east of Bonita Beach Rd seeking convent retail services. As for the residents living within the proposed development, the option for commercial development will allow them to remain within the Urban Fringe Community District and still be able to purchase goods without leaving the neighborhood.

The combined appropriate land uses of residential and commercial will allow for internal capture that provides residents within Urban Fringe Community District the convenience to access goods and services without having to drive along Bonita Beach Rd. As a result, the mixed-use development will create less demand on the external road system than the surrounding single-use developments that generates the same number of trips. The objective of this mixed-use element is to reduce external trips and relieve congestion along the major arterial roadways. The commercial aspect of the project will not only serve the proposed development, but it will also provide convenience to the single-use developments east of the subject property along Bonita Beach Rd.

The request to change the future land use map and amend the comprehensive text to allow for the 204 +/- acre property to be included in the Urban Fringe Community District category and Resource Protection category per Policy 1.1.10.1 (2) The request for the proposed map amendment to assign

the property a Urban Fringe Community District Category and Resource Protection Category and text amendment will provide the City a level of assurance due to the requirement for Planned Development rezoning in Policy 1.1.10.1, thereby assuring the City that the future development of the property can be appropriately conditioned with a binding Master Concept Plan.

Allowing the Property to be categorized as Urban Fringe Community District not only meets the demand for mixed-use development in the area, it also provides a definitive boundary between developable lands and the county or state owned lands. Due to the abutting public owned land, the subject Property is the only developable land north of Bonita Beach Rd. Due to the neighboring property to the east.

The Property contains existing land features that already serve to buffer the development from adjacent conservations areas. Buffer Zones 1-3 of the Urban Fringe communities are more appropriate for the existing properties in this land use category that are located southwest of the subject property which are directly adjacent to the CREW Bird Rookery Swamp and the Crew Flint Pen Strand and which require greater buffer areas to mitigate impacts to adjacent conservation lands almost completely surrounding developments which is not appropriate for most properties north of Bonita Beach Road.

The Property incorporates 100-foot wide Kehl Canal Corridor along the entire northern property line which includes a 30-foot canal easement providing for a minimum 130-foot-wide buffer area containing a minimum 1.77 acres of restoration plantings along the northern property line. To the east of the is an isolated state-owned conservation are which is anticipated to be further isolated from expansive conservation areas further north and east via the 951-extension anticipated to run north/south from Logan Boulevard to the Kehl Canal, approximately 1,000 feet of the eastern boundary of the subject property. As identified in the text amendment and companion rezone request boundaries that abut conservation land will provide a minimum 40 foot-wide buffer area with a type C buffer.

The Property will contain non-sinuous lakes, however, proposes to mimic the intent of the providing for sinuous shorelines providing greater feeding areas and littoral vegetation by providing three plant per linear foot of lake shoreline as measured at the control elevation water level which is three times the vegetation required for lakes with sinuous shorelines. Littoral shelves shall be provided at a 10:1 slope for 10% of the linear feet of shoreline for each non-sinuous lake to provide feeding shelves to provide feeding areas for water dependent avian species.

EXHIBIT IV.E – BONITA PLAN INTERNAL CONSISTENCY NARRATIVE

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

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

The Applicant's map and text amendment request is seeking to provide the City with a land use that will result in development of the property at an appropriate density that is compatible with surrounding developments, while providing for new development to accommodate the

population growth where transportation facilities and other infrastructure exists. The reduction in maximum density to 388 DU further provides that proposed land use is compatible and complimentary to the surrounding City lands. In addition, the proposed Land Use provides for the extension of the Urban Fringe-Community District *category to the north of Bonita Beach Road. The amendment will ensure that the proposed future land use category will encourage a mix of uses that will promote a creative development design that preserves the natural environment. Further, the proposed amendment allows for the future development of land along an existing arterial roadway, maximizing use of existing facilities that have remaining capacity.*

(FUTURE LAND USE) Policy 1.1.10.1: Urban Fringe Community District **- Intended to accommodate and provide flexibility for development in areas exhibiting substantial environmental resource protection lands combined with transitional urban characteristics. In order for land to be considered for this designation, land requested to be placed in this category shall be a minimum of 100 acres within the 1,165 acres of gross land area in the land use category. Development within this category would be allowed from 2.54 to 2.77 gross dwelling units per acre. Land developed within this Urban Fringe Community District must adhere to the following innovative design and planning principles.**

1. **All new development within the Urban Fringe Community District shall be required to be zoned as a Planned Development**

   The amendment is consistent via submittal of the companion Mixed Use Planned Development.

2. **Development within this Urban Fringe Community District will be required to cluster in order to minimize loss of native vegetation and wetland function. Developments within the Urban Fringe District are permitted to be clustered at higher than gross density as long as the gross density and maximum number of units are not exceeded for the total acreage within the Urban Fringe District. Significant natural systems, or wetlands which require preservation in order to comply with Local, State and Federal Permitting, shall be placed in the Resource Protection Future Land Use category and for purposes of the Urban Fringe Community District, shall be included in gross acreage for density calculations.**

   The amendment is consistent vis submittal of the companion Mixed Use Planned Development, which demonstrates preservation of the site's highest quality wetlands and clustering of the development footprint in uplands to the greatest extent possible.

3. **Development within the Urban Fringe Community District is encouraged to provide a mix of uses, including a mix of residential types, recreational amenities, civic spaces and convenience and commercial uses intended to serve residents and their guests in order to minimize trips outside the Urban Fringe Community District.**

   The amendment is consistent vis submittal of the companion Mixed Use Planned Development. The zoning petition demonstrates a mix of housing types, neighborhood-scale commercial uses and recreational amenities to serve residents and their guests.

4. **Development is encouraged to provide creative site design and clustering is required to provide for greater common open space and mixed-use development.**

The planning flexibility provided through the planned development process shall encourage and facilitate creative design techniques.

The amendment is consistent vis submittal of the companion Mixed Use Planned Development. The site has clustered open space distributed throughout the site. Residential density is well below the maximum density of 2.77 du/acre. Maximum residential building height is limited to 60 feet. The proposed mix of land uses falls within the allowable ranges for both residential and non-residential development.

Additionally, the amendment is consistent with appropriate distances and will provide a minimum of 350 feet between all clubhouses, vehicular service areas, and amenity centers that include outdoor pools and tennis courts and any abutting conservation area in order to minimum the impacts to wildlife and water quality.

5. **All major resource protection areas over 20 acres in size shall be provided public vehicular access on non-gated roadways.**

   N/A

6. **Land areas amended to the Urban Fringe Community District will be tracked by the City of Bonita Springs to address the following of all property within the Urban Fringe Community District:**
   i. **Maximum number of dwelling units**
   ii. **Maximum square footage of commercial**
   iii. **Locations of public sites, and**
   iv. **Maximum amounts of non-public recreational uses to be provided.**

   The amendment is consistent vis submittal of the companion Mixed Use Planned Development and is understood the companion rezone will have a condition to track development as the community is constructed.

7. **As individual zoning to the Residential Planned Development (RPD) are submitted to the City they shall include as minimum the following information:**
   a. **A showing of the amount of units as a part of the maximum approved for the parent parcel**
   b. **A Traffic Analysis submitted in accordance with the City's TIS requirements verifying that adequate capacity currently exist or will exist prior to the issuance of any certifications of occupancy.**

8. **Any lands included or amended into the Urban Fringe Community District category must demonstrate the non- existence of urban sprawl.**

The proposed amendment represents a logical extension of the Urban Fringe Community District category in this location of the City where Urban Fringe Community District category exists (1) one mile east along the southern side of Bonita Beach Road. It is noted that the same infrastructure system (without the need for improvements) exists to support future growth on the north side of the Bonita Beach Road corridor. The Planned Development rezoning will ensure compliance with all of the above sub-policies to ensure well-planned, attractive and functional development that maximizes the use of existing infrastructure results from this amendment. A traffic study was submitted demonstrating adequate capacity on impacted

roadways. Additionally, the neighborhood commercial component will help reduce Vehicle Miles Travelled (VMT) on Bonita Beach Road.

***(FUTURE LAND USE) Policy 1.1.10.3: Annexed Areas*: Areas that have been annexed, but have not been formally placed in a City of Bonita Springs Future Land Use category, will carry forward their existing or underlying unincorporated county future land use designation until such time that the City has formally adopted Objectives, Policies, or Strategies affecting the property.**

The request proposes to assign an appropriate City FLU category to lands that have been annexed into the City. The City has formally adopted Goals, Objectives and Policies for the Urban Fringe Community FLU category, which development of the property will comply with.

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

As evidenced in the letters of availability and supportive data and analysis, all required public facilities and services are available to serve the density proposed by this amendment. Further, the proposed land use will provide for future residential development to maximize the use of these existing facilities while also providing for additional revenue sources to ensure maintenance of LOS and maintenance of the surrounding public facilities. The application has been updated to decrease the proposed density to further address compatibility and transition of densities in the eastern portion of the City.

***(FUTURE LAND USE) Policy 1.7.1:* DR/GR Studies: In order to best protect ground water resources, by year-end 2004, the City shall have completed a study to identify the types and intensity of uses that should be allowed within the DRGR area, and to determine the most effective and appropriate techniques to ensure the maintenance of adequate quantity and quality of surface and groundwater resources. The study shall include, but shall not be limited to, evaluation of the following factors in the study area:**

a. Subsurface and surface water resources.

b. Existing uses and those having received approval prior to the adoption of the City's Comprehensive Plan.

c. Soils, wetlands, habitats and species and their quantity and quality.

d. The Imperial River and its historical and present floodways and flow ways.

e. Drainage and stormwater patterns and flooding.

f. The long-term water and wastewater supply and disposal needs and plans of Bonita Springs Utilities.

g. Resource protection measures applicable and contained in the City's Comprehensive Plan and land development regulations.

h. Allowable uses and their density and intensity.

i. Existing and planned infrastructure in and affecting the area.

j. SFWMD and County ownership in and projects affecting the area.

k. Potential positive or negative effects of possible new land uses on the resource base(s) and new or amended best environmental management practices needed by the City to further its control.

There have been several planning studies conducted for the DR/GR, most recently "The NE Quadrant Land Use Plan." The City also established a Water Quality Task Force that evaluated land use issues within the DR/GR and made a final set of recommendations to the City in December 2014. As referenced in the NE Quadrant Land Use Plan Study, prepared in 2013, the Study Area is not consistent with the City's DR/GR Policy 1.1.21. "The Study Area provides poor potable water supply ground water recharge. A literature review finds professional consensus that the Study Area does not provide significant public water supply recharge, both by policy and geological condition."

The NE Quadrant Land Use Study, the City's most recent DR/GR study also states "…the area does not provide significant recharge to aquifer systems associated with potable water well fields. Hence, it is entirely questionable whether Bonita Spring's DR/GR land use is warranted" and "from a groundwater management perspective, there is no governmental or technical support for the existence of this DR/GR category." The report supports the amendment request, and the Applicant's desire to not be placed within the City's DR/GR and Resource Protection future land use categories as proposed through the City-initiated General Amendments. The Applicant is proposing to designate the property within a FLU category that is consistent with surrounding City lands and is appropriate for the heavily impacted site.

Furthermore, other studies conducted including the "Engineering Analysis for Properties Designated Within the City of Bonita Springs as 'Density Reduction/Groundwater Resource' DR/GR" (also known as the "Rawl Study"), completed in July 2005, indicates that the subject area does not provide significant recharge to the Lower Tamiami and the Lower Mid-Hawthorn Aquifers, and developing properties in this area under the BMPs and SFWMD guidelines is sufficient and will result in a net increase in the quantity of water retained on-site, which will in turn increase the net recharge to underlying aquifer systems.

The Applicant has included a Groundwater and Surface Water Report in this submittal to address the appropriateness of the DR/GR category on this specific site. The Report notes the project site has a long history of disturbance including the excavation of the Kehl Canal in the early 1960's, the historic tree nursery on the northeastern section of the property, the addition of various residential structures and mobile home sites, equipment storage areas, excavated test pits, in addition to the two (2) separate limestone mining operations.

Given the significant impacts from previous land uses, the property's surface water hydrology has been significantly impacted, as compared to pre-development conditions. These disturbances have resulted in disconnected surface water flow paths and isolated subbasins. The site's groundwater hydrology has also been altered by the limestone mining operations that penetrated into the top of the Tamiami Formation which represents the unconfined Surficial Aquifer System (i.e., Water Table Aquifer).

Consistent with the City of Bonita Springs' Comprehensive Plan (The Bonita Plan), the Applicant's request must demonstrate the protection, preservation and enhancement of

groundwater recharge and environmental wetland) systems. The proposed project meets these goals through the implementation of the following water resource benefits:

- *Improved surface water quality and attenuation is anticipated through the creation of engineered stormwater management system lakes, some of which will outfall into the existing limestone pits, prior to entering the Kehl Canal. The use of the existing water-filled mine pits will also provide enhanced floodwater storage, allowing the project to help improve historic stormwater flooding concerns in addition to water quality.*

- *The routing of treated stormwater into the historic limestone pits prior to entering the Kehl Canal will also promote and greatly enhance recharge potential to the Water Table Aquifer. This approach takes advantage of the historic excavation's storage capabilities and penetration into the underlying aquifer.*

- *Due to its disturbed nature, the site exhibits significant nuisance and exotic plant infestation, particularly within the disturbed wetland areas. The proposed removal of nuisance and exotic vegetation will assist in the restoration of the project site's hydrology and ecology.*

- *The Revana Lakes development proposes to utilize both groundwater and captured stormwater (surface water) for irrigation, whereby groundwater quantities are used to supplement surface water irrigation supplies within the project's stormwater management system lakes. Irrigation quantities will then be withdrawn from the lakes to irrigate lawn and landscaped areas. The conjunctive use of both ground and surface water supplies is anticipated to conserve groundwater quantities proposed to be derived from the Lower Tamiami Aquifer, thereby furthering the project's resource benefits.*

- *The project proposes a master-controlled irrigation system that will regulate both the initiation and overall duration of irrigation events in order to increase irrigation water use efficiency and enhance water conservation (i.e., no individual homeowner will have access to irrigation timers). Future plans may include an integrated communication system between the surface water pump station controller clocks and the proposed augmentation well pump station(s).*

- *The project's proposed Enhanced Lake Management Plan, designed to protect the water resources and the City's wellfield, includes quarterly surface water quality monitoring of the stormwater management system and existing water-filled limestone pits. These data will serve as an early warning system, will be timely submitted after each testing event, and summarized in an annual report.*

  Collectively, these water resource benefits represent a high standard of water resource and environmental protection that, in many cases, exceeds the future land use requirements contemplated by the City's Comprehensive Plan. Thus, the proposed amendment is entirely consistent with the outcomes of the City's DR/GR studies.

(TRANSPORTATION) **Goal 2: To implement a multi-modal transportation system along Bonita Beach Road using complete streets principles that ensures the safety of all**

users; equitable accommodation of all modes of transportation; the interconnection of the built and natural environment with transportation infrastructure; and facilitates a grid street network that mitigates congestion and links neighborhoods.

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

Through the policy's required Planned Development rezoning for lands within the Urban Fringe Community District, the site will ultimately have to comply with the City's Land Development Code. Through development possible by this comprehensive plan amendment, the City has the opportunity to provide for the infrastructure to support the design and implementation of complete streets in this area of Bonita Beach Road.

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

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

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

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

Through the policy's required Planned Development rezoning for lands within the Urban Fringe Community District, the development is consistent with and compliments the City's goals, objectives and policies to provide for a variety of housing types at suitable densities to accommodate existing and future populations of the City. The PD proposes a mix of single-family attached and detached dwelling types to provide variety of housing while ensuring compatibility with the residential character along this segment of Bonita Beach Road. The subject property has direct access to Bonita Beach Road and is consistent with residential communities such as Palmira and Village Walk. The development will provide for a range of residential uses including single-family and multi-family dwellings will continue to provide the City of Bonita with a desirable diversity of dwelling units, which will serve the anticipated growing population of the City. The project is also mixed-use with neighborhood retail in proximity to the proposed single-family detached and attached dwelling types.

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

Bonita Springs Utilities (BSU) serves this project site with potable water available as outlined in the attached letter of service availability.

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

BSU serves this amendment area and can provide wastewater and sewer as outlined in the attached letter of service availability.

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

The project will connect to BSU's central sewer system. See attached letter of availability.

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

Policy 4.1.1: Development shall be limited in Rare and Unique Upland Habitats and strictly controlled in wetlands (as stated in Policy 15.1.1.) in the City.

Policy 4.1.2: The City shall continue to support the preservation of environmentally sensitive areas in the coastal planning area by land acquisition.

Policy 4.1.3: The City shall continue to protect its environmentally critical areas by:

a. Requiring the use of Planned Development (PD) for locations exhibiting characteristics of environmentally critical areas and strongly encourage the use of clustering and other innovative methods to avoid clearing and other development "footprint" impacts to the listed habitat by shifting infrastructure and units to appropriate parcel locations.

b. Requiring planned development applications to be accompanied by:

1. A description of existing conditions including:

(a) Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a topographic map or a U.S.G.S. quadrangle map showing the subject property. Soils and vegetation, etc., should be classified in accordance with the USDA/NRCS System and the Florida Land Use and Cover Classification System, respectively.

(b) The location of any environmentally sensitive or critical area land and water including, at a minimum, wetlands and rare and unique upland habitats based upon standard environmental data and verified by a field inspection by the city staff.

(c) A survey of protected species, pertaining to protected species requirements.

2. A protected species and critical area management plan.

c. Zoning resolutions that are required as a part of the approval for rezoning will be tracked for future compliance and enforcement.

The proposed amendment area is not within the City's Coastal Management Area (CMA)/Coastal Planning area. While the City of Bonita Springs and/or Lee County may be considered a "Coastal Area" by Florida Statute definition, the project site itself is clearly outside of any coastal boundaries.

The Applicant has submitted a protected species survey and environmental report to provide the requisite information required by Goal 4 and associated policies outline above.

The environmental report confirms the site does not contain rare and unique upland community types. The development footprint has been clustered on impacted areas of the site to the extent possible, to allow for wetland protection and large contiguous tracts of on-site native preservation. The site does not contain threatened or endangered species.

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

The proposed amendment will allow a residential development to occur on upland areas, as well as lower quality wetlands, which have been previously impacted by mining/excavation operations and historical property usage. The higher quality and connected wetlands and indigenous upland areas identified on-site will be incorporated into the site plan as preserve and open space areas and are to be treated as such for the purposes of calculating density in the forthcoming companion rezone. A 25-foot upland buffer will be provided for all preserved wetland areas.

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

The Applicant has submitted a companion planned development rezoning application, which contains a proposed master concept plan that will depict viable areas of preserve. In direct compliance with this policy, the Applicant intends on preserving the high-quality wetlands that are located on the parcels closest to Bonita Beach Road. The development area contains areas that have been previously impacted and contain disturbed wetlands, which are highly infested and not of a high-quality worth protecting as intended by this policy.

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

(*CONSERVATION/COASTAL MANAGEMENT*) Policy 7.4.4: The City shall restrict the use of protected plant and wildlife species habitats to that which is compatible with the requirements of endangered and threatened species and species of special concern. New developments shall protect remnants of viable habitats when listed vegetative and wildlife species inhabit a tract slated for development, except where equivalent mitigation is provided based on the recommendations of the Florida Fish and Wildlife Conservation Commission.

The site does not contain rare or unique community types. Through the companion planned development rezoning, the Applicant has provided for wetland protection and the preservation of large, contiguous tracts of native preserve area to comply with this policy. Pursuant to the environmental report prepared for the Planned Development Rezoning application, there are no endangered or threatened species of special concern within the project boundary.

The Applicant acknowledges the site is within the Primary Panther Habitat Zone, however, based on the Environmental Report, no panthers where present during the site assessment. Data provided by the Florida Fish and Wildlife Conservation Commission; the nearest confirmed Human-Florida panthers interaction was approximately 6.8 miles from the subject Property. Features such as the Kehl Canal provides a buffer that will help preserver the panther habitat and deter interactions between humans and panthers.

(*CONSERVATION/COASTAL MANAGEMENT*) Objective 7.10: Wood Stork - The City shall continue to maintain regulatory measures to protect the wood stork's feeding and roosting areas and habitats as long as the federal and state governments categorize it as a listed species.

Pursuant to the enclosed environmental report, wood storks were not observed species within the project boundary. To the extent wood storks inhabit the site in the future, the project's effect on these species is anticipated to be minimal once the project is in place as the design will incorporate water management lakes and on-site wetland enhancement in which these species can forage. Additionally, wetland mitigation credits typically have wood stork foraging biomass associated with them to compensate for foraging biomass lost as a result of the proposed project.

(*CONSERVATION/COASTAL MANAGEMENT*) Objective 7.12: Stream and River Protection - The City shall ensure that the streams, rivers and estuary are protected from the negative impacts of development, such as pollution, in order to maintain or improve the water quality of the area during the planning time frame.

The water management design will meet the City and SFWMD criteria for water quality pre-treatment and attenuation to address the above policy. The Planned Development rezoning will include conditions for enhanced natural resource protection relating to water quality to ensure compliance with the above policy. The proposed MCP demonstrates significant stormwater management features on-site, as well a 100-foot-wide open space tract adjacent to the Kehl Canal. This area will provide for additional green space/pervious area for pre-treatment of stormwater.

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

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

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

The Applicant filed a companion Planned Development rezoning application, which proposes the development to occur on upland areas that have been previously impacted by mining and excavation operations. Wetland areas located closest to Bonita Beach Road will not be directly impacted by development in order to protect the proposed residential project from the impacts associated with being adjacent to an arterial roadway, and to provide substantial screening and buffering from neighboring communities. These areas will be incorporated into the on-site management plan for the preservation and protection of wetland communities. In direct compliance with Policy 15.1.9, an upland buffer of 25 feet will be provided to protect the preserved wetlands from impacts along the preserve frontage.

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

Furthermore, the amendment proposes to place the property within the Urban Fringe Community District future land use category. This category encourages a mix of land uses including Open Space. The open space portion includes the preservation of natural areas, wetlands, conservation areas and other environmental features. Additionally, the proposed Urban Fringe Community District category along with the companion planned development will comply with this policy that directly upholds the City's desire to encourage the preservation of wetlands and clustering of development on impacted areas or uplands.

POLICY 16.1.7: THE CITY SHALL PROTECT THE QUALITY OF ITS NATURAL GROUNDWATER RECHARGE AREA WATERS THROUGH APPLICATION OF ITS WELLFIELD PROTECTION ORDINANCE WHICH CONTROLS ACTIVITIES AND LAND USES WITHIN SPECIFIED PROTECTION ZONES SURROUNDING POTABLE WELLHEADS LOCATED WITHIN THE CITY.

Bonita Springs Utilities, Inc. (BSU) operates a public supply wellfield northwest of the Property and is authorized to withdrawal groundwater quantities from the Lower Tamiami Aquifer through their Water Use Permit (WUP) No. 36-00008-W, issued by the SFWMD. In order to protect the groundwater resources of the DR/GR and the City's eastern wellfield, Wellfield Protection Zone maps were developed based on groundwater flow modeling. The groundwater modeling approach, employed to create the protection zone maps, is considered highly conservative and assumes zero recharge from rainfall to the underlying aquifers, and that unsanitary contaminants or controlled substances would not decay or be absorbed as they move laterally through the subsurface sediments.

Groundwater flow model simulations of subsurface travel-times were then categorized into 6-month, 1-year, 5-year, and 10-year travel time "zones". The four respective travel

time categories are also referred to as Zones 1 through 4. Based on the distance of the City's wellfield to the Property, only the 5-year and 10-year travel time zones are shown to occur onsite. Therefore, in the unlikely event that subsurface contamination did occur, it is predicted to take between 5 and 10 years to reach the City's wells. Given the lengthy timeframes of predicted groundwater movement, adequate safeguards can easily be implemented to prevent, and in the highly unlikely event of a spill, remediate and fully protect the City's eastern wellfield. Protection of the City's wellfield is codified through the Lee County Comprehensive Plan (Lee Plan), Lee County Ordinance 07-35, the Bonita Plan, and City Policy 16.1.7.

Measures employed by the Applicant to protect DR/GR water resources and ultimately the City's eastern wellfield are anticipated to evolve from predominately a "construction phase" to "partial construction" and then ultimately to a "post-construction" phase. BMPs will be employed to ensure that the provisions of Lee County Ordinance 07-35 and the Bonita Plan are adhered to. For example, during construction of the proposed Development, the site's general contractor shall be responsible for assuring that each contractor or subcontractor evaluates their respective work area to determine if site conditions may pose particular problems for the safe and secure handling of any regulated substances. In addition, there will be no intention to use, handle, produce or store any regulated substances in violation of the Lee County Land Development Code Section 14-477 [Stormwater Pollution Prevention Plan (SWP3) criteria], Lee County's Wellfield Protection Ordinance, or the Bonita Plan. Upon completion of construction, all unused quantities of any regulated substance and their containment systems shall be completely removed from the construction site.

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

During construction, additional measures, where feasible, will be incorporated into the development plan to enhance water quality benefits, including the required 25-foot setback from the Kehl Canal (a tributary to the Imperial River) in order to maintain riparian vegetation, prevent erosion and safeguard surface water quality. There will be no storage of fertilizers, pesticides, herbicides, or fungicides within the development. No person, including the homeowners, shall be able to apply fertilizers containing nitrogen and phosphorous during the rainy season (June 1 through September 30) and no fertilizers or landscape chemicals shall be applied within 10 feet of any waterbody or wetland preserve area, and the project's stormwater management system. Strict adherence will be maintained with Lee County's Fertilizer Ordinance No. 08-08 and the City's Ordinance Sec 44-22 requiring the registration of professional landscaping businesses. Any person(s) applying fertilizers must have received a limited certification in compliance with Florida Statute 482.1562 prior to application of any and all fertilizers. Additionally, fertilizer content and application rate(s) must be in compliance with Lee County's and the City's Fertilizer regulations.

All applications of pesticides, herbicides, algaecides and/or fungicides shall be applied by a licensed professional applicator, meet the requirements of Lee County, be applied

in accordance with the manufacturer's specifications, and shall meet all applicable local, state and/or federal guidelines and requirements. Only approved aquatic herbicides may be used to treat the stormwater management system.

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

POLICY 16.1.14: TO PROTECT GROUNDWATER RECHARGE AREAS IN THE CITY'S DRGR BEYOND THE OUTER LIMITS OF WELLFIELD PROTECTION ZONE 4 THE CITY SHALL LIMIT LAND USES TO: CONSERVATION USES; AGRICULTURE; RESIDENTIAL USES AT A MAXIMUM DENSITY OF ONE DWELLING UNIT PER 10 GROSS ACRES; PUBLIC SCHOOLS AND OTHER PUBLIC USES; ESSENTIAL SERVICES, AND NON-PROFIT RECREATIONAL USES.

As described in the narrative above, the Property is highly disturbed and should not be considered as a significant recharge area for underlying aquifers. In addition, the site is hydrologically isolated from conservation areas to the north by the Kehl Canal and the balance of the DR/GR. The Kehl Canal, constructed in the early 1960s, appears to have been excavated into the top of the underlying limestone and therefore interacts with the Water Table Aquifer. In addition, there are two historic limestone mines on the Property that are also excavated into the Water Table Aquifer indicating further disturbance to shallow groundwater resources of the DR/GR. Given its proximity to BSU's eastern wellfield, a vast majority of the Property is within the 5- and 10-year travel time zones (Zones 3 and 4) with the exception of two small areas near Bonita Springs Road.

The Applicant desires to redesignate the entire 204.5-acre Property from the Lee County "Density Reduction Groundwater Resource" (DR/GR) and "Wetlands" future land use categories to the City of Bonita Springs' "Urban Fringe Community District" future land use category. Therefore, Policy 16.1.14 would not apply. If the future land use designation is approved, all proposed activities onsite would be maintained in compliance with Lee County's and Bonita Springs wellfield protection regulations. In addition, given the desire to restore sections of the Property, including the development of an engineered stormwater management system and proposed implementation of water resource BMPs, the project offers a unique opportunity to vastly improve the site's overall water resource characteristics to further enhance and safeguard surrounding DR/GR and conservation lands.

Consistency with Population Projections

The amendment proposes to increase the density of the property from the current build-out of 14 dwelling units, to 388 dwelling units by designating the Property as Urban Fringe Community District. The U.S. Census data estimates that the population of the City of Bonita Springs was 43,930 in 2010, and it is estimated at 59,637 in 2019, which represents a 35.75% increase over the course of less than 10 years. Based on this demographic trend, and on the recent circumstances which have driven up the need for housing in southwest Florida, the proposed amendment will provide the City with housing opportunities and will supply housing stock needed to accommodate a steadily increasing population and anticipated growth.

Consistency with Local Governments

The proposed map and text amendment will be consistent with the surrounding local governments' comprehensive plans. Lee County surrounds the property, and the proposed amendment seeks to address the annexed property and the appropriate land uses within the City. Lee County has been made aware of the proposed annexation and Comprehensive Plan Amendment and has thus far provided no objections.

The Lee County FLU Map depicts the surrounding areas within non-urban FLU categories including DR/GR. However, as stated previously, those DR/GR-designated lands were not assumed to have environmental value, or to have any value toward the groundwater and future county water supply. Furthermore, the Property zoned IPD allows for a nine (9) year mining operation and is located in the County's DR/GR lands, as well as the AG-2 property directly west which received the Special Exception for an excavation/mining operation. The IPD operation includes blasting, which is also considered intense from a use standpoint. Therefore, the Special Exception mining operation approval and IPD approval of a mining operation with blasting within the DR/GR indicates that the proposed amendment to provide residential uses on the remaining impacted lands is significantly less intense than the current use, and is more appropriate and compatible in this location under the Urban Fringe Community District category.

EXHIBIT IV.G – SOUND PLANNING PRINCIPLES

Approval of this Comprehensive Plan Amendment will allow the Property to be developed as a unified development under the provisions of the Bonita Springs Comprehensive Plan at densities that are supported by the City's investment in public infrastructure in the immediate area. If maintained in DR/GR and Resources Protection category, the resulting development would be urban sprawl, by allowing for very low-density residential uses on well and septic systems on impacted lands located directly on an arterial roadway network. This is an area where the City has significant financial investment in infrastructure improvements for the purpose of accommodating future population growth.

In general, the eastern Bonita Beach Road corridor is a dynamic and urbanizing area currently developed with a mix of moderate to medium-density residential land uses, as well as tourist-oriented non-residential development, and supportive commercial uses. Non-residential uses include a planned hotel, several golf courses, a gas station, and a commercial shopping center. East of Bonita Grande Road is comprised mostly of all master-planned residential communities including Worthington, Palmira, VillageWalk, Valencia, Bonita National, and Seasons, which is further evidence of the expected development pattern along the eastern Bonita Beach Road corridor, and also evidence of the availability of infrastructure to support development along this eastern segment of the City.

By designating the Property as Urban Fringe Community District, the Applicant is providing the City assurance that future development of the site will comply with the City's Land Development Code for planned development rezonings, which requires a high-level of detail and site-specific design-driven criteria to ensure future development of this impacted site is both complimentary to, and compatible with the surrounding development pattern.

From a density standpoint, restricting the proposed land use to 388 DU or 1.9 DU/acre provides that the surrounding densities in Palmira, Worthington and Village Walk are comparable to the proposed density within the Donmal Assemblage, and they are within the same FLU category that the Applicant is seeking approval of. Thus, the resulting project will be highly compatible with the surrounding communities.

From an environmental standpoint, the site is heavily infested with exotics and contains little to no environmental value especially in terms of groundwater supply. The proposed amendment will ensure that the Property goes through the planned development rezoning process, which also requires developments to provide open space, native preservation, and landscape buffers.

The amendment further ensures the appropriate utilization of the public investment in existing infrastructure and services in this area, as evidenced by the enclosed letters of availability. The amendment and subsequent residential development will also provide for additional revenue sources for the maintenance of the existing public infrastructure investment in this area of East Bonita Beach Road.

For these reasons, the Applicant submits that the proposed Comprehensive Plan Map Amendment is based upon sound planning principles, and respectfully requests approval.

TR TRANSPORTATION CONSULTANTS, INC

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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Mr. Kevin Brown
Seagate Development Group

FROM: Ted Treesh
President

Yury Bykau, P.E.
Transportation Consultant

DATE: May 10, 2022

RE: Revana Lakes
Comprehensive Plan Amendment
Bonita Springs, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 204.5 acres of property located on the north side of Bonita Beach Road and just to the west of Logan Boulevard in the City of Bonita Springs, Florida. Based on the discussion with the Developer, the analysis in this report will determine the impacts of change in land use designation on the approximately 204.5 acre subject site to Urban Fringe Community to permit the development of up to 388 residential dwelling units, 39,500 square feet of neighborhood commercial retail uses and up to 100,000 square feet of self-storage uses.

The transportation related impacts of the proposed Map Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Methodology meeting notes were exchanged with the City of Bonita Springs Staff to discuss the requirements for the Comprehensive Plan Amendment traffic study. The initial methodology meeting notes are attached to this Memorandum for reference.

Under the proposed Future Land Use Category of Urban Fringe Community, the approximately 204.5 acre subject site will be permitted to be developed up to 388 residential dwelling units, 39,500 square feet of neighborhood commercial retail uses and up to 100,000 square feet of self-storage uses. **Table 1** summarizes the development intensity that could be developed as a result of the proposed Map Amendment.

Table 1
Land Uses
Revana Lakes CPA

Land Use	Intensity
Residential Housing	388 Dwelling Units
Neighborhood Commercial/Retail	39,500 Sq. Ft.
Self-Storage	100,000 Sq. Ft.

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 822 (Strip Retail Plaza) was utilized for the trip generation purposes of the proposed neighborhood commercial retail uses, Land Use Code 151 (Mini-Warehouse) was utilized for the trip generation purposes of the proposed self-storage uses and Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the residential uses. It is important to note that the site could also be developed with other residential uses such as multi-family. However, utilizing LUC 210 (Single-Family Detached Housing) results in the most conservative analysis as it generates more weekday peak hour trips than the other ITE residential land uses.

Table 2 indicates the anticipated trip generation of the subject site based on the proposed future land use category of Urban Fringe Community. The daily trip generation is also indicated in this table. The trip generation equations utilized are attached to this Memorandum for reference.

Table 2
Trip Generation – Total Trips
Revana Lakes CPA

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (388 Dwelling Units)	67	189	256	224	131	355	3,513
Strip Retail Plaza (39,500 Sq. Ft.)	43	28	71	103	103	206	1,897
Mini-Warehouse (100,000 Sq. Ft.)	5	4	9	7	8	15	145
Total Trips	**114**	**222**	**336**	**333**	**243**	**576**	**5,555**

However, the total trips generated by the project will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the proposed development. This interaction is called "internal capture". In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding roadways. ITE, in conjunction with a study conducted by the NCHRP (National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For uses shown in Table 2, there is data in the ITE report for interaction between the retail and residential uses.

An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE ***Trip Generation Handbook***, 3rd Edition. The resultant analysis indicates that there will be an internal trip capture reduction of two percent (2%) in the A.M. peak hour and thirteen percent (13%) in the PM peak hour between the retail and residential uses. The summary sheets utilized to calculate these internal capture rates for the weekday AM peak hour and PM peak hour are included in the Appendix of this report for reference.

Pass-by traffic was also taken into account for the proposed retail uses on site. Consistent with previous analysis approved by Lee County, thirty percent (30%) of the total retail project traffic was assumed to be pass-by traffic.

It is important to note that the proposed retail uses on site will primarily serve the surrounding residential area. Therefore, the majority of the commercial retail related trips will be to/from the surrounding residential neighborhoods as shown on the attached commercial trip distribution map as part of the methodology meeting notes.

Table 3 and 4 indicate the total commercial/self-storage and residential external trip generation of the subject site based on the proposed map amendment scenario. These tables were created for the purposes of the Level of Service analysis conducted as part of this Memorandum. **Table 5** indicates the total external trip generation (Table 3 + Table 4) of the subject site based on the proposed map amendment scenario. The long range transportation impact (20-year horizon) and the short range transportation impact (5-year horizon) will be evaluated based on the trip generation shown in Table 5.

Table 3
Trip Generation – Commercial/Self-Storage New Trips
Revana Lakes CPA

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Commercial/ Self-Storage Trips	48	32	80	110	111	221	2,042
Less Internal Capture (2% AM/ 13% PM)	-2	-1	-3	-10	-27	-37	-247
Total Trips (Less Internal Capture)	**46**	**31**	**77**	**100**	**84**	**184**	**1,795**
Less LUC 822 Pass-By	-10	-10	-20	-25	-25	-50	-495
New Commercial/Self-Storage Trips	**36**	**21**	**57**	**75**	**59**	**134**	**1,300**

*Internal capture trips were obtained from the attached internal capture matrices.

Table 4
Trip Generation – Residential New Trips
Revana Lakes CPA

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Residential Trips	67	189	256	224	131	355	3,513
Less Internal Capture (2% AM/ 13% PM)	-1	-2	-3	-27	-10	-37	-457
New Residential Trips	**66**	**187**	**253**	**197**	**121**	**318**	**3,056**

*Internal capture trips were obtained from the attached internal capture matrices.

Table 5
Trip Generation – Net New Trips
Revana Lakes CPA

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
New Commercial/ Self-Storage Trips	36	21	57	75	59	134	1,300
New Residential Trips	66	187	253	197	121	318	3,056
Net New Trips	**102**	**208**	**310**	**272**	**180**	**452**	**4,356**

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, I-75 within the vicinity of the site was shown to be widened to a 10-lane facility. The future 2045 Level of Service Analysis also included the recently extended Logan Boulevard to the south of Bonita Beach Road. These improvements were assumed to be in place for the purposes of the future 2045 Level of Service Analysis. There are no other programmed improvements within the vicinity of the subject site. The Lee County 2045 Highway Cost Feasible Plan map is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area using the D1RPM model. The 2045 base peak hour, peak season, peak direction volumes were then determined by adjusting the 2045 base volumes obtained from the D1RPM model by the appropriate and K & D factors. As requested by the City Staff, the K & D factors for County and City maintained roadways were obtained from the 2020 ***City of Bonita Springs Traffic Count Report***. The K & D factors for State maintained roadways were obtained from ***FDOT Florida Traffic Online*** resource. Note, the latest 2045 D1RPM model now reflects AADT volume rather than PSWADT volume.

The PM peak hour trips to be generated as a result of the proposed land use change as shown in Table 5 were added to the projected 2045 background volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes for County and City maintained roadways were derived based on the attached Lee County's ***Generalized Peak Hour Directional Service Volumes*** table. The Level of Service threshold volumes for State maintained roadways were derived based on the attached FDOT's ***Generalized Peak Hour Directional Service Volumes, Table 7.***

A Level of Service analysis for the 2045 Existing plus Committed (E + C) roadway network is attached to this Memorandum for reference. **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions. The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any other roadway link to fall below the recommended minimum acceptable Level of Service thresholds. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change.

Short Term Impacts Analysis (2025)

The 2020/2021-2024/2025 Lee County Transportation Capital Improvement Plan as well as the City of Bonita Springs Five Year Capital Improvements Plan were reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site in the next five (5) years. Based on the review, there are no roadway capacity improvements identified on either work program.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the additional trips as a result of the proposed land use change (Table 5). As requested by the City Staff, the existing roadway link traffic data was obtained from the 2020 ***City of Bonita Springs Traffic Count Report*** by taking the Peak Season, Peak Direction volume from the three (3) day count summary as provided for each count station in the traffic count report. The existing roadway link traffic data for I-75 was obtained by factoring the latest AADT volumes by appropriate K and D factors obtained from FDOT's ***Florida Traffic Online*** resource. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2027 traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the City's Traffic Count Report and FDOT's Florida Traffic Online resource. The growth rate calculations are shown on the attached **Table 5A**. It is important to note that the recently extended segment of Logan Boulevard to the south of Bonita Beach Road was not included in the short range transportation analysis since no traffic data has been collected on this roadway.

The 2027 background traffic volumes for Bonita Beach Road were determined by adding the vested traffic data to the existing traffic data. The peak hour - peak direction vested trips were determined by utilizing the vested traffic information provided by the City of Bonita Springs and applying the K100 and D factors obtained from the City's Traffic Count Report. The vested trips on Bonita Beach Road as determined by the City of Bonita Springs is outlined in the "Bonita Beach Traffic by Link" and is attached to the Appendix of this report for reference. Based on the projected project traffic distribution, the roadway link data was analyzed for the year 2027 without the proposed amendment and year 2027 with the proposed amendment. Traffic data obtained from the City's Traffic Count Report as well as FDOT's Florida Traffic Online resource are attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2027 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. Bonita Beach Road within the vicinity of the site was shown to operate at a poor Level of Service in the 2027 background (without the proposed development) traffic conditions. Therefore, based on this analysis no modifications will be necessary to the Lee County or the City of Bonita Springs short term capital improvement programs.

Conclusion

The proposed Map Amendment is to permit the approximately 204.5 acre subject site to be developed with up to 388 residential dwelling units, 39,500 square feet of neighborhood commercial retail uses and up to 100,000 square feet of self-storage uses. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum, no modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Map Amendment. In addition, the proposed amendment will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.

Attachments

METHODOLOGY MEETING NOTES

TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

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

FROM: Yury Bykau, P.E.
Transportation Consultant

DATE: April 21, 2022

RE: Revana Lakes CPA & Rezone
CPA/Rezone Traffic Impact Statement Methodology
City of Bonita Springs

This memorandum summarizes the methodology that will be utilized for the traffic impact analysis to be prepared by TR Transportation Consultants, Inc. for the Comprehensive Plan Amendment and rezoning application to permit up to 388 residential dwelling units, 39,500 square feet of neighborhood commercial retail uses and up to 100,000 square feet of storage uses on an approximately 204.5 acre property located in the City of Bonita Springs. See attached preliminary site plan.

Access to the subject site will be provided to Bonita Beach Road via two connections (1 full access and 1 right-in/right-out only). The TIS will be prepared consistent with the methodology outlined in City of Bonita Springs Resolution No. 17-76.

TRIP GENERATION

The trip generation will be completed utilizing the Institute of Transportation Engineer's (ITE) report, ***Trip Generation Manual,*** 11th Edition. Land Use Code 210 (Single-Family Detached Housing) will be utilized for the trip generation purposes of the proposed residential uses, Land Use Code 822 (Strip Retail Plaza <40k) will be utilized for the trip generation purposes of the commercial retail uses and Land Use Code 151 (Mini-Warehouse) will be utilized for the trip generation purposes of the storage uses. Note, the proposed residential development was assumed to consist of all single-family units for the worst case trip generation scenario. **Table 1** summarizes the proposed uses on the subject site.

Table 1
Land Use
Revana Lakes CPA & Rezone

Land Use	Size
Single-Family Detached Housing	388 Residential Dwelling Units
Commercial/Retail	39,500 Sq. Ft.
Storage	100,000 Sq. Ft.

TRIP DISTRIBUTION

The trip distribution for the project trips was estimated manually and was based on the available roadway network and commuting patterns in the area. See attached *3-Mile Radius Maps* for assumed trip distribution. Note, the trip distribution for the residential component of the site will be different than for the commercial (retail + storage) component of the site.

STUDY AREA

The study area for Comprehensive Plana Amendment traffic study will consist of arterial and collector roads within a 3-mile radius of the site. This is consistent with the traffic studies prepared in Lee County for Comprehensive Plan Amendment applications. See attached *3-Mile Radius Maps*.

The study area for the Rezoning traffic study will consist of arterial and collector roads where the project related trips equals or exceeds 2% or 3% of the directional peak hour capacity of the level of service standard for each roadway segment.

SHORT RANGE & REZONING ANALYSIS (5-YEAR HORIZON)

This analysis will determine the effect of the land use change and rezoning based on the 5-year horizon traffic scenarios. Existing traffic conditions will be based on the traffic data as reported in the 2021 City of Bonita Springs Traffic Count Report prepared by FTE.

Analysis scenarios will be as follows:

- Existing traffic within the study area
- 2027 Future Background Traffic Conditions (Including Vested Trips, if available)
- 2027 Future Background Traffic Conditions plus AM/PM peak hour project trips added to the links.

LONG RANGE (20-YEAR HORIZON) ANALYSIS

This analysis will determine the effect of the land use change based on the long range (20-year horizon) traffic scenarios. The future long range Level of Service analysis will be based on base 2045 loaded network volumes obtained from the D1RPM model. The 2045 background peak hour, peak season, peak direction volumes will be determined by adjusting the 2045 base volumes obtained from the D1RPM model by the appropriate K & D factors. The K & D factors will be obtained from FDOT Florida Traffic Online resource.

INTERSECTION ANALYSIS

Intersection analysis will be conducted at the proposed site access drive intersections along Bonita Beach Road as well as at the signalized intersection of Bonita Beach Road with Bonita Grande Drive.

Attachments

3-MILE RADIUS MAP

RESIDENTIAL DISTRIBUTOIN

Legend

Imperial Pkwy

E Terry St

Bonita Springs

Imperial Pkwy

Bonita Grande Dr

Site

Bonita Beach Rd SE

Livingston Rd

Livingston Rd

Google Earth

N

2 mi

3-MILE RADIUS MAP

COMMERCIAL DISTRIBUTOIN

Legend



TABLES 1A & 2A

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - REVANA LAKES CPA

	ROADWAY SEGMENT		2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
					LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	FROM	TO	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Bonita Beach Road	Bonita Beach Rd End	Valencia Bonita Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Valencia Bonita Blvd	Villagewalk Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Villagewalk Blvd	Logan Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Logan Blvd	Site	4LD	Arterial	0	250	1,840	1,960	1,960
	Site	Southampton Dr	4LD	Arterial	0	250	1,840	1,960	1,960
	Southampton Dr	Bonita Grande Dr	4LD	Arterial	0	250	1,840	1,960	1,960
	Bonita Grande Dr	I-75	4LD	Arterial	0	250	1,840	1,960	1,960
	I-75	Imperial Pkwy	6LD	Arterial	0	400	2,840	2,940	2,940
	Imperial Pkwy	Old 41 Rd	6LD	Arterial	0	400	2,840	2,940	2,940
Bonita Grande Dr	E. Terry St	Bonita Beach Rd	2LN	Collector	0	0	310	660	740
E. Terry St	Bonita Grande Dr	Imperial Pkwy	2LN	Arterial	0	140	800	860	860
	Imperial Pkwy	Old 41 Rd	4LD	Arterial	0	0	710	1,590	1,660
Imperial Pkwy	Shangrila Rd	E. Terry St	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	Bonita Beach Rd	Dellwood Ln	4LD	Arterial	0	250	1,840	1,960	1,960
Logan Blvd	Bonita Beach Rd	Immokalee Rd	2LD	Arterial	0	140	800	860	860
I-75	Corkscrew Rd	Bonita Beach Rd	10LF	Freeway	0	5,690	7,760	9,520	10,570
	Bonita Beach Rd	Immokalee Rd	10LF	Freeway	0	5,690	7,760	9,520	10,570

[ ] - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County/City arterials/collectors were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)
* Level of Service Thresholds for I-75 were taken from the FDOT's Generalized Peak Hour Directional Service Volume, Table 7.

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
REVANA LAKES CPA

Residential

TOTAL AM PEAK HOUR PROJECT TRAFFIC	253 VPH	IN=	66	OUT=	187
TOTAL PM PEAK HOUR PROJECT TRAFFIC	318 VPH	IN=	197	OUT=	121

Commercial

TOTAL AM PEAK HOUR PROJECT TRAFFIC	57 VPH	IN=	36	OUT=	21
TOTAL PM PEAK HOUR PROJECT TRAFFIC	134 VPH	IN=	75	OUT=	59

ROADWAY SEGMENT			2045 FSUTMS		K-100	100TH HIGHEST HOUR PK DIR	D	PM PK HR PEAK	2045 PEAK DIRECTION TRAFFIC VOLUMES & LOS		PK DIR PM PROJ	2045 BACKGROUND PLUS PROJ PEAK DIRECTION TRAFFIC VOLUMES & LOS	
ROADWAY	FROM	TO	AADT	STA #	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	TRAFFIC [1]	VOLUME	LOS
Bonita Beach Road	Bonita Beach Rd End	Valencia Bonita Blvd	25,998	0019	0.100	2,600	0.51	EAST	1,326	C	11	1,337	C
	Valencia Bonita Blvd	Villagewalk Blvd	26,193	0019	0.100	2,619	0.51	EAST	1,336	C	12	1,348	C
	Villagewalk Blvd	Logan Blvd	26,193	0019	0.100	2,619	0.51	EAST	1,336	C	13	1,349	C
	Logan Blvd	Site	23,203	0019	0.100	2,320	0.51	EAST	1,183	C	14	1,197	C
	Site	Southampton Dr	23,203	0019	0.100	2,320	0.51	EAST	1,183	C	15	1,198	C
	Southampton Dr	Bonita Grande Dr	36,673	0019	0.100	3,667	0.51	EAST	1,870	D	16	1,886	D
	Bonita Grande Dr	I-75	39,966	0018	0.100	3,997	0.51	EAST	2,038	F	112	2,150	F
	I-75	Imperial Pkwy	70,211	0017	0.100	7,021	0.51	EAST	3,581	F	49	3,630	F
	Imperial Pkwy	Old 41 Rd	59,401	1230	0.100	5,940	0.51	EAST	3,029	F	30	3,059	F
Bonita Grande Dr	E. Terry St	Bonita Beach Rd	6,726	1202	0.100	673	0.51	NORTH	343	D	38	381	D
E. Terry St	Bonita Grande Dr	Imperial Pkwy	14,531	1203	0.100	1,453	0.51	WEST	741	C	34	775	C
	Imperial Pkwy	Old 41 Rd	31,009	1211	0.100	3,101	0.51	WEST	1,582	D	20	1,602	E
Imperial Pkwy	Shangrila Rd	E. Terry St	28,588	1227	0.140	4,002	0.61	NORTH	2,441	F	10	2,451	F
	Bonita Beach Rd	Dellwood Ln	38,512	0004	0.140	5,392	0.61	NORTH	3,289	F	20	3,309	F
Logan Blvd	Bonita Beach Rd	Immokalee Rd	6,071	N/A	0.100	607	0.51	NORTH	310	C	60	370	C
I-75	Corkscrew Rd	Bonita Beach Rd	172,881	120054	0.090	15,559	0.577	NORTH	8,978	D	30	9,008	D
	Bonita Beach Rd	Immokalee Rd	164,883	039950	0.090	14,839	0.549	NORTH	8,147	D	20	8,167	D

1 Project traffic volumes were obtained from Table 3A.

* The K-100 and D factors for County/City roadways were obtained from City of Bonita Springs Traffic Count Report.

** The K-100 and D factors for I-75 were obtained from FDOT's Florida Traffic Online resource.

Note: The K-100 and D factors for the recently constructed segment of Logan Blvd was obtained from FTE Station No. 0019 due to lack of data for this roadway in the City of Bonita Springs Traffic Count Report.

TABLES 3A, 4A & 5A

TABLE 3A
PROJECT'S AREA OF IMPACT
REVANA LAKES CPA

Residential

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	253 VPH	IN=	66	OUT=	187
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	318 VPH	IN=	197	OUT=	121

Commercial/Storage

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	57 VPH	IN=	36	OUT=	21
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	134 VPH	IN=	75	OUT=	59

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT RESIDENTIAL PROJECT TRAFFIC	PERCENT COMMERCIAL PROJECT TRAFFIC	RESIDENTIAL PROJECT TRAFFIC	COMMERCIAL PROJECT TRAFFIC	CUMULATIVE PROJECT TRAFFIC	2% / 3% IMPACT
Bonita Beach Road	E. of Valencia Bonita Blvd	4LD	0	250	1,840	1,960	1,960	0%	15%	0	11	11	0.6%
	E. of Villagewalk Blvd	4LD	0	250	1,840	1,960	1,960	0%	25%	0	19	19	1.0%
	E. of Logan Blvd	4LD	0	250	1,840	1,960	1,960	0%	35%	0	26	26	1.3%
	E. of Site	4LD	0	250	1,840	1,960	1,960	25%	50%	49	38	87	4.4%
	W. of Site	4LD	0	250	1,840	1,960	1,960	75%	50%	148	38	186	9.5%
	W. of Southampton Dr.	4LD	0	250	1,840	1,960	1,960	75%	35%	148	26	174	8.9%
	W. of Bonita Grande Dr.	4LD	0	250	1,840	1,960	1,960	55%	5%	108	4	112	5.7%
	W. of I-75	6LD	0	400	2,840	2,940	2,940	25%	0%	49	0	49	1.7%
	W. of Imperial Pkwy	6LD	0	400	2,840	2,940	2,940	15%	0%	30	0	30	1.0%
Bonita Grande Dr	S. of E. Terry St	2LN	0	0	310	660	740	15%	10%	30	8	38	5.1%
E. Terry St	W. of Bonita Grande Dr	2LN	0	140	800	860	860	15%	5%	30	4	34	4.0%
	W. of Imperial Pkwy	4LD	0	0	710	1,590	1,660	10%	0%	20	0	20	1.2%
Imperial Pkwy	N. of E. Terry St	4LD	0	270	1,970	2,100	2,100	5%	0%	10	0	10	0.5%
	S. of Bonita Beach Rd	4LD	0	250	1,840	1,960	1,960	10%	0%	20	0	20	1.0%
I-75	N. of Bonita Beach Rd	6LF	0	3,410	4,650	5,780	6,340	15%	0%	30	0	30	0.5%
	S. of Bonita Beach Rd	6LF	0	3,410	4,650	5,780	6,340	10%	0%	20	0	20	0.3%

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

* Level of Service Thresholds for I-75 were taken from the FDOT's Generalized Peak Hour Directional Service Volume, Table 7.

NOTE: The recently constructed segment of Logan Blvd to the south of Bonita Beach Road was not included in the analysis due to lack of traffic data for this roadway.

TABLE 4A
TRAFFIC COUNTS AND CONCURRENCY CALCULATIONS
REVANA LAKES CPA

FTE Station #	K-Factor	D-Factor
0019	0.100	0.510
0018	0.100	0.510
0017	0.100	0.510
1230	0.100	0.510
120054	0.090	0.577
039950	0.090	0.549

ROADWAY	SEGMENT	FTE STA #	ANNUAL RATE [1]	2020 PK HR PK SEASON PEAK DIRECTION VOLUME [2]	LOS	VESTED TRAFFIC [3]	2027 BACKGROUND VOLUME [4]	LOS	CUMULATIVE PROJECT TRAFFIC [5]	2027 BACKGROUND + PROJECT VOLUME	LOS
Bonita Beach Road	E. of Valencia Bonita Blvd	0019	N/A	807	C	2,264	3,071	F	11	3,082	F
	E. of Villagewalk Blvd	0019	N/A	807	C	2,264	3,071	F	19	3,090	F
	E. of Logan Blvd	0019	N/A	807	C	2,264	3,071	F	26	3,097	F
	E. of Site	0019	N/A	807	C	2,264	3,071	F	87	3,158	F
	W. of Site	0019	N/A	807	C	2,264	3,071	F	186	3,257	F
	E. of Bonita Grande Dr.	0019	N/A	807	C	2,264	3,071	F	174	3,245	F
	W. of Bonita Grande Dr.	0018	N/A	882	C	2,264	3,146	F	112	3,258	F
	W. of I-75	0017	N/A	2,031	C	1,443	3,474	F	49	3,523	F
	W. of Imperial Pkwy	1230	N/A	1,927	C	608	2,535	C	30	2,565	C
Bonita Grande Dr	S. of E. Terry St	1202	7.98%	465	D	N/A	796	F	38	834	F
E. Terry St	W. of Bonita Grande Dr	1203	11.91%	453	C	N/A	996	F	34	1,030	F
	W. of Imperial Pkwy	1211	5.63%	901	D	N/A	1,322	D	20	1,342	D
Imperial Pkwy	N. of E. Terry St	1227	3.84%	1,274	C	N/A	1,659	C	10	1,669	C
	S. of Bonita Beach Rd	0004	4.57%	1,190	C	N/A	1,627	C	20	1,647	C
I-75	N. of Bonita Beach Rd	120054	2.00%	5,557	D	N/A	6,383	F	30	6,413	F
	S. of Bonita Beach Rd	039950	2.31%	4,449	C	N/A	5,220	D	20	5,240	D

[1] Annual Growth Rates were obtained from Table 5A.

* Annual growrth rate was not applied for Bonita Beach Road. All background growth will be due to vested trips.

[2] The 2020 Peak Hour Peak Season Peak Direction Volumes for all roadways (except I-75) were taken from the Avg. of the three (3) weekday PM Peak Hour Peak Direction counts as contained in the 2020 City of Bonita Springs Traffic Count Report.

[2] The 2020 Peak Hour Peak Season Peak Direction Volumes for I-75 were formulated by adjusting the 2020 AADT volume by appropriate K and D factors. The latest AADT volumes as well K and D factors were obtained from FDOT's Florida Traffic Online resource.

[3] Vested traffic was calculated by using the background volumes from the "Bonita Beach Traffic By Link" worksheet provided by City of Bonita Springs staff and adjusting them by "K" and "D" factors obtained from the 2020 City of Bonita Springs Traffic Count Report.

[4] Was obtained by adjusting the 2020 Peak Hour Peak Season Peak Direction Volume by Annual Growth Rate. For Bonita Beach Road, the 2027 background traffic volume was obtained by adding vested traffic to the 2020 Peak Hour Peak Season Peak Direction volumes.

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

[5] Obtained from Table 3A.

TABLE 5A
ANNUAL GROWTH RATE CALCULATIONS
BASED UPON HISTORICAL AADT DATA

ROADWAY	SEGMENT	CURRENT ID#	BASE AADT VOLUME	2020 AADT VOLUME	YRS OF GROWTH	ANNUAL GROWTH RATE	ACTUAL GROWTH RATE
E. Terry St	W. of Bonita Grande Dr	1203	4,500	7,900	5	11.91%	11.91%
	W. of Imperial Pkwy	1211	12,700	16,700	5	5.63%	5.63%
Bonita Grande Dr	S. of E. Terry St	1202	6,200	9,100	5	7.98%	7.98%
Imperial Pkwy	N. of E. Terry St	1227	17,200	20,000	4	3.84%	3.84%
	S. of Bonita Beach Rd	0004	20,200	23,100	3	4.57%	4.57%
I-75	N. of Bonita Beach Rd	120054	82,500	107,000	15	2.00%	1.75%
	S. of Bonita Beach Rd	039950	75,022	90,041	8	2.31%	2.31%

* Traffic volumes were obtained from the 2020 City of Bonita Springs Traffic Count Report.

** For I-75 the historical traffic volumes were obtained from FDOT Florida Traffic Online resource.

*** In instances where the historical data indicates a reduction in traffic or insufficient data was available to calculate a growth rate due to construction, a minimum annual growth rate of 2.0% was assumed.

SAMPLE GROWTH RATE CALCULATION

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

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

AGR (E. Terry St) = 11.91%

LEE COUNTY GENERALIZED SERVICE VOLUMES

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

FDOT GENERALIZED PEAK HOUR DIRECTIONAL VOLUMES

TABLE 7

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

TRAFFIC DATA FROM 2020 CITY OF BONITA SPRINGS TRAFFIC COUNT REPORT

TABLE 1 2020 TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1224	496	Arroyal Rd N of Bonita Beach Rd	3-Mar-20	N/S	3020	3741	6761	0.93	6300	10%	51%	630	D	42
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	3-Mar-20	E/W	16672	16945	33617	0.93	31300	10%	51%	3130	C	42
0016	7	Bonita Beach Rd E. of Vanderbilt Dr	3-Mar-20	E/W	15765	15884	31649	0.93	29400	12%	57%	3528	E	7
1229	221	Bonita Beach Rd East of Arroyal Rd	3-Mar-20	E/W	18264	19892	38156	0.93	35500	10%	51%	3550	C	42
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	3-Mar-20	E/W	19345	18228	37573	0.93	34900	11%	60%	3839	C	92
1230	N/A	Bonita Beach W of Race Track Rd	3-Mar-20	E/W	22698	22023	44721	0.93	41600	10%	51%	4160	C	42
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	3-Mar-20	E/W	12329	12339	24668	0.93	22900	12%	57%	2748	C	7
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	3-Mar-20	E/W	15434	15287	30721	0.93	28600	12%	57%	3432	D	7
1202	519	Bonita Grande Dr N of Bonita Beach Rd	3-Mar-20	N/S	4937	4833	9770	0.93	9100	10%	51%	910	D	42
1213	N/A	Cockleshell Dr N of Shangri-La Rd	3-Mar-20	N/S	1408	1004	2412	0.93	2200	11%	62%	242	C	16
1207	N/A	Dean St E of Lime St	3-Mar-20	E/W	1905	1886	3791	0.93	3500	10%	51%	350	C	42
1208	N/A	Dean St W of Matheson Ave	3-Mar-20	E/W	1204	1636	2840	0.93	2600	10%	51%	260	C	42
1205	N/A	E Terry St E of I-75	3-Mar-20	E/W	5911	6137	12048	0.93	11200	10%	51%	1120	D	42
1211	271	E Terry St E of Old 41 Rd	3-Mar-20	E/W	8268	9720	17988	0.93	16700	10%	51%	1670	C	42
1203	N/A	E Terry St W of Bonita Grande Dr	3-Mar-20	E/W	4120	4382	8502	0.93	7900	10%	51%	790	D	42
0013**	N/A	Estero Blvd N. of Hickory Blvd	3-Mar-20	N/S	5635	5776	11411	0.93	10600	10%	69%	1060	D	44
0015**	N/A	Estero Blvd N. of Lovers Key State Park	3-Mar-20	N/S	5196	5235	10431	0.93	9700	10%	69%	970	C	44
0014**	N/A	Estero Blvd S. of Lovers Key State Park	3-Mar-20	N/S	5420	5486	10906	0.93	10100	10%	69%	1010	C	44
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	3-Mar-20	N/S	13637	13212	26849	0.93	25000	14%	61%	3500	C	63
1226	N/A	Imperial Pkwy N/O Shangri-LA	3-Mar-20	N/S	10034	9892	19926	0.93	18500	14%	61%	2590	C	63
0004	N/A	Imperial Pkwy S. of Tropic Dr	3-Mar-20	N/S	12526	12270	24796	0.93	23100	14%	61%	3234	C	63
1227	N/A	Imperial Pkwy S/O Shangri-LA	3-Mar-20	N/S	11013	10455	21468	0.93	20000	14%	61%	2800	C	63
1209	N/A	Matheson Ave N of Dean St	3-Mar-20	N/S	1097	1034	2131	0.93	2000	10%	51%	200	C	42

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1204	N/A	Morton Ave N of East Terry St	3-Mar-20	N/S	3568	3553	7121	0.93	6600	10%	51%	660	D	42
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	3-Mar-20	N/S	9861	9002	18863	0.93	17500	11%	62%	1925	F	16
1222	N/A	Old 41 Rd N of Bonita Beach Rd	3-Mar-20	N/S	6356	6930	13286	0.93	12400	11%	62%	1364	D	16
1220	N/A	Old 41 Rd N of E/W Terry St	3-Mar-20	N/S	11404	12222	23626	0.93	22000	11%	62%	2420	D	16
1216	N/A	Old 41 Rd S of US 41	3-Mar-20	N/S	8750	6514	15264	0.93	14200	11%	62%	1562	C	16
1228	N/A	Old 41 S/O Bernwood Pkwy	3-Mar-20	N/S	8705	8843	17548	0.93	16300	11%	62%	1793	C	16
0002	N/A	Paradise Rd N. of Shangri-La	3-Mar-20	N/S	1971	1885	3856	0.93	3600	14%	61%	504	C	63
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	3-Mar-20	E/W	1866	2027	3893	0.93	3600	11%	60%	396	C	92
1221	494	Pennsylvania Ave W of Old 41 Rd	3-Mar-20	E/W	2488	3893	6381	0.93	5900	10%	51%	590	C	42
0003	N/A	Tropical Acres Dr N. of Shangri-La	3-Mar-20	N/S	282	264	546	0.93	500	14%	61%	70	C	63
1212	N/A	Shangri-La Rd E of Old US 41	3-Mar-20	E/W	4163	3857	8020	0.93	7500	11%	62%	825	C	16
0010	N/A	US-41, N. of Shopping Center Entrance	3-Mar-20	N/S	27417	26943	54360	0.93	50600	10%	63%	5060	C	93
0009	N/A	US-41, S. of Beaumont Rd	3-Mar-20	N/S	21394	22829	44223	0.93	41100	11%	60%	4521	F	92
0008	N/A	Vanderbilt Dr N. of Woods Edge Pkwy	3-Mar-20	N/S	5445	5518	10963	0.93	10200	12%	57%	1224	C	7
1219	N/A	W Terry St E of US 41	3-Mar-20	E/W	6982	7108	14090	0.93	13100	10%	51%	1310	C	42
1225	N/A	Woods Edge Pkwy W of US 41	3-Mar-20	E/W	3245	2751	5996	0.93	5600	11%	63%	616	C	23
1210	N/A	Longfellow Ln W of Imperial Pkwy	3-Mar-20	E/W	338	287	625	0.93	600	10%	51%	60		42
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	3-Mar-20	E/W	25240	24914	50154	0.93	46600	10%	51%	4660	C	42
0018	N/A	Bonita Beach Rd between Hunters Ridge Blvd and Bonita Grande Dr	3-Mar-20	E/W	11795	12404	24199	0.93	22500	10%	51%	2250	C	42
0019	N/A	Bonita Beach Rd E. of Bonita Grande Dr	3-Mar-20	E/W	9804	10432	20236	0.93	18800	10%	51%	1880	C	42
0020	N/A	Luke St between Kens Way and Bonita Beach Rd	3-Mar-20	N/S	396	604	1000	0.93	900	12%	57%	108	C	7
0021	N/A	Quails Walk E. of Luke St	3-Mar-20	E/W	294	251	545	0.93	500	12%	57%	60	C	7
0022	N/A	Imperial Shores Blvd S. of Vanda Dr	3-Mar-20	N/S	1180	1223	2403	0.93	2200	12%	57%	264		7
0023	N/A	Tarpon Avenue E. of Sherry Ln	3-Mar-20	E/W	396	361	757	0.93	700	12%	57%	84		7
0024	N/A	Logan Blvd S. of Bonita Beach Rd	3-Mar-20	N/S	2542	2051	4593	0.93	4300	10%	51%	430		42

** Collected weekend counts also.

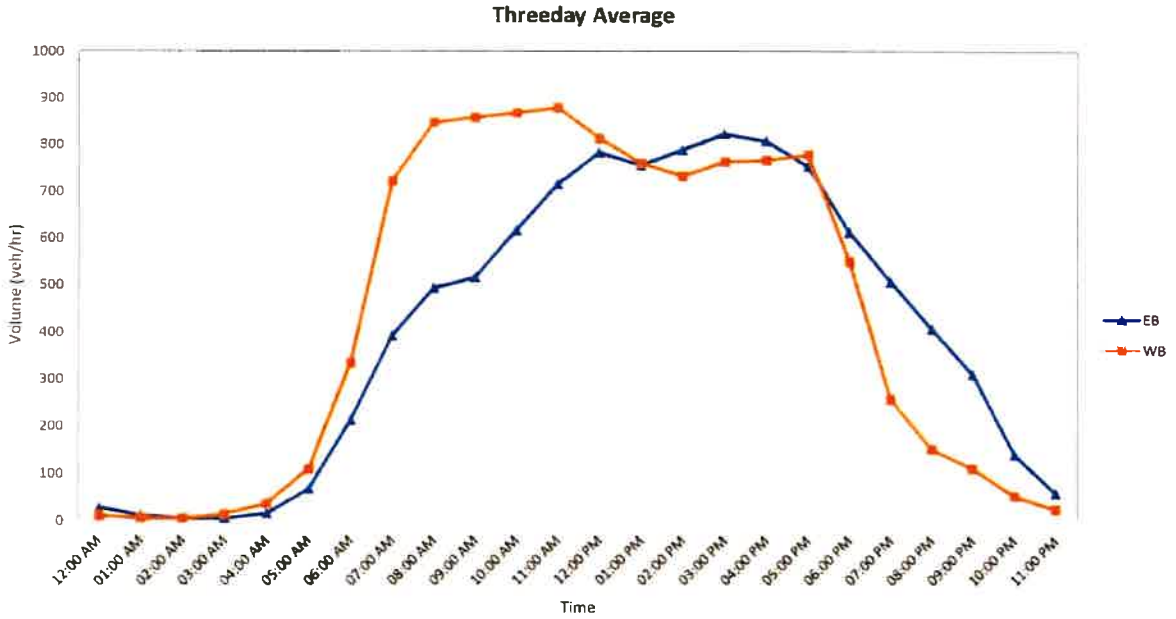
TABLE 2 HISTORIC TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL

FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						Counts performed by FTE or obtained from Lee County									
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20
1224	0496	Arroyal Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	5500	6300	6100	6300	6700	6300
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	31300
0016	0007	Bonita Beach Rd E. of Vanderbilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400
1229	0221	Bonita Beach Rd East of Arroyal Rd	N/A	27000	25200	25600	26300	26300	22900	23600	N/A	N/A	N/A	32300	31100	28800	32800	35500
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900
1230	N/A	Bonita Beach W of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37500	36100	34900	41000	41600
0012**	N/A	Bonita Beach Rd E. of Hartford Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19400	19000	21300	22900
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25300	24200	26800	28600
1202	0519	Bonita Grande Dr N of Bonita Beach Rd	5400	7400	7100	8200	6800	5300	5300	5600	6100	5500	6200	6600	6300	7200	7900	9100
1213	N/A	Cockleshell Dr N of Shangri-La Rd	N/A	N/A	N/A	N/A	N/A	N/A	1900	1900	2300	1700	1900	3900	3700	2100	1600	2200
1207	N/A	Dean St E of Lime St	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	2700	3000	2900	2600	3400	3500
1208	N/A	Dean St W of Matheson Ave	N/A	N/A	N/A	N/A	N/A	N/A	2800	2300	2400	2000	2000	2500	2400	2100	2600	2600
1205	N/A	E Terry St E of I-75	N/A	N/A	N/A	N/A	N/A	N/A	8100	7900	7900	7800	8100	9000	8600	8700	10100	11200
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	U/C	10000	13000	14400	14300	14800	13400	12700	14800	14200	13200	15700	16700
1203	N/A	E Terry St W of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	4600	4500	4600	4400	4500	5600	5400	5700	6900	7900
0013**	N/A	Estero Blvd N. of Hickory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	9300	10000	10600
0015**	N/A	Estero Blvd N. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8600	9000	9600	9700
0014**	N/A	Estero Blvd S. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8800	9100	9700	10100
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16300	17400	19600	20600	23300	21100	23300	27400	25000
1226	N/A	Imperial Pkwy N/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13000	15900	15300	15700	19900	18500
0004	N/A	Imperial Pkwy S. of Tropic Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20200	20500	25100	23100
1227	N/A	Imperial Pkwy S/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13800	17200	16600	18000	21400	20000
1209	N/A	Matheson Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	1500	2100	2100	1600	2000	2000
1204	N/A	Morton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5300	5300	5900	5700	5600	6600	6600
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	12600	13700	14000	14000	13000	11600	N/A	15200	14000	14100	14900	14700	14200	15200	17600	17500
1222	N/A	Old 41 Rd N of Bonita Beach Rd	16500	18500	17600	17400	18300	13200	15400	15000	14700	13500	13100	9000	8700	10500	12200	12400
1220	N/A	Old 41 Rd N of E/W Terry St	22000	24600	26300	26700	23500	19900	23800	23700	22300	25200	20700	18400	17700	19000	11900	22000
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	13200	N/A	12000	12500	12200	12100	12000	11900	11500	11800	13500	14200
1228	N/A	Old 41 S/O Bernwood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13900	13300	13700	15700	16300
0002	N/A	Paradise Rd N. of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900	3500	3600

0019-Bonita Beach Rd E. of Bonita Grande Dr
Bonita Springs, FL

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

Time	Tuesday 3/3/2020		Wednesday 3/4/2020		Thursday 3/5/2020		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	27	13	29	10	21	7	26	10
01:00 AM	8	2	12	5	13	9	11	5
02:00 AM	1	3	5	6	9	3	5	4
03:00 AM	3	11	7	14	3	14	4	13
04:00 AM	20	43	13	36	10	26	14	35
05:00 AM	62	112	76	113	59	98	66	108
06:00 AM	201	326	219	335	217	337	212	333
07:00 AM	389	735	381	723	404	706	391	721
08:00 AM	469	823	512	882	495	835	492	847
09:00 AM	502	834	534	877	509	860	515	857
10:00 AM	606	880	636	812	602	908	615	867
11:00 AM	714	837	719	892	708	906	714	878
12:00 PM	793	814	756	814	797	810	782	813
01:00 PM	782	766	708	761	775	752	755	760
02:00 PM	765	783	774	667	824	745	788	732
03:00 PM	820	717	809	806	839	767	823	763
04:00 PM	805	748	811	810	805	739	807	766
05:00 PM	764	764	763	747	732	822	753	778
06:00 PM	602	541	623	571	610	534	612	549
07:00 PM	498	255	479	267	541	245	506	256
08:00 PM	400	157	439	144	379	153	406	151
09:00 PM	306	97	295	123	327	110	309	110
10:00 PM	123	49	149	54	149	54	140	52
11:00 PM	65	28	47	17	62	28	58	24
Day Total	9725	10338	9796	10486	9890	10468	9804	10432
Combine Totals	20063		20282		20358		20236	

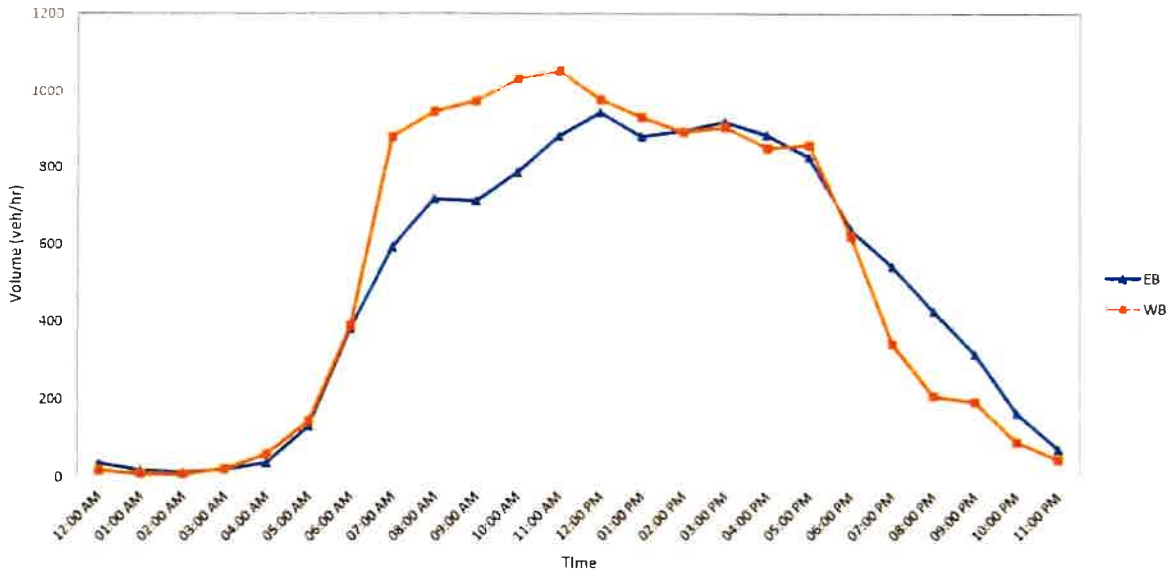


0018-Bonita Beach Rd between Hunters Ridge Blvd
and Bonita Grande Dr
Bonita Springs, FL

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

Time	Tuesday 3/3/2020		Wednesday 3/4/2020		Thursday 3/5/2020		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	34	14	36	14	31	21	34	16
01:00 AM	12	4	18	7	17	9	16	7
02:00 AM	5	6	11	7	17	4	11	6
03:00 AM	14	20	22	19	17	22	18	20
04:00 AM	39	66	28	58	39	48	35	57
05:00 AM	125	149	130	149	131	127	129	142
06:00 AM	380	382	393	382	370	407	381	390
07:00 AM	591	883	575	876	608	877	591	879
08:00 AM	664	894	759	991	726	946	716	944
09:00 AM	710	1004	718	945	704	968	711	972
10:00 AM	810	1004	760	972	784	1113	785	1030
11:00 AM	891	1029	902	1062	848	1059	880	1050
12:00 PM	948	927	942	983	935	1015	942	975
01:00 PM	899	946	865	916	873	926	879	929
02:00 PM	902	957	883	852	897	862	894	890
03:00 PM	899	863	928	919	924	928	917	903
04:00 PM	879	830	903	895	865	818	882	848
05:00 PM	833	840	819	870	820	857	824	856
06:00 PM	616	580	656	661	638	615	637	619
07:00 PM	537	338	492	335	594	350	541	341
08:00 PM	413	185	432	237	430	199	425	207
09:00 PM	306	168	302	169	335	235	314	191
10:00 PM	141	74	173	104	174	89	163	89
11:00 PM	73	46	63	34	74	50	70	43
Day Total	11721	12209	11810	12457	11851	12545	11795	12404
Combine Totals	23930		24267		24396		24199	

Threeday Average

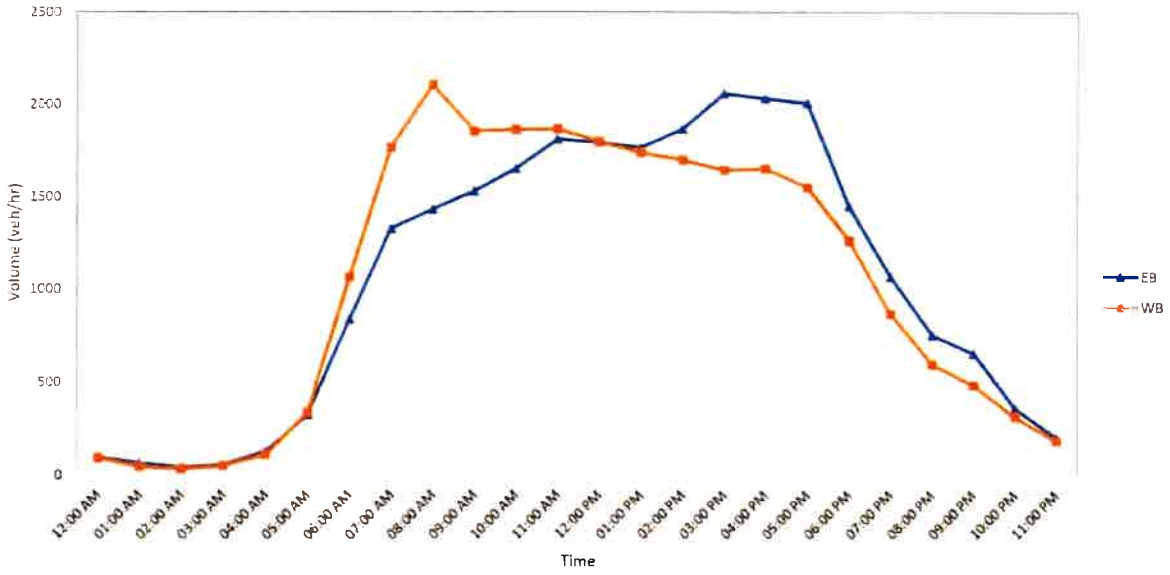


0017-Bonita Beach Rd btw Imperial Pkwy & I-75
Bonita Springs, FL

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

Time	Tuesday 3/3/2020		Wednesday 3/4/2020		Thursday 3/5/2020		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	**87**	**89**	**87**	**84**	**105**	**97**	**93**	**90**
01:00 AM	57	32	56	44	74	49	62	42
02:00 AM	**33**	**33**	**39**	**22**	**45**	**36**	**39**	**30**
03:00 AM	65	44	53	59	47	41	55	48
04:00 AM	**138**	**113**	**114**	**104**	**120**	**104**	**124**	**107**
05:00 AM	316	328	339	344	305	330	320	334
06:00 AM	**863**	**1074**	**815**	**1040**	**826**	**1073**	**835**	**1062**
07:00 AM	1345	1818	1292	1692	1332	1783	1323	1764
08:00 AM	**1374**	**2017**	**1491**	**2194**	**1417**	**2094**	**1427**	**2102**
09:00 AM	1540	1831	1494	1890	1546	1835	1527	1852
10:00 AM	**1619**	**1811**	**1622**	**1872**	**1703**	**1900**	**1648**	**1861**
11:00 AM	1791	1825	1833	1884	1802	1887	1809	1865
12:00 PM	**1695**	**1749**	**1788**	**1815**	**1894**	**1824**	**1792**	**1796**
01:00 PM	1741	1717	1756	1703	1793	1790	1763	1737
02:00 PM	**1885**	**1669**	**1866**	**1729**	**1840**	**1689**	**1864**	**1696**
03:00 PM	2037	1553	2080	1633	2054	1734	2057	1640
04:00 PM	**1995**	**1617**	**2100**	**1664**	**1997**	**1666**	**2031**	**1649**
05:00 PM	1935	1597	2048	1522	2033	1520	2005	1546
06:00 PM	**1337**	**1233**	**1581**	**1288**	**1414**	**1258**	**1444**	**1260**
07:00 PM	1043	849	1060	866	1092	875	1065	863
08:00 PM	**693**	**556**	**770**	**583**	**786**	**644**	**750**	**594**
09:00 PM	588	418	724	531	641	494	651	481
10:00 PM	**339**	**253**	**370**	**351**	**382**	**333**	**357**	**312**
11:00 PM	203	166	209	175	185	208	199	183
Day Total	24719	24392	25587	25089	25413	25264	25240	24914
Combine Totals	49111		50676		50677		50154	

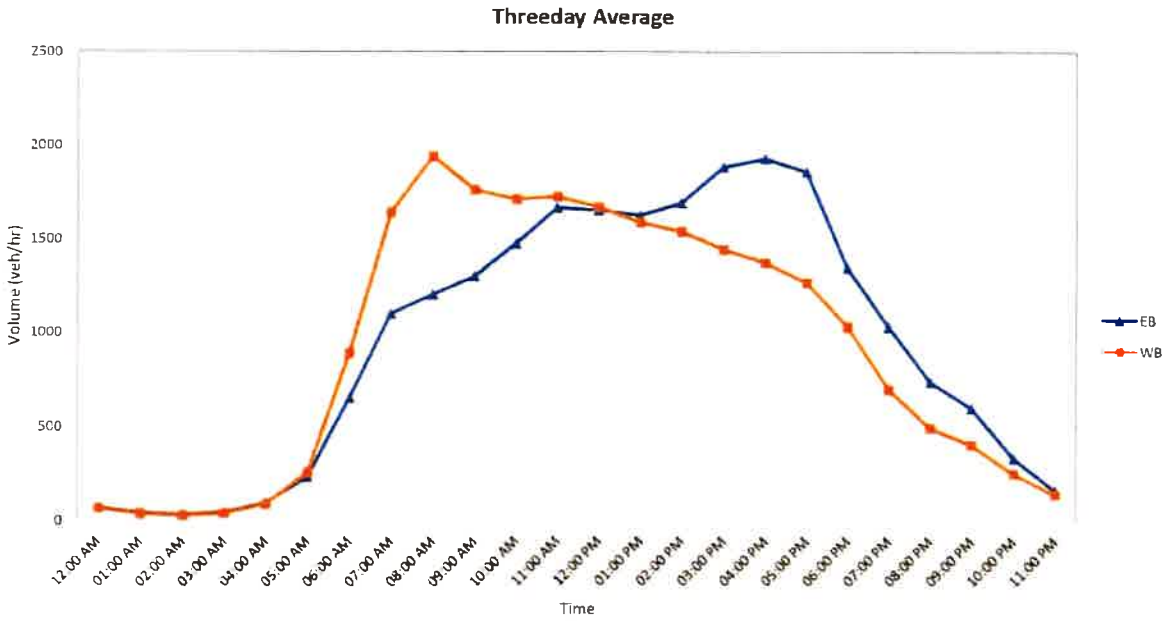
Threeday Average



1230-Bonita Beach W of Race Track Rd
Bonita Springs, FL

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

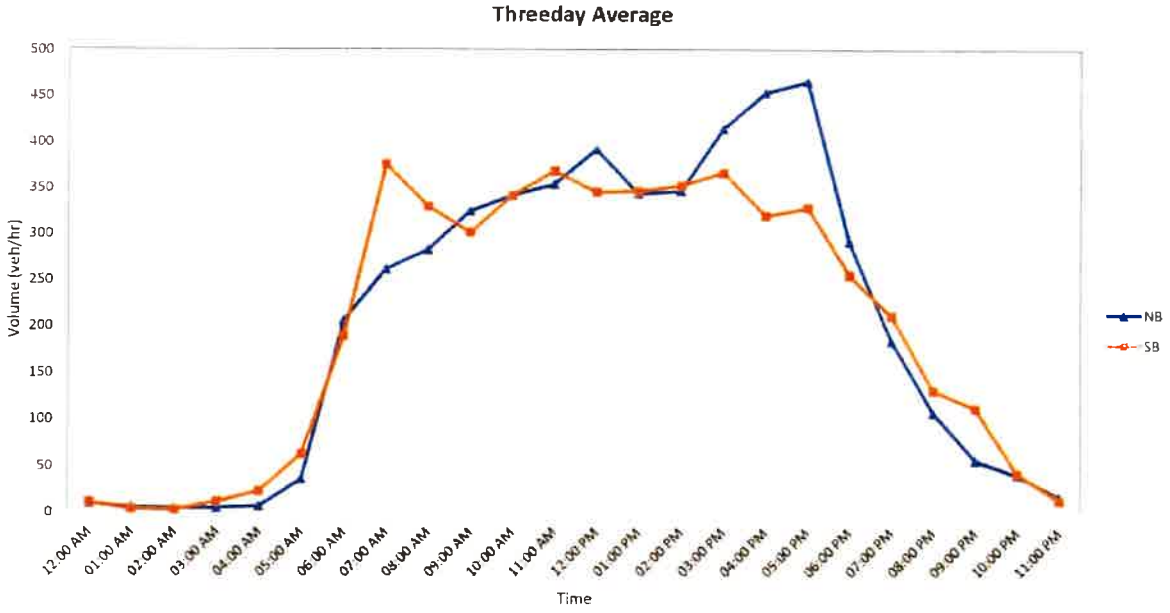
Time	Tuesday 3/3/2020		Wednesday 3/4/2020		Thursday 3/5/2020		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	52	61	72	52	76	75	67	63
01:00 AM	39	30	37	29	46	46	41	35
02:00 AM	32	25	27	24	33	28	31	26
03:00 AM	51	28	37	48	38	33	42	36
04:00 AM	98	96	88	71	91	88	92	85
05:00 AM	219	250	250	269	218	244	229	254
06:00 AM	686	898	624	831	634	926	648	885
07:00 AM	1058	1640	1111	1633	1123	1638	1097	1637
08:00 AM	1224	1925	1182	1970	1187	1917	1198	1937
09:00 AM	1299	1786	1283	1796	1305	1693	1296	1758
10:00 AM	1417	1702	1463	1724	1529	1699	1470	1708
11:00 AM	1632	1706	1648	1704	1706	1760	1662	1723
12:00 PM	1594	1599	1659	1678	1698	1723	1650	1667
01:00 PM	1614	1605	1610	1508	1643	1643	1622	1585
02:00 PM	1684	1465	1726	1584	1657	1559	1689	1536
03:00 PM	1862	1390	1909	1374	1876	1557	1882	1440
04:00 PM	1975	1315	1923	1385	1883	1410	1927	1370
05:00 PM	1836	1285	1899	1274	1837	1234	1857	1264
06:00 PM	1247	1025	1436	1056	1347	1013	1343	1031
07:00 PM	971	685	1064	702	1049	701	1028	696
08:00 PM	711	467	741	484	755	526	736	492
09:00 PM	608	355	575	442	610	411	598	403
10:00 PM	321	196	321	297	354	260	332	251
11:00 PM	149	130	175	141	160	152	161	141
Day Total	22379	21664	22860	22076	22855	22336	22698	22023
Combine Totals	44043		44936		45191		44721	



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

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

Time	Tuesday 3/3/2020		Wednesday 3/4/2020		Thursday 3/5/2020		Threeday Average	
	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	**10**	**5**	**10**	**9**	**8**	**15**	**9**	**10**
01:00 AM	4	4	4	1	6	5	5	3
02:00 AM	**0**	**1**	**6**	**4**	**5**	**0**	**4**	**2**
03:00 AM	3	10	7	12	3	11	4	11
04:00 AM	**7**	**26**	**5**	**19**	**5**	**21**	**6**	**22**
05:00 AM	39	69	26	63	39	54	35	62
06:00 AM	**207**	**181**	**213**	**190**	**198**	**196**	**206**	**189**
07:00 AM	251	349	253	367	278	408	261	375
08:00 AM	**257**	**321**	**279**	**327**	**310**	**340**	**282**	**329**
09:00 AM	321	307	313	266	339	331	324	301
10:00 AM	**352**	**331**	**319**	**323**	**351**	**370**	**341**	**341**
11:00 AM	340	339	350	397	370	368	353	368
12:00 PM	**361**	**303**	**380**	**345**	**432**	**388**	**391**	**345**
01:00 PM	325	340	358	317	346	380	343	346
02:00 PM	**351**	**331**	**321**	**338**	**385**	**387**	**346**	**352**
03:00 PM	423	355	396	351	423	392	414	366
04:00 PM	**443**	**331**	**472**	**323**	**444**	**384**	**453**	**319**
05:00 PM	493	320	417	329	484	334	465	328
06:00 PM	**287**	**241**	**288**	**250**	**299**	**275**	**291**	**255**
07:00 PM	183	222	159	189	210	223	184	211
08:00 PM	**105**	**123**	**90**	**148**	**125**	**122**	**107**	**131**
09:00 PM	60	115	46	64	62	156	56	112
10:00 PM	**32**	**37**	**50**	**54**	**38**	**34**	**40**	**42**
11:00 PM	16	14	18	9	18	16	17	13
Day Total	4870	4675	4780	4695	5158	5130	4937	4833
Combine Totals	9545		9475		10288		9770	

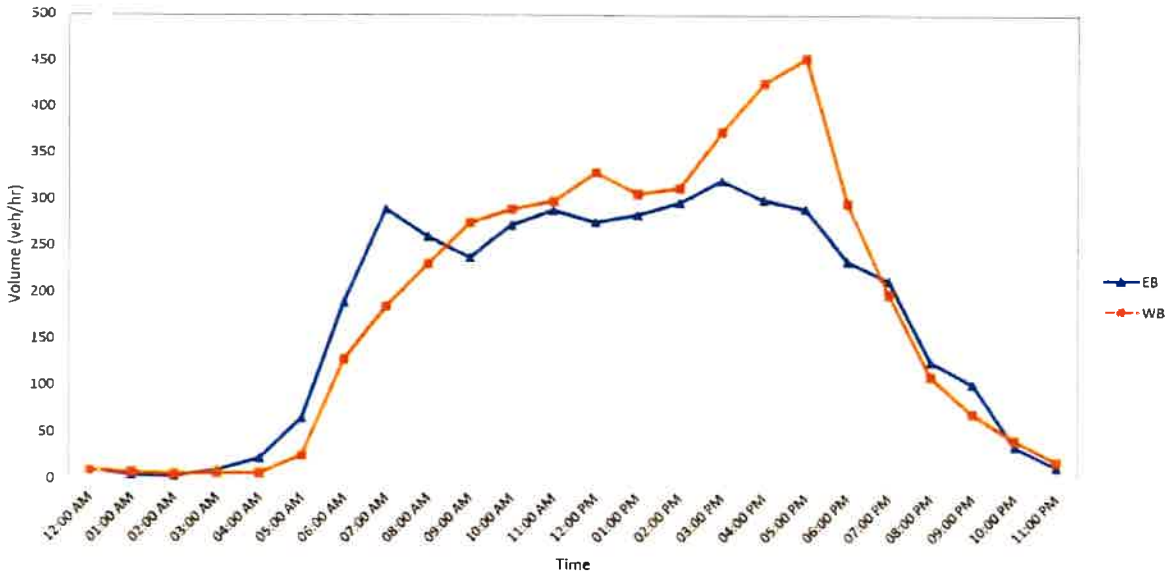


1203-E Terry St W of Bonita Grande Dr
Bonita Springs, FL

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

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

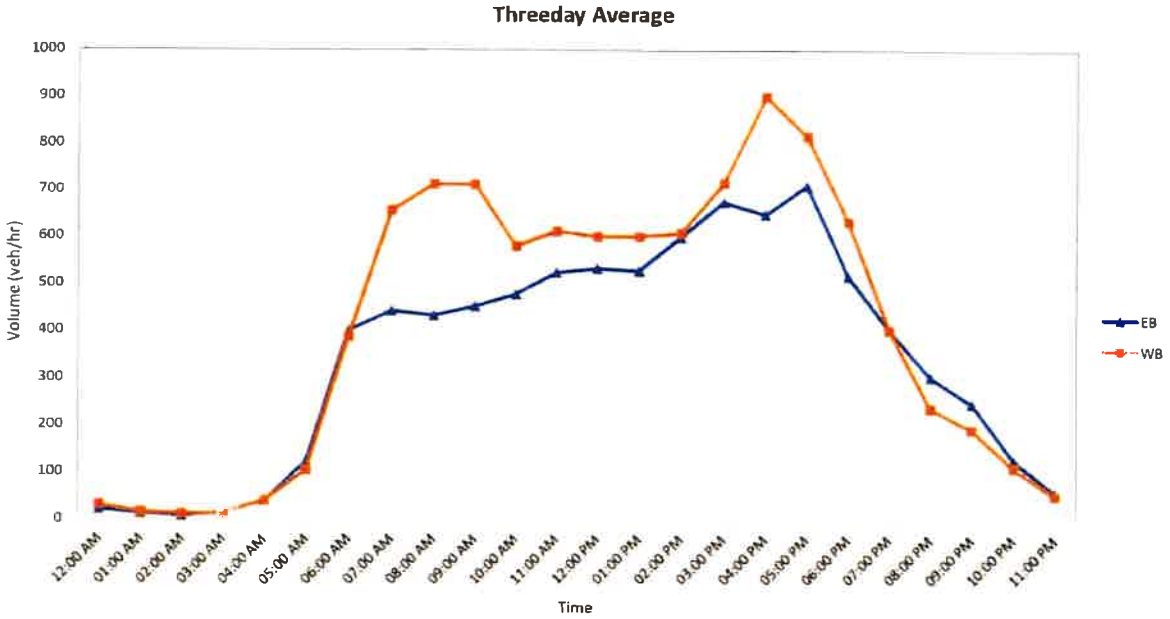
Threeday Average



1211-E Terry St E of Old 41 Rd
Bonita Springs, FL

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

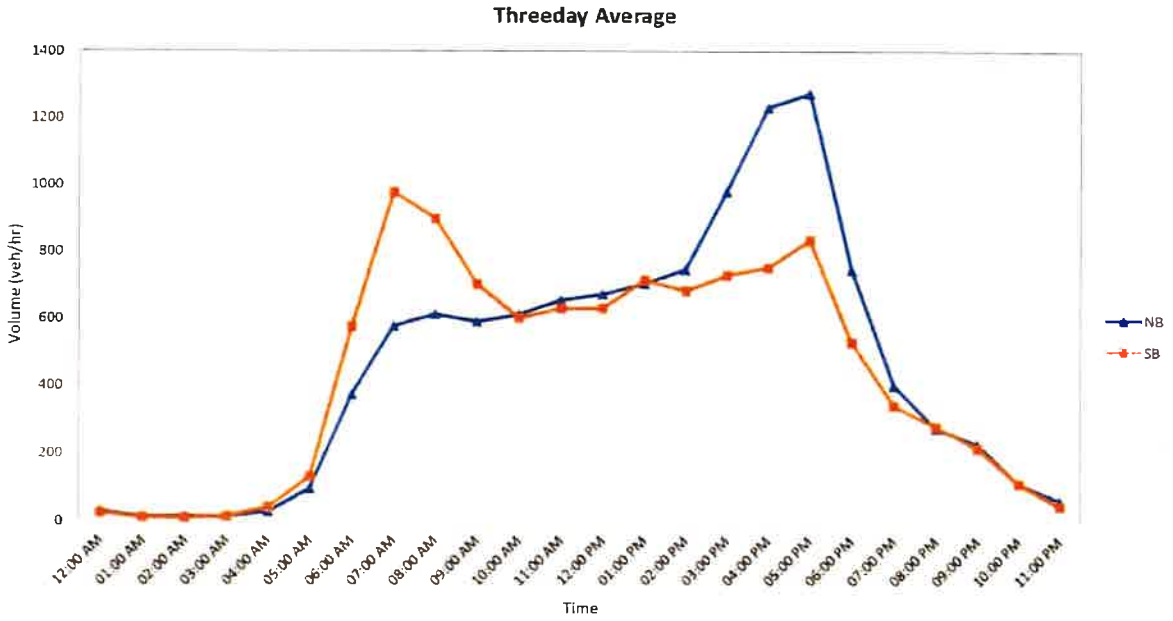
Time	Tuesday 3/3/2020		Wednesday 3/4/2020		Thursday 3/5/2020		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	23	35	17	24	18	28	19	29
01:00 AM	11	12	11	19	12	11	11	14
02:00 AM	6	7	8	12	5	12	6	10
03:00 AM	13	9	10	11	17	9	13	10
04:00 AM	34	36	39	33	37	45	37	38
05:00 AM	122	109	116	99	125	97	121	102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



1227-Imperial Pkwy SO Shangri-LA
Bonita Springs, FL

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

Time	Tuesday 3/3/2020		Wednesday 3/4/2020		Thursday 3/5/2020		Threeday Average	
	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	24	23	30	19	25	22	26	21
01:00 AM	9	3	8	15	15	7	11	8
02:00 AM	10	5	11	7	11	9	11	7
03:00 AM	10	15	7	8	11	11	9	11
04:00 AM	24	37	28	37	21	40	24	38
05:00 AM	93	132	89	135	97	121	93	129
06:00 AM	374	579	371	588	370	558	372	575
07:00 AM	560	981	585	1009	582	938	576	976
08:00 AM	639	907	603	898	593	886	612	897
09:00 AM	559	709	634	686	576	711	590	702
10:00 AM	605	585	616	644	613	594	611	601
11:00 AM	650	631	648	608	664	647	654	629
12:00 PM	643	624	665	650	708	617	672	630
01:00 PM	694	726	686	676	731	742	704	715
02:00 PM	735	659	746	696	758	693	746	683
03:00 PM	946	677	989	732	1002	777	979	729
04:00 PM	1192	782	1186	742	1317	731	1232	752
05:00 PM	1261	800	1258	846	1303	855	1274	834
06:00 PM	683	528	764	527	790	532	746	529
07:00 PM	385	359	400	300	417	365	401	341
08:00 PM	248	271	314	281	257	305	273	279
09:00 PM	232	167	199	247	250	230	227	215
10:00 PM	88	94	117	120	128	117	111	110
11:00 PM	49	44	58	49	71	40	59	44
Day Total	10713	10318	11012	10500	11310	10548	11013	10455
Combine Totals	21031		21512		21858		21468	

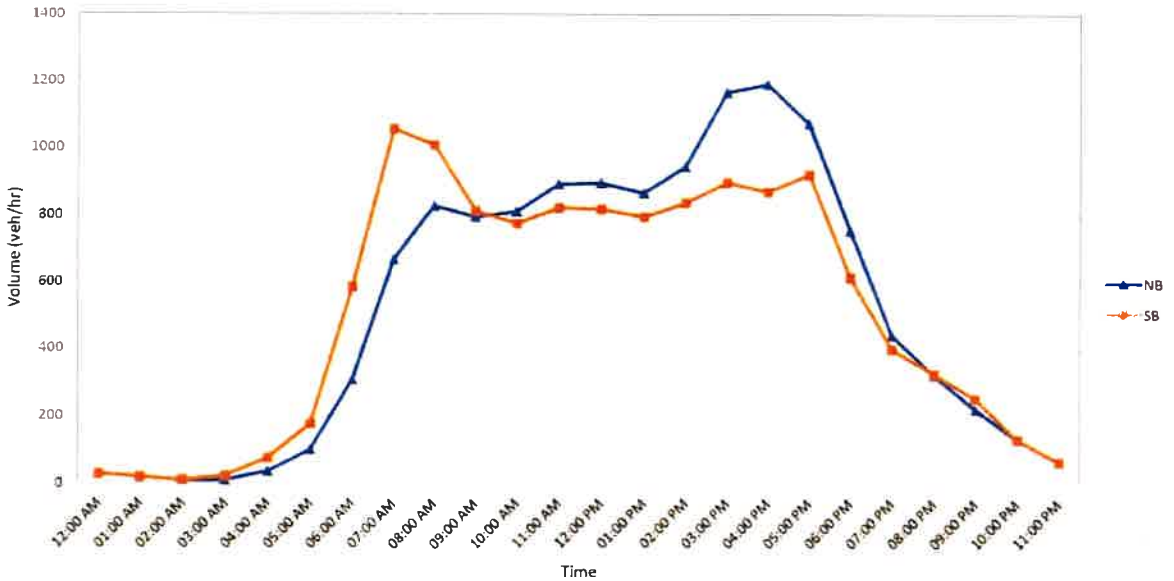


0004-Imperial Pkwy S. of Tropic Dr
Bonita Springs, FL

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

Time	Tuesday 3/3/2020		Wednesday 3/4/2020		Thursday 3/5/2020		Threeday Average	
	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	28	28	23	20	31	30	27	26
01:00 AM	18	13	21	20	12	20	17	18
02:00 AM	10	11	5	7	10	10	8	9
03:00 AM	7	25	8	17	9	20	8	21
04:00 AM	39	68	31	87	31	66	34	74
05:00 AM	100	188	93	163	101	174	98	175
06:00 AM	303	581	313	596	303	569	306	582
07:00 AM	650	1039	681	1049	659	1073	663	1054
08:00 AM	829	1026	833	959	808	1030	823	1005
09:00 AM	778	811	833	825	758	787	790	808
10:00 AM	802	759	806	784	814	771	807	771
11:00 AM	871	883	878	732	917	842	889	819
12:00 PM	855	808	876	836	947	800	893	815
01:00 PM	917	790	804	764	869	822	863	792
02:00 PM	952	817	962	858	913	828	942	834
03:00 PM	1181	877	1100	890	1217	919	1166	895
04:00 PM	1140	859	1163	847	1268	895	1190	867
05:00 PM	933	887	1267	962	1017	908	1072	919
06:00 PM	687	622	885	623	683	592	752	612
07:00 PM	464	406	392	369	465	420	440	398
08:00 PM	308	297	336	341	322	339	322	326
09:00 PM	210	248	213	276	240	234	221	253
10:00 PM	111	127	121	128	162	140	131	132
11:00 PM	66	55	57	63	69	76	64	65
Day Total	12259	12225	12701	12216	12625	12365	12526	12270
Combine Totals	24484		24917		24990		24796	

Threeday Average



TRAFFIC DATA FROM FDOT

FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0054 - SR 93/I 75, SOUTH OF CORKSCREW ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	107000 F	N 53500	S 53500	9.00	57.70	10.70
2019	110000 C	N 55000	S 55000	9.00	58.70	10.70
2018	106000 C	N 52500	S 53500	9.00	59.00	10.40
2017	101000 C	N 50000	S 51000	9.00	58.10	10.30
2016	100500 C	N 50000	S 50500	9.00	58.10	9.00
2015	91500 C	N 45500	S 46000	9.00	56.80	10.70
2014	87500 C	N 43500	S 44000	9.00	56.40	9.90
2013	79000 C	N 37500	S 41500	9.00	57.70	8.40
2012	73000 C	N 37000	S 36000	9.00	56.40	9.60
2011	71500 C	N 35500	S 36000	9.00	55.80	9.10
2010	72500 C	N 36000	S 36500	9.64	55.58	9.20
2009	69000 F	N 34000	S 35000	9.40	55.84	10.10
2008	70000 C	N 34500	S 35500	9.07	55.79	10.10
2007	81500 C	N 40000	S 41500	9.29	52.37	13.00
2006	84000 C	N 42000	S 42000	8.72	54.35	14.40
2005	82500 C	N 41000	S 41500	8.90	52.90	6.70

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 03 - COLLIER

SITE: 9950 - I-75, 1.25 MI N OF CR-846/IMMOKALEE RD, NAPLES

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	90041 C	N 44689	S 45352	9.00	54.90	9.60
2019	105903 C	N 52573	S 53330	9.00	55.00	8.30
2018	99582 C	N 49466	S 50116	9.00	55.40	8.30
2017	97387 C	N 48486	S 48901	9.00	55.40	7.90
2016	97041 C	N 48196	S 48845	9.00	55.90	8.20
2015	92399 C	N 45990	S 46409	9.00	56.20	7.40
2014	85506 C	N 42537	S 42969	9.00	55.70	7.00
2013	79834 C	N 39755	S 40079	9.00	55.30	6.60
2012	75022 C	N 37364	S 37658	9.00	55.10	7.10

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

VESTED BONITA BEACH ROAD
TRAFFIC BY LINK
PROVIDED BY THE CITY OF BONITA SPRINGS

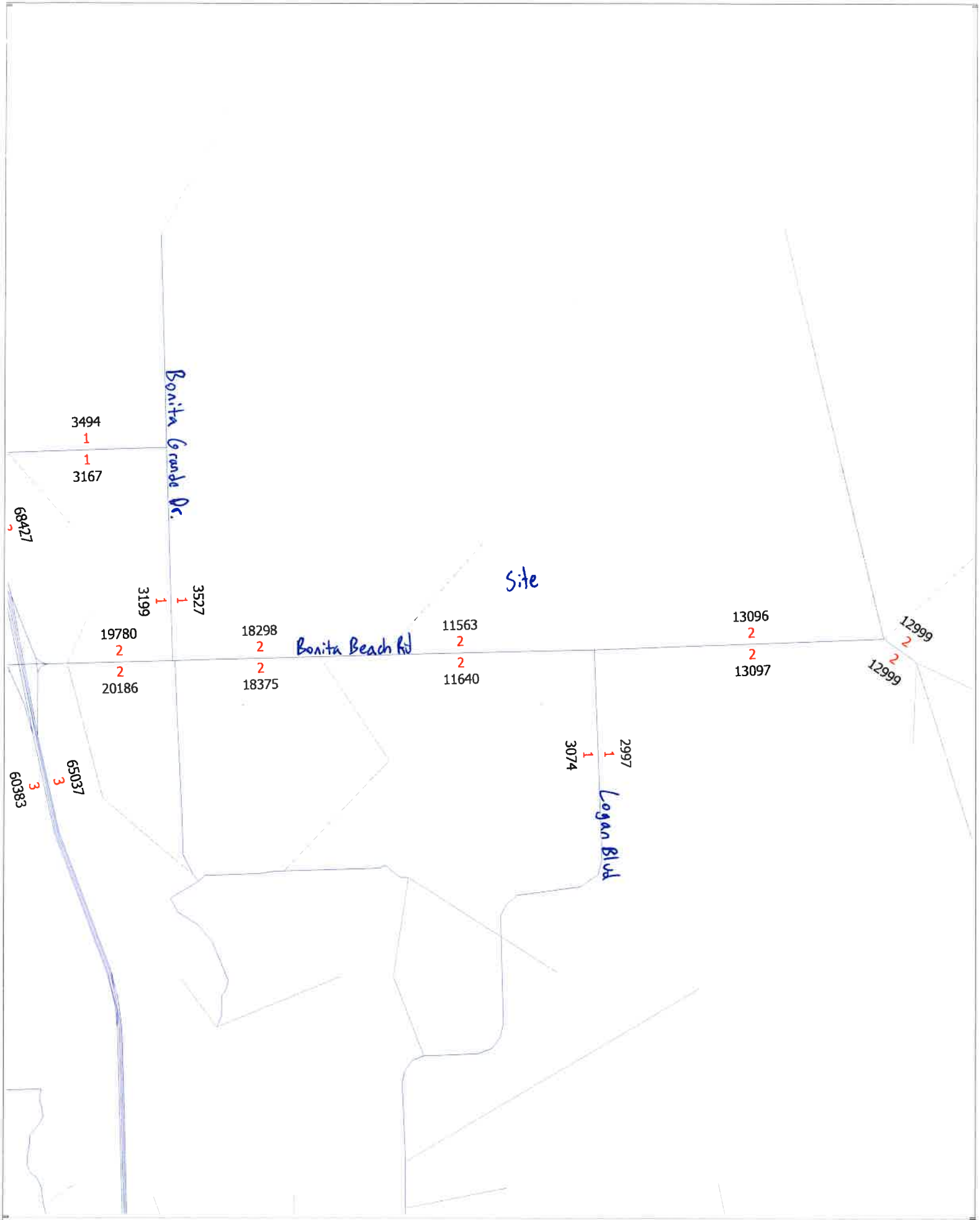
BONITA BEACH ROAD TRAFFIC BY LINK

LINK	AVERAGE SEASONAL*	AADT	BACKGROUND	TOTAL
I-75 to East of Bonita Grand		9500	44400	53900
IMPERIAL TO I-75		37500	28300	50330
US 41 TO IMPERIAL		35000	11930	46930
VANDERBILT TO US 41	33585	25205	8350	41935*

Notes:
Seasonal* is the months of Jan, Feb, Mar.
Seasonal information is used when available.
Background is from approved development orders or agreements.
Link assignment is based on direct access and historic trends.

FDOT Count Station
right versus other -
needs to be adjusted

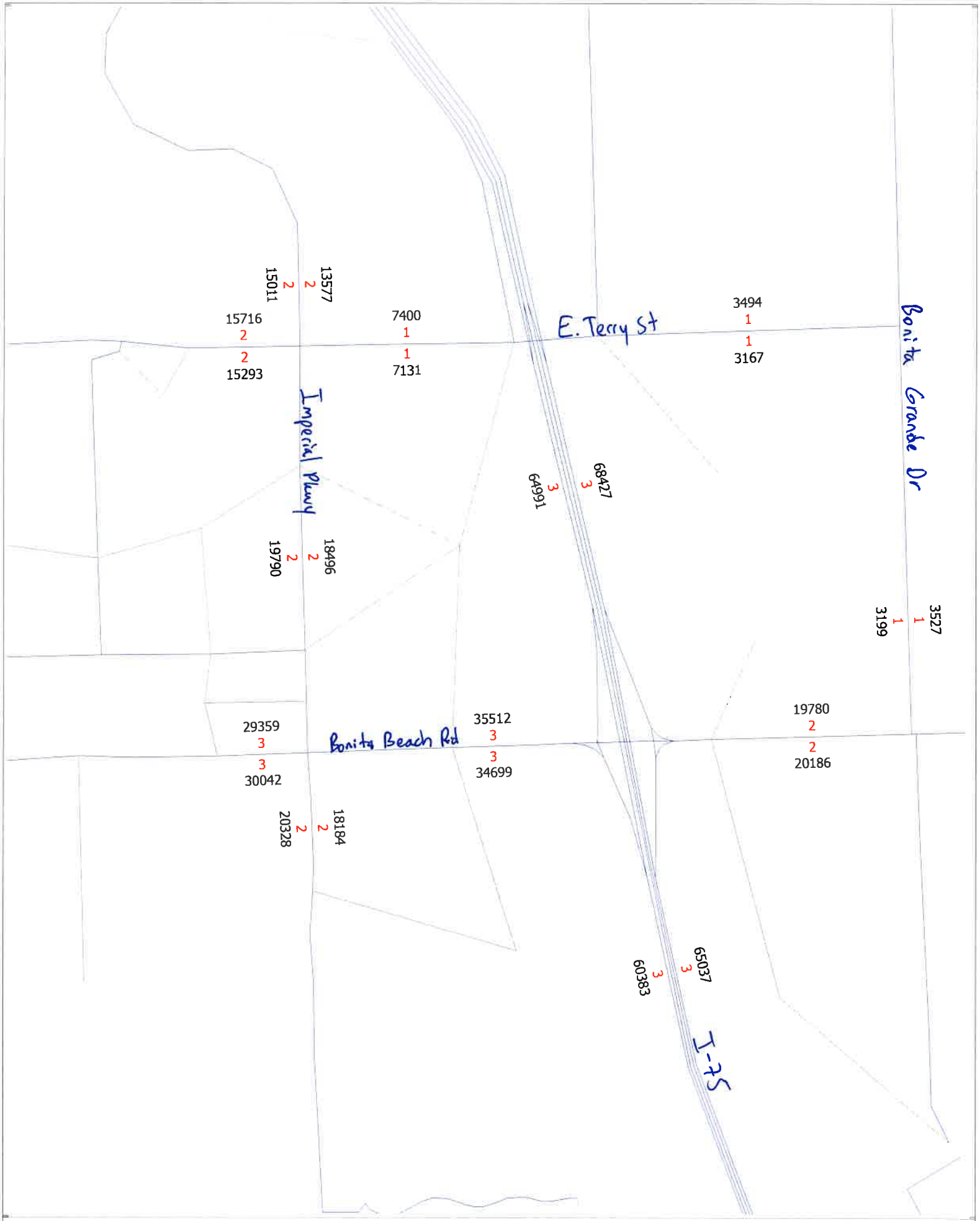
2045 E+C NETWORK VOLUMES



2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES & VOLUMES (PG.1/2)

cube

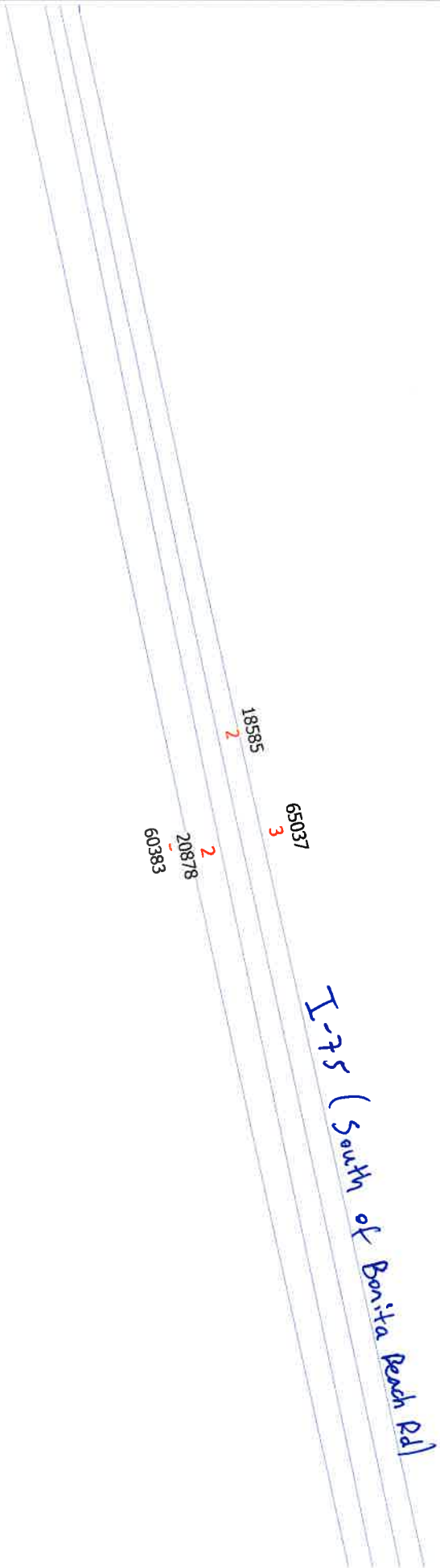
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2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES & VOLUMES (PG.2/2)

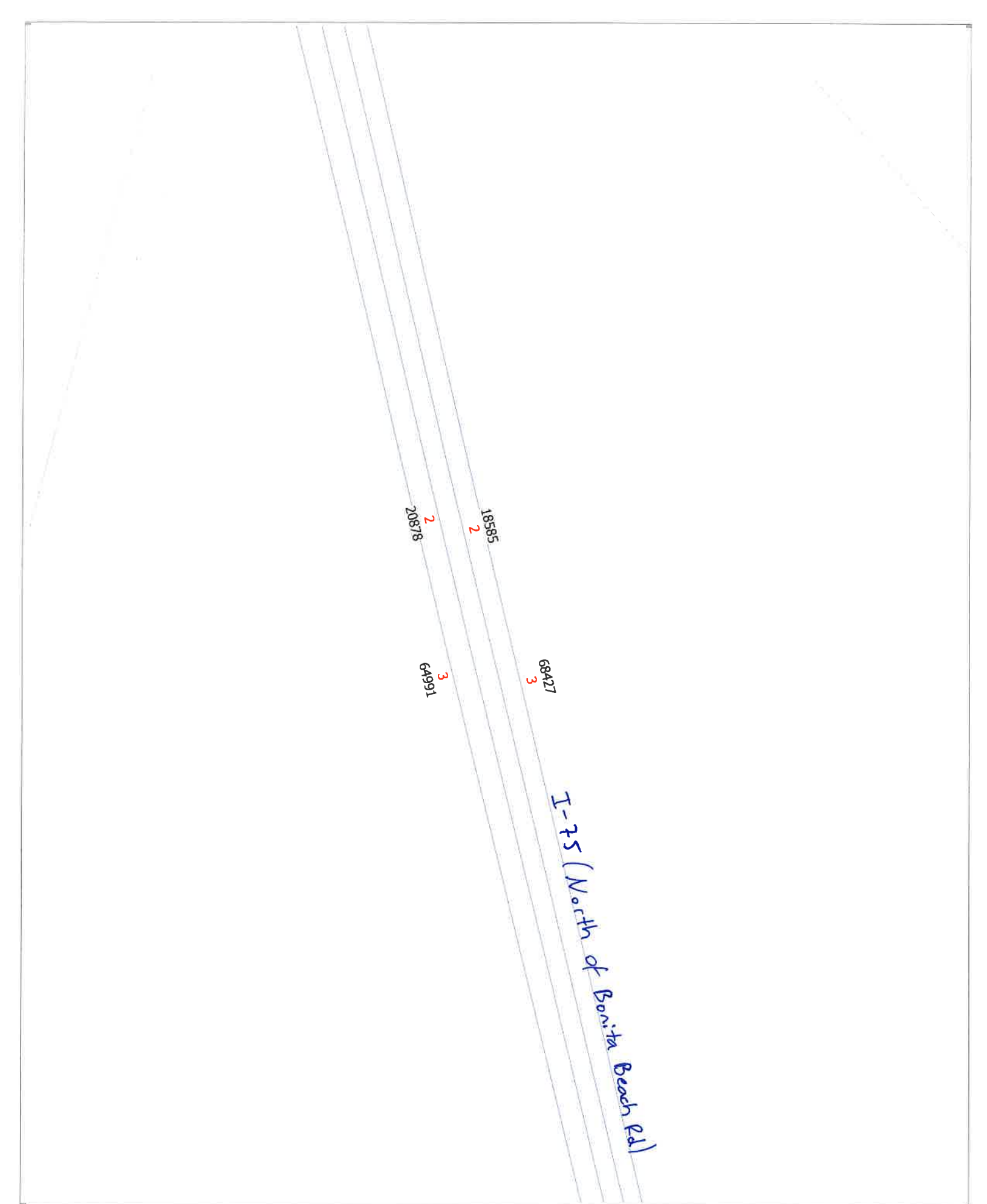
cube

(Licensed to TR Transportation Consultants Inc)



2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES & VOLUMES (PG.2/2)

cube (Licensed to TR Transportation Consultants Inc)



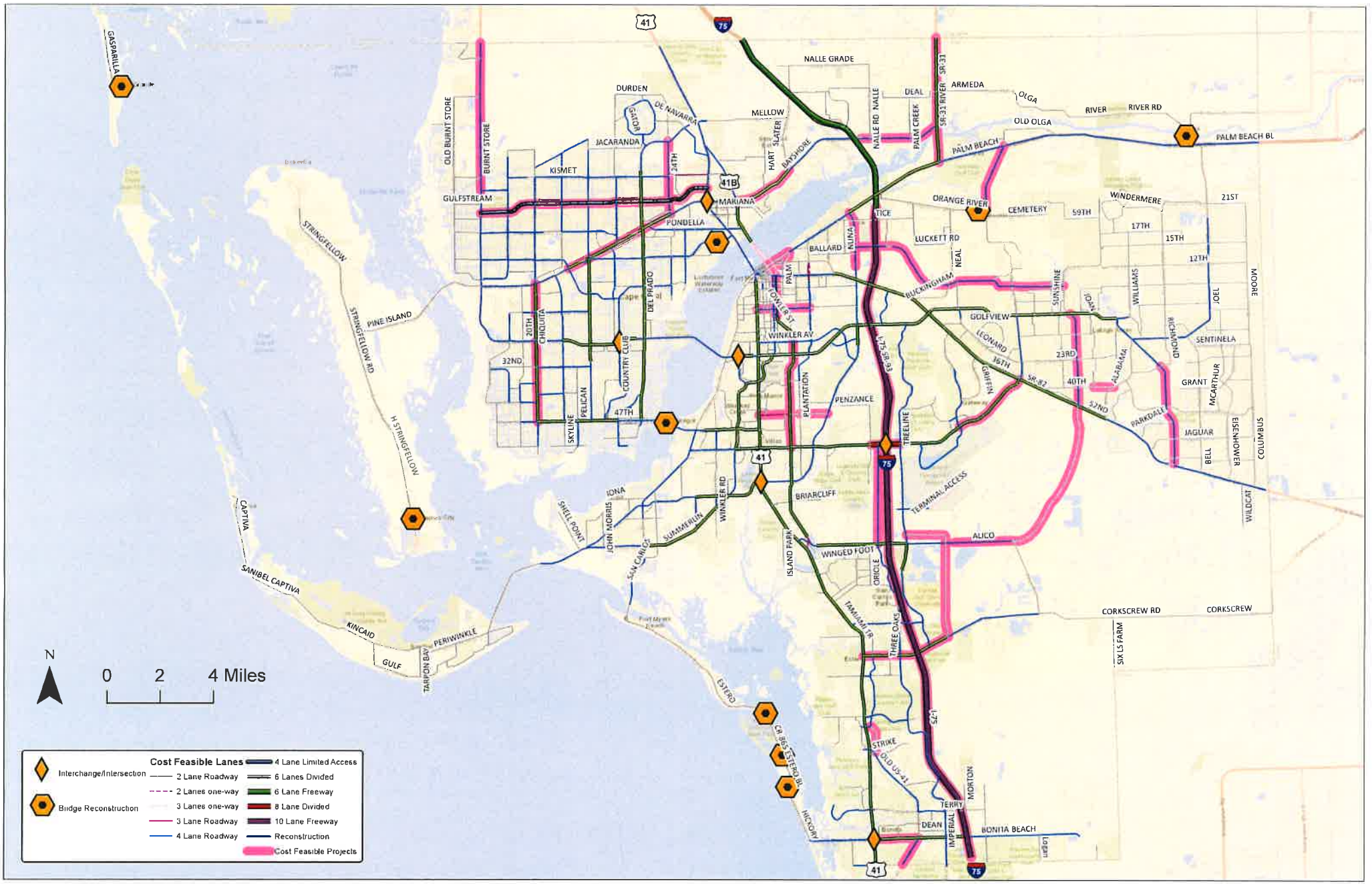
2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES & VOLUMES (PG.2/2)

cube
(Licensed to TR Transportation Consultants Inc)

LEE COUNTY MPO

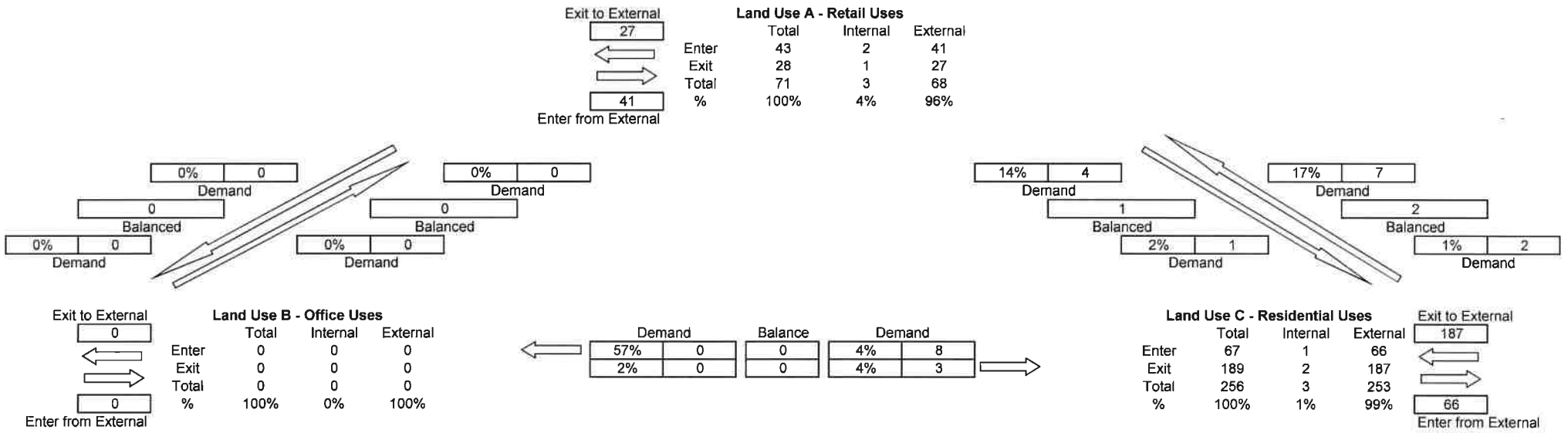
2045 HIGHWAY

COST FEASIBLE PLAN


N
0 2 4 Miles
Cost Feasible Lanes
Interchange/Intersection
Bridge Reconstruction
2 Lane Roadway
2 Lanes one-way
3 Lanes one-way
3 Lane Roadway
4 Lane Roadway
4 Lane Limited Access
6 Lanes Divided
6 Lane Freeway
8 Lane Divided
10 Lane Freeway
Reconstruction
Cost Feasible Projects
GASPARILLA
STRINGFELLOW
PINE ISLAND
STRINGFELLOW RD
H STRINGFELLOW
CAPTIVA
SANIBEL CAPTIVA
KINCAID
GULF
PERIWINKLE
TARPON BAY
OLD BURNT STORE
BURNT STORE
GULFSTREAM
DURDEN
DE NAVARRA
JACARANDA
KISMET
MELLOW
HART
SLATER
BAYSHORE
24TH
41B
MARIANA
PONDELLA
DEL PRADO
CHICUITA
20TH
32ND
COUNTRY CLUB
PELICAN
SKYLINE
47TH
NALLE GRADE
NALLE RD
DEAL
PALM CREEK
SR-31
ARMEDA
OLGA
RIVER
RIVER RD
OLD OLGA
PALM BEACH
PALM BEACH BL
ORANGE RIVER
CEMETERY
59TH
WINDERMERE
21ST
17TH
15TH
12TH
TICE
LUCKETT RD
BALLARD
KUNA
NEAL
PALM
FOWLER ST
BUCKINGHAM
WINKLER AV
SUNSHINE
JOHN
WILLIAMS
JOEL
MOORE
GOLFVIEW
LEONARD
36TH
23RD
40TH
SR-82
GWEEN
ALABAMA
RICHMOND
SENTINELA
GRANT
MCARTHUR
EISENHOWER
COLUMBUS
PARKDALE
52ND
JAGUAR
BELL
WILDCAT
PLANTATION
PENZANCE
TREELINE
I-75 SR-93
41
75
IONA
SHELL POINT
JOHN MORRIS
SUMMERLIN
WINKLER RD
BRIARCLIFF
TERMINAL ACCESS
ALICO
ISLAND PARK
WINGED FOOT
ORICLE
SAN CARLOS
TAMIAMI TR
THREE OAKS
CORKSCREW RD
CORKSCREW
SIX LS FARM
ESTERO
CR 865 ESTERO BL
HICKORY
STRIKE
OLD US-41
41
TERRY
MORTON
DEAN
IMPERIAL
BONITA BEACH
LOGAN

INTERNAL CAPTURE WORKSHEETS

Internal Capture Calculation Summary Sheet
WEEKDAY AM PEAK HOUR



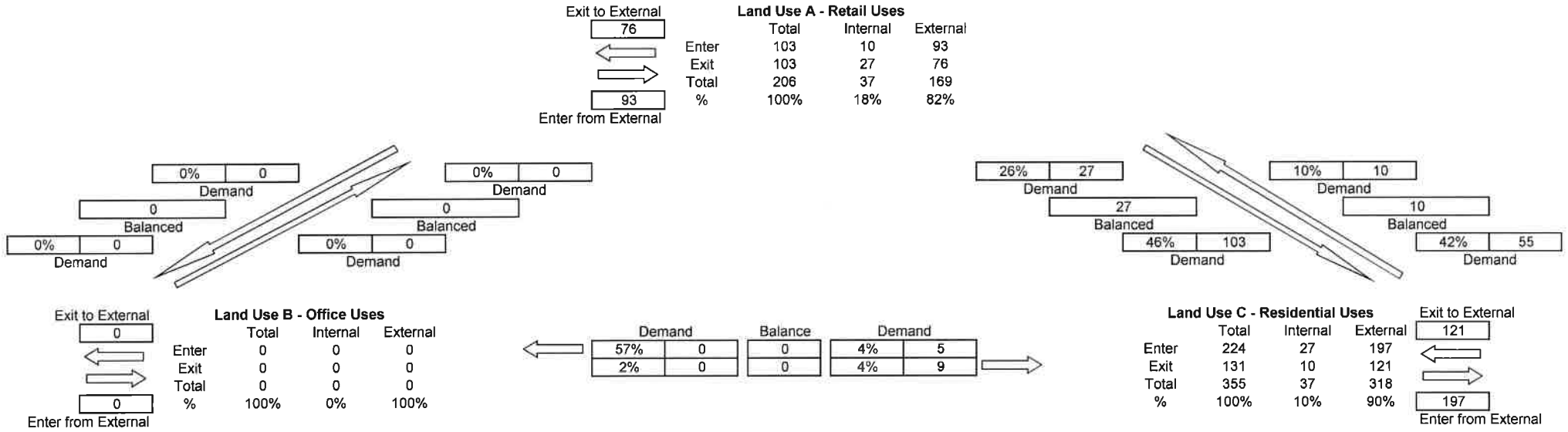
Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total
Enter	41	0	66	107
Exit	27	0	187	214
Total	68	0	253	321
Single-Use Trip Gen. Est.	71	0	256	327

Internal Capture Rate

2%

Internal Capture Calculation Summary Sheet
WEEKDAY PM PEAK HOUR



Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total
Enter	93	0	197	290
Exit	76	0	121	197
Total	169	0	318	487
Single-Use Trip Gen. Est.	206	0	355	561

Internal Capture Rate

13%

TRIP GENERATION EQUATIONS

Single-Family Detached Housing
(210)

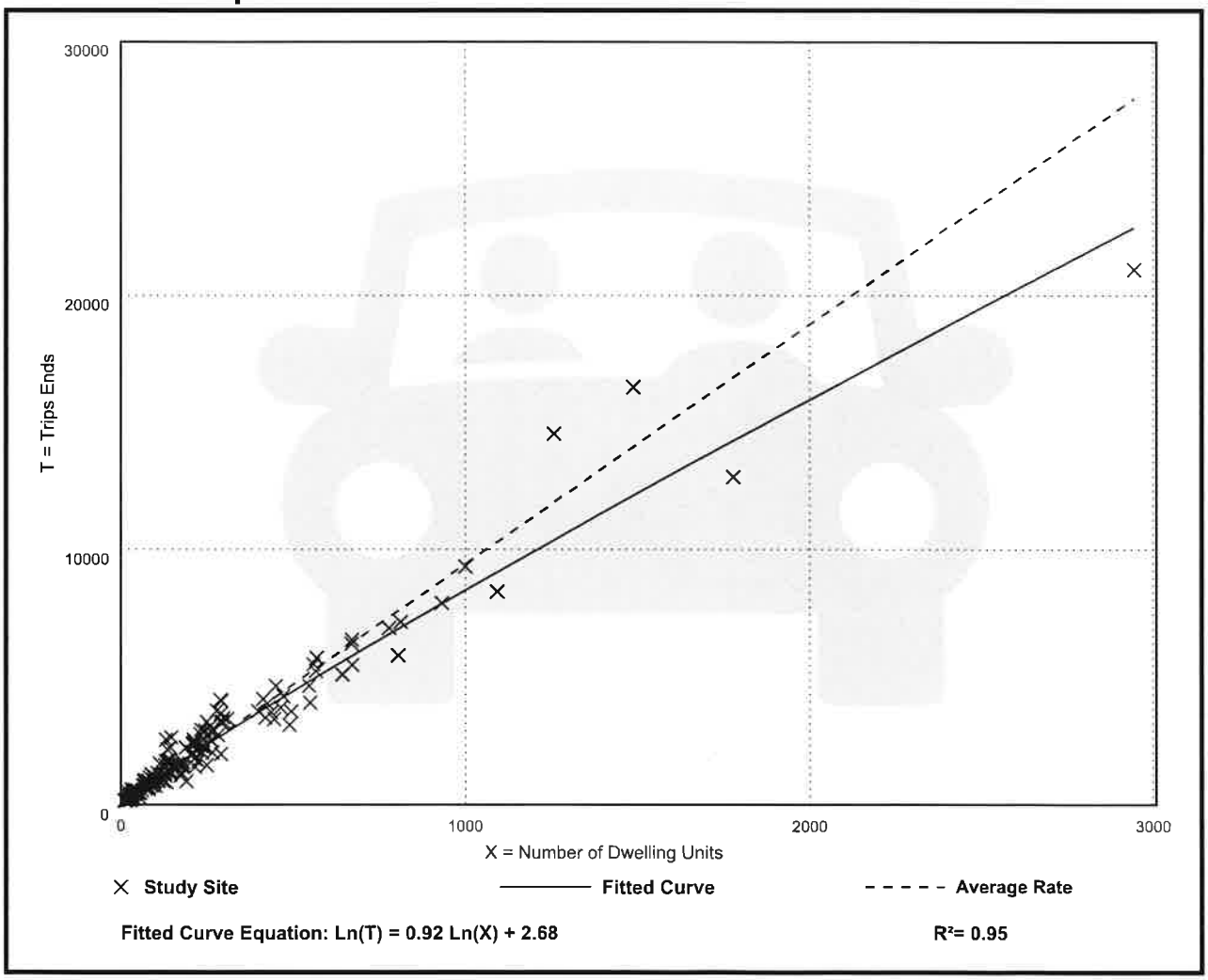
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

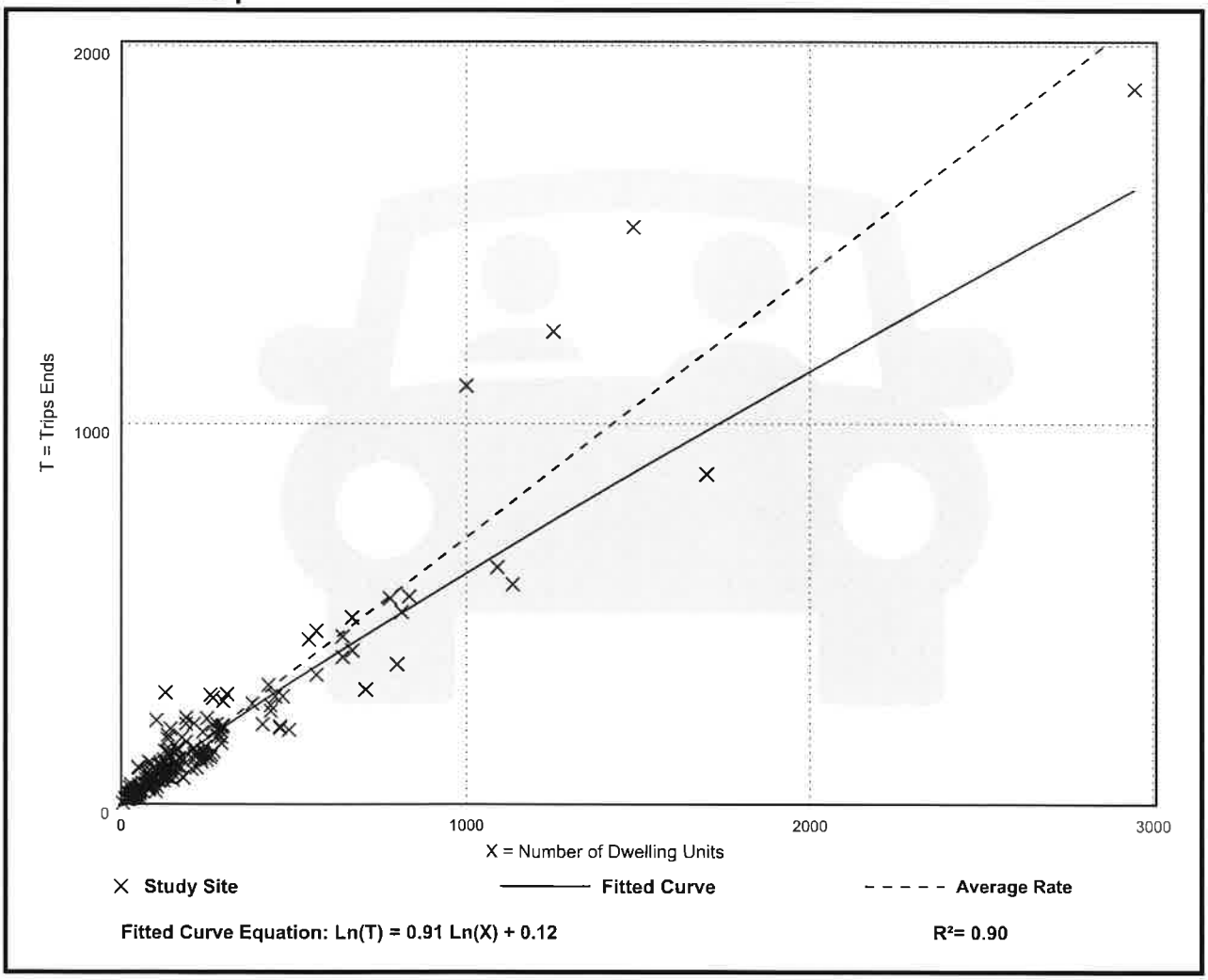
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12

R^2= 0.90

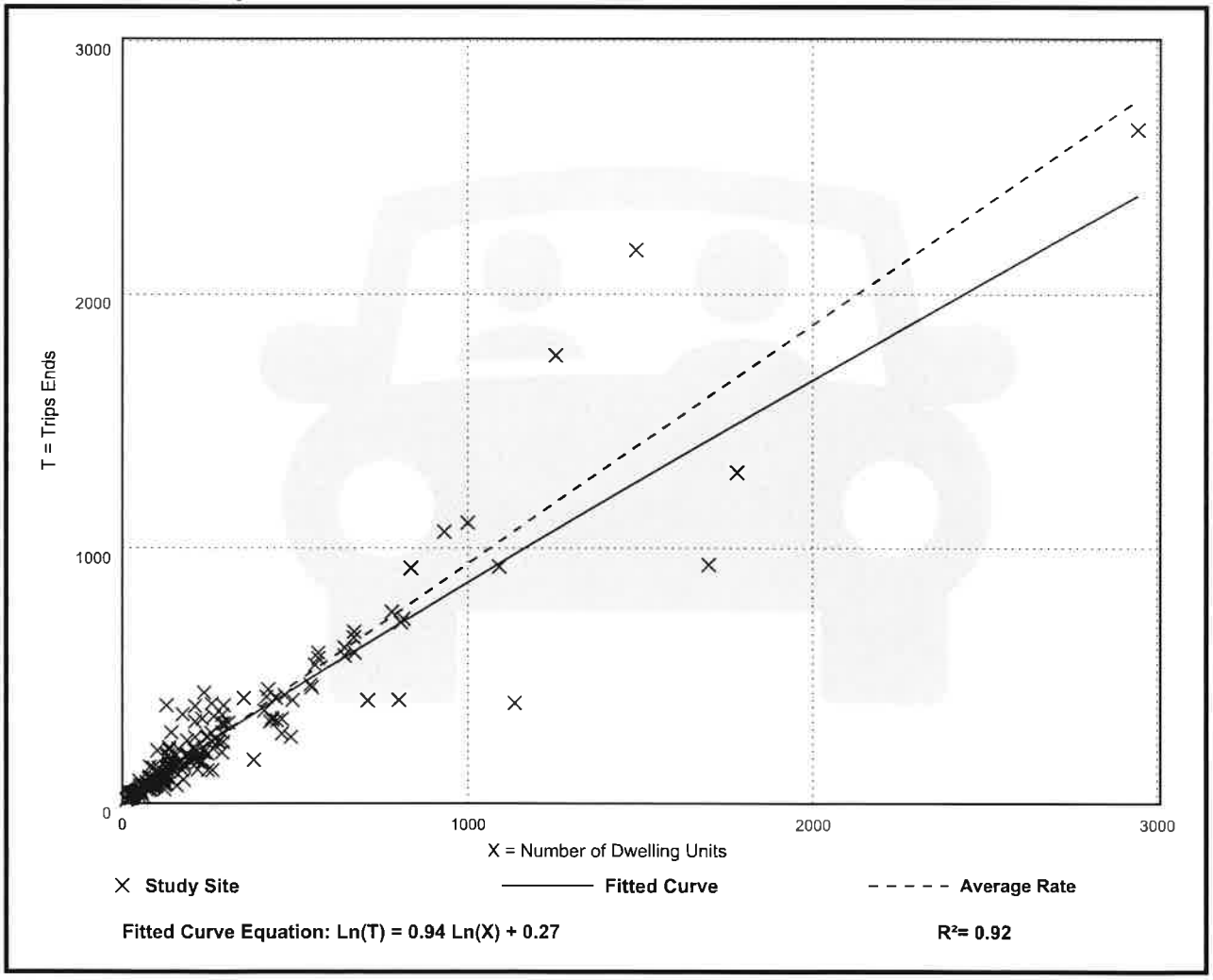
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27

R^2= 0.92

Strip Retail Plaza (<40k)
(822)

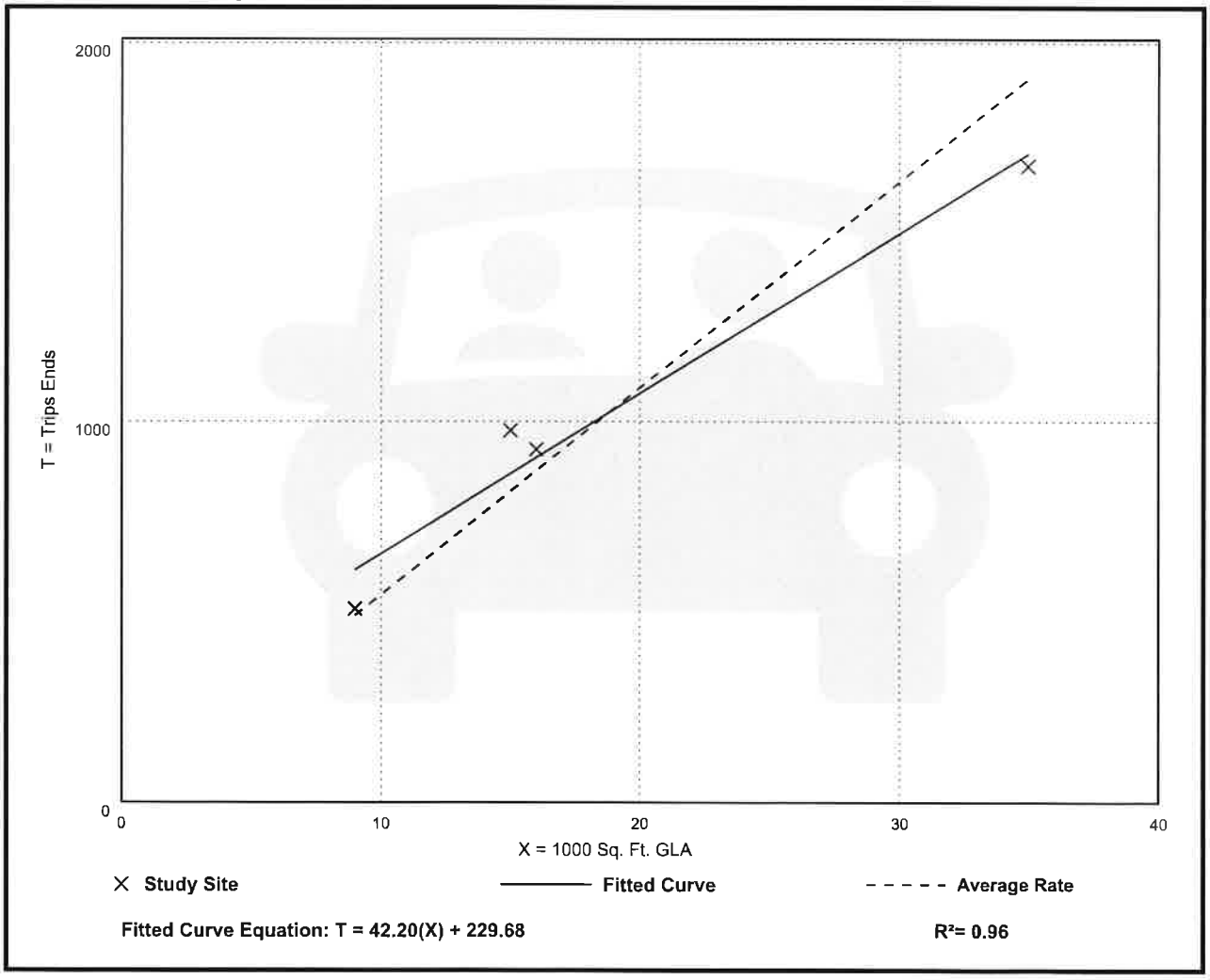
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

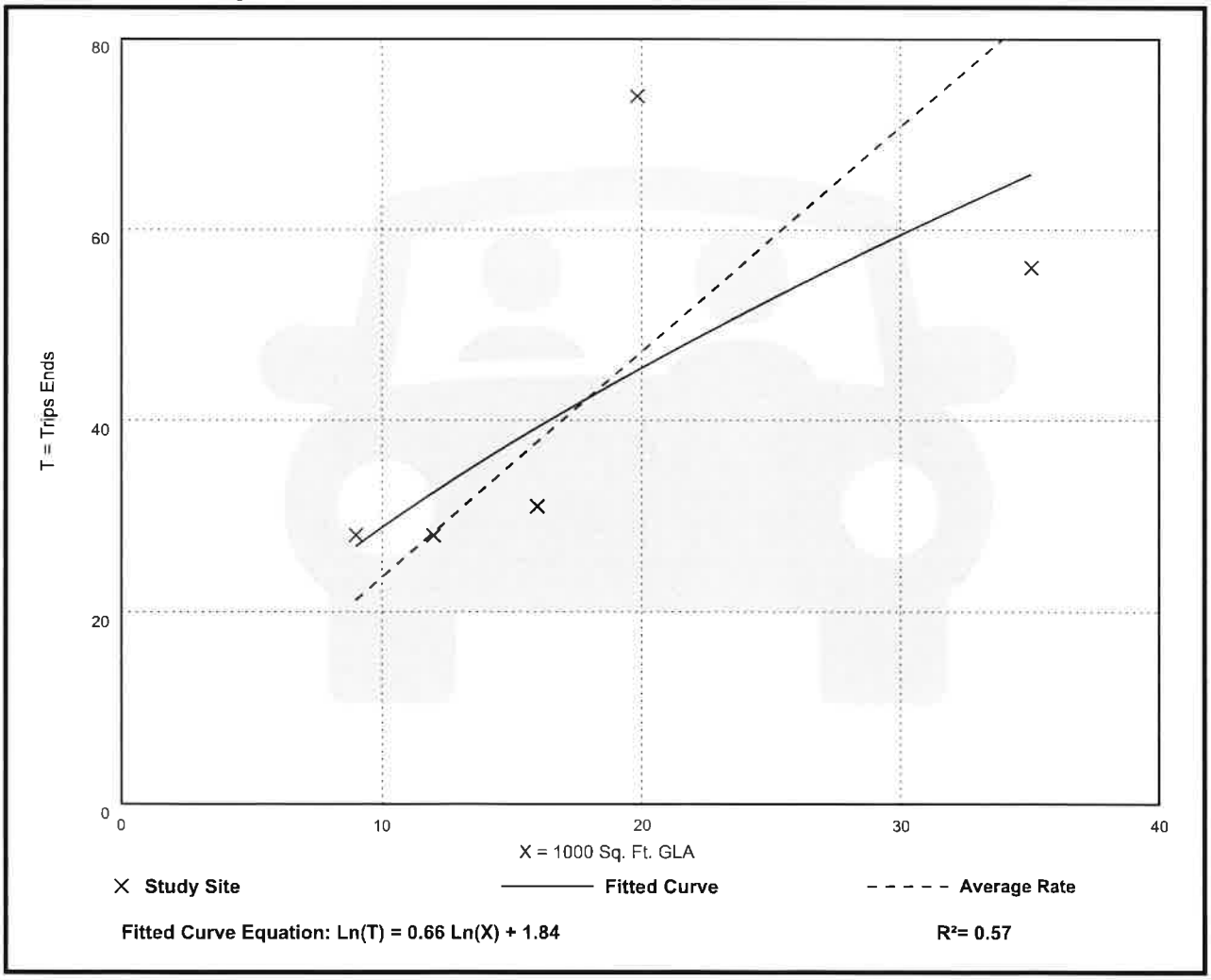
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

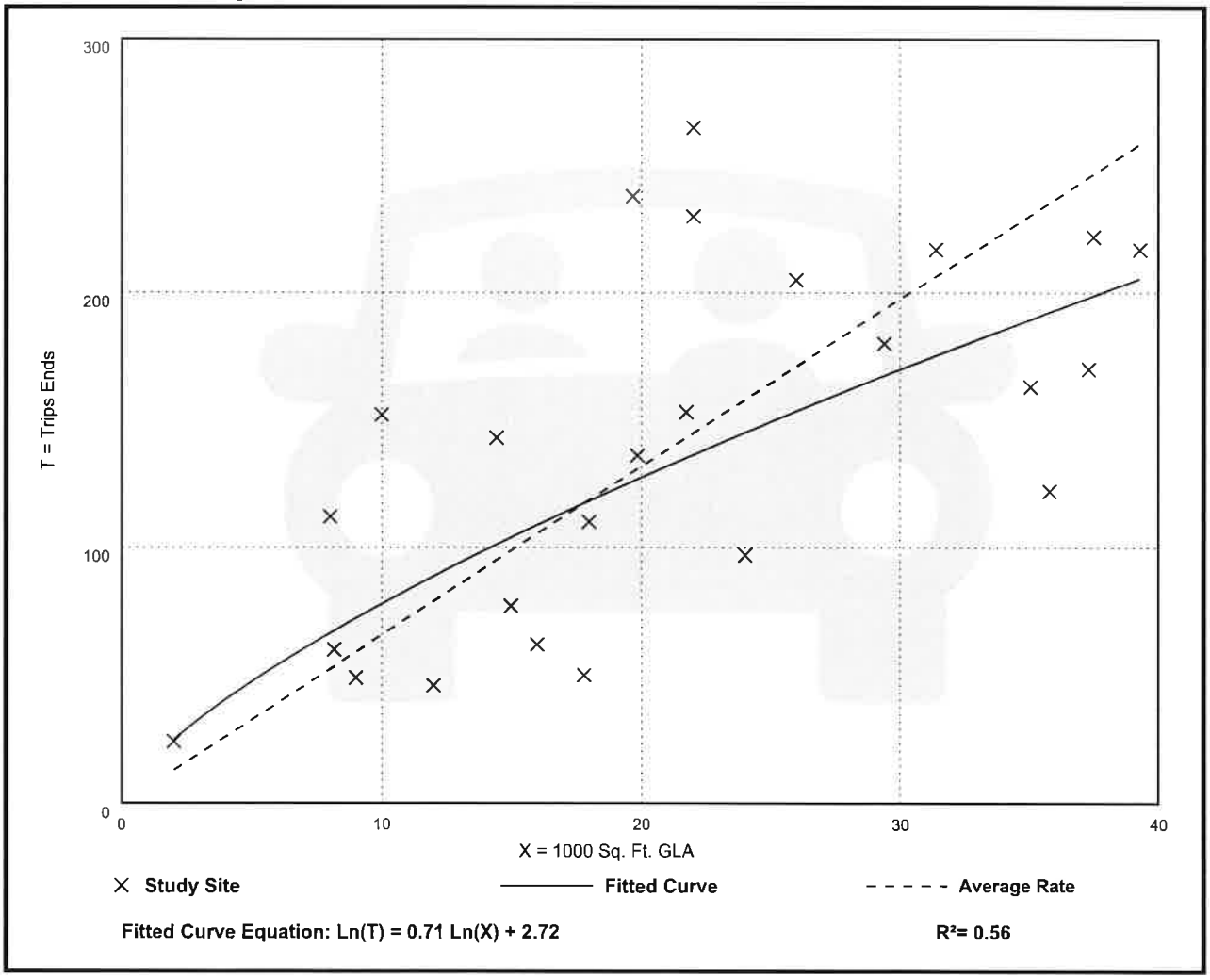
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

Mini-Warehouse
(151)

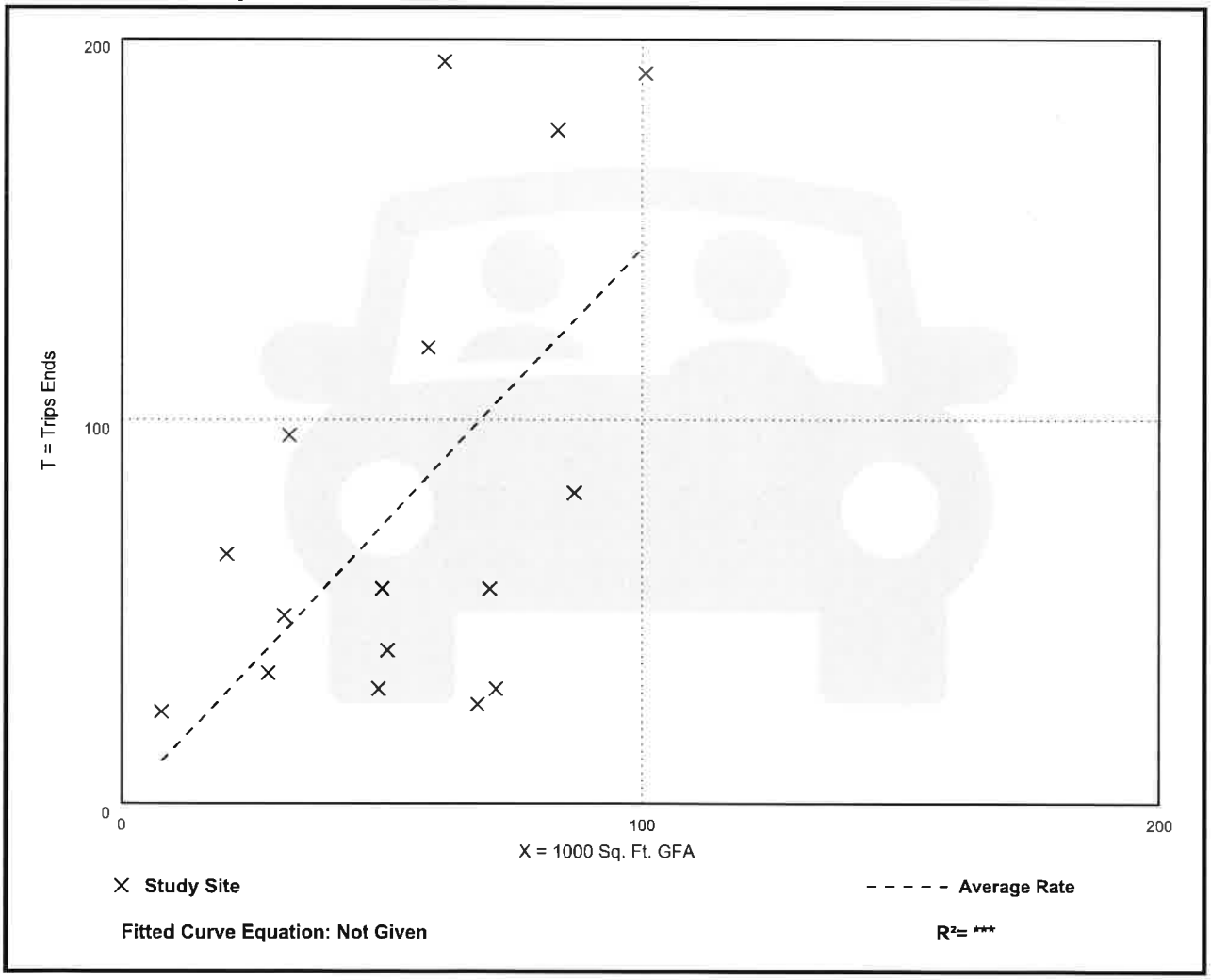
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

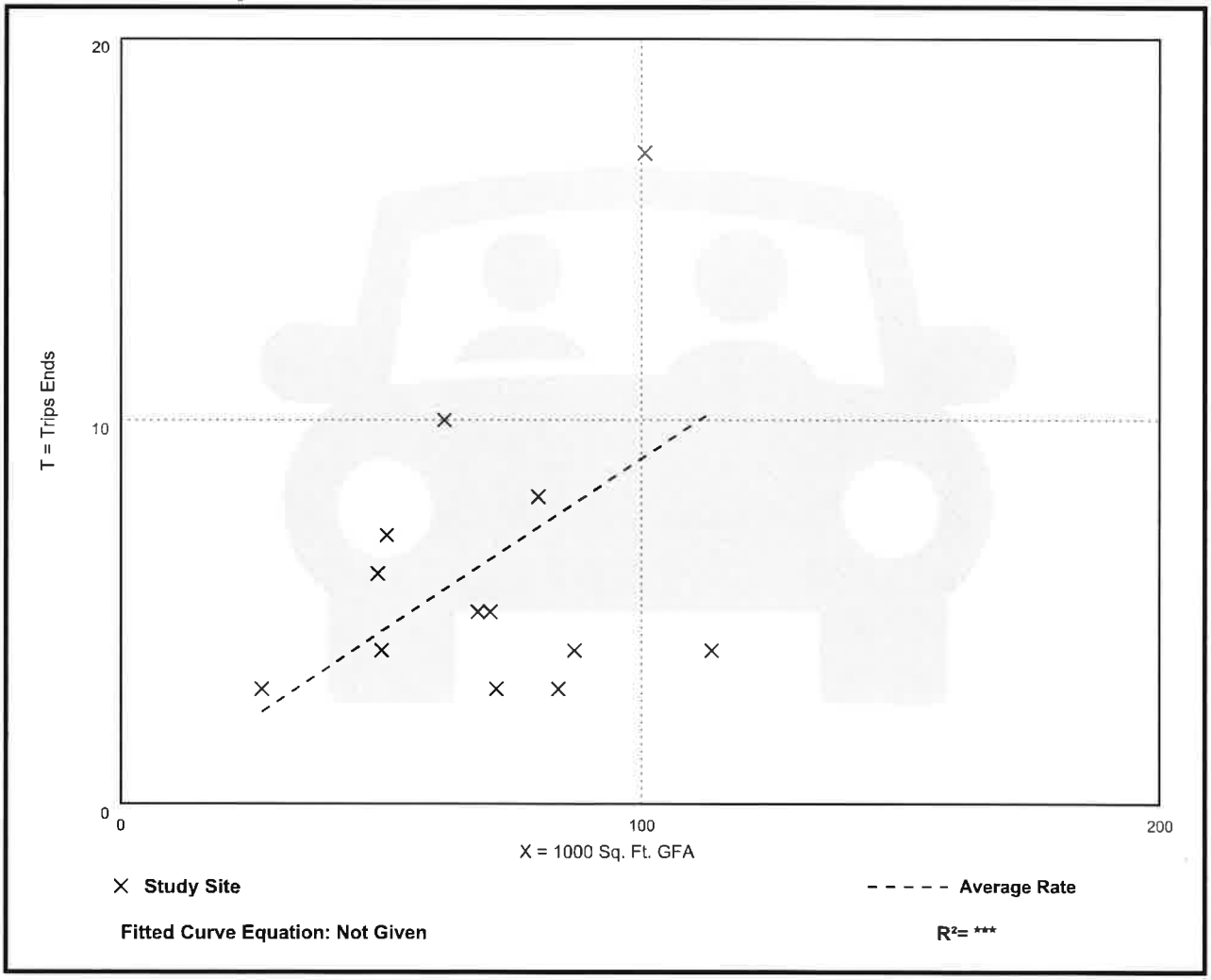
Mini-Warehouse
(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 70
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Mini-Warehouse
(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 59
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation

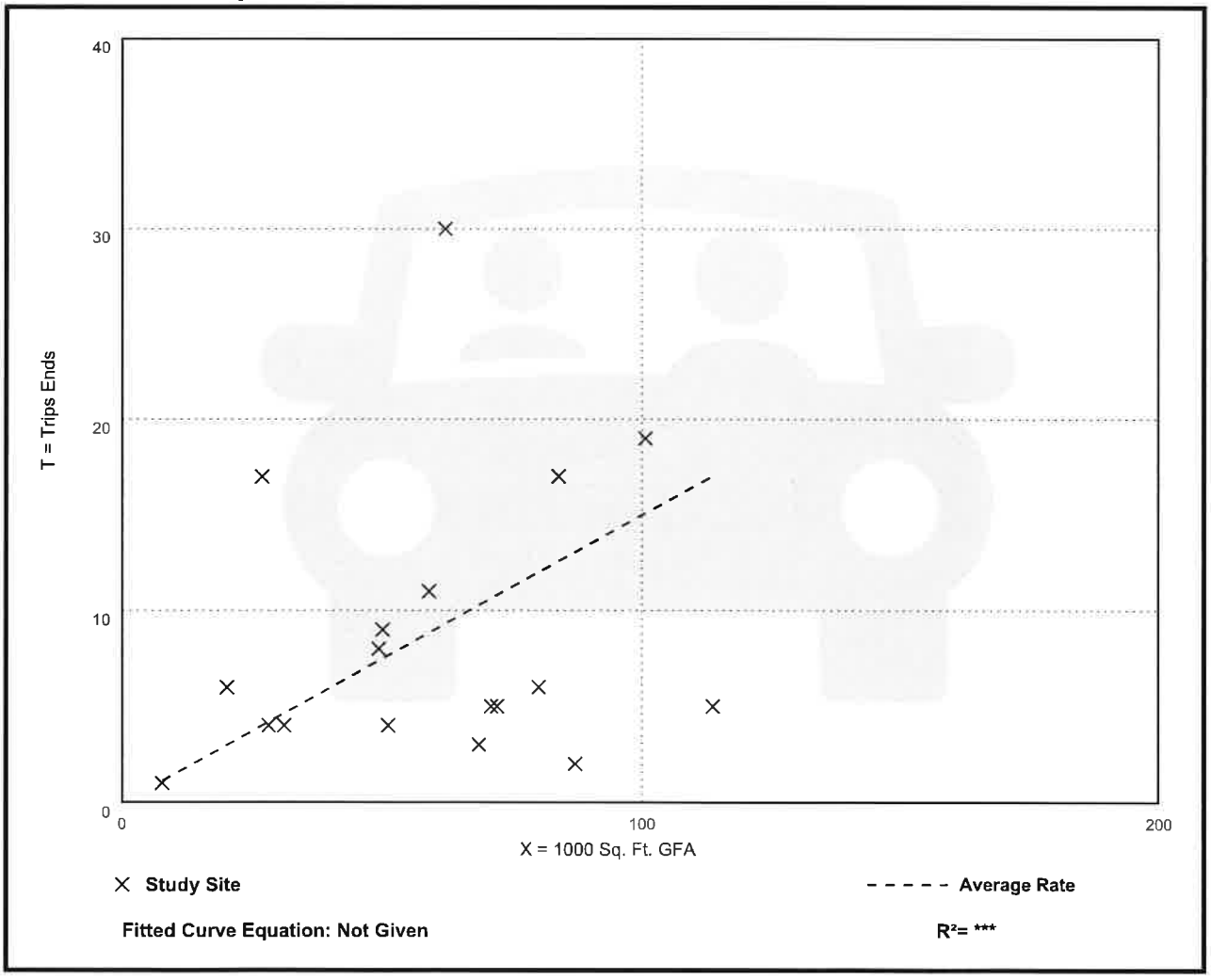


EXHIBIT III.E.1 & 2
CURRENT & PROPOSED DENSITY CALCULATIONS

Table 1: CURRENT FUTURE LAND USE DENSITY CALCULATION

FUTURE LAND USE		DENSITY	ACREAGE	UNIT COUNT
Lee County	DR/GR	1 DU/10 AC	54.21 AC	5.4 DU
Lee County	Wetland	1 DU/20 AC	35.81 AC	1.79 DU
Bonita Springs	Resource Protection	1 DU/20 AC	11.66 AC	0.58 DU
Bonita Springs	DR/GR*	1 DU/10 AC	30.79 AC	3.07
Bonita Springs	Wetlands*	1 DU/20 AC	72.06 AC	3.6
			TOTAL 204.5 AC	**14.4 DU**

*Include those annexed lands within the City of Bonita Springs municipal boundary that retained Lee County FLU

Table 2: Residential Land Area - Urban Fringe Community

FUTURE LAND USE	ACREAGE	MAXIMUM DENSITY	UNIT COUNT
Urban Fringe Community (Upland)	90.43 AC	2.77 DU/AC	250.49 DU
Urban Fringe Community (Wetland)	114.02 AC	2.77 DU/AC	315.83 DU
		Proposed Maximum per FLUM	**566.32 DU**
		Proposed Maximum Per Companion PUD	**388 DU**

Table 3: Commercial Land Use Area - Urban Fringe Community

FUTURE LAND USE	ACREAGE	MAXIMUM FLOOR AREA RATIO	COMMERCIAL SQUARE FOOTAGE
Urban Fringe Community (Commercial)	5 AC	0.65[1]	139,500
		Proposed Maximum Commercial Square Foot	**139,500**

[1] Properties north of Bonita Beach Rd are permitted a floor area ratio of up to .65 for commercial uses excluding clubhouses, amenity buildings, and recreational facilities per proposed Text Amendment.

Zonda
Advisory

435 S. Cedros Avenue, Suite 304
Solana Beach, CA 92075

DATE: May 25, 2022

TO: Mr. Kevin Brown
SEAGATE DEVELOPMENT GROUP

FROM: Kristine Smale
Shaun McCutcheon
ZONDA

SUBJECT: **Economic and Fiscal Impact Analysis for Revana Lakes, a Mixed-Use Development Located in Bonita Springs, Florida (DRAFT REPORT)**

Zonda is pleased to present this independently conducted Economic Impact Study (EIS) to Seagate Development Group pertaining to the proposed Revana Lakes project in Bonita Springs, Florida. Seagate Development Group is planning to develop a mixed-use community on approximately 200-acres located on the north side of Bonita Beach Road across the street from Palmira in Bonita Springs. Proposed uses include 388 single family homes, a 100,000 square foot mini warehouse, and 39,500 square feet of commercial retail space, envisioned to include a small grocer anchor tenant.

DRAFT

This study analyzes the fiscal impact the proposed Revana Lakes project will likely yield in terms of tax revenues, fees, jobs, and wages generated from the development that ultimately benefit the City of Bonita Springs and Lee County. Revenues are generated primarily through such vehicles as real property taxes, retail expenditures and sales tax revenues from new households living in the community, as well as development permits and fees collected by the City. For the purpose of this analysis, we assume a permitting start date of 2022 and residential sales beginning in 2024, though we recognize that timing is subject to change, and revenues need to be adjusted accordingly. Tax revenue estimates are the estimates of Zonda using inputs from city, county, and state resources, as well as estimates based on the local market, and are not a representation of the developer, Seagate Development Group.

Zonda examined the tax revenue implications of the Subject Project over a long-term period (20 years) to show both annual and aggregate tax revenues. Our report includes the following information:

I. Executive Summary of Key Findings
II. Economic and Fiscal Impact Analysis derived from:
    1) Property tax revenue
    2) Retail sales tax revenue
    3) Additional spending propensities and sales tax revenue from new residents

4) Permits and fees

III. Jobs Creation, Wages and Total Economic Impact
   1) During construction
   2) At completion/ fully operational

IV. Summary and Conclusions

Included in this report is a brief series of exhibits depicting the research completed in our analysis.

I. EXECUTIVE SUMMARY OF KEY FINDINGS

Based upon our research and analysis, we believe that the Revana Lakes project represents a sizeable economic impact source for Bonita Springs in terms of generating significant annual tax revenues for the city. During the next five years (permits, construction, initial homes sales, and commercial lease up) we estimate that the project will deliver approximately **$6,419,544 in taxes and fee revenues** for Bonita Springs, or $5,307,805 in net present value. The following tables summarize these tax sources and corresponding revenues:

REVANA LAKES FISCAL IMPACT SUMMARY (2022 - 2026)

		2022 - 2026 Total	2022	2023	2024	2025	2026
1	Revana Lakes Property Tax Revenue	$1,969,863	$0	$0	$379,253	$651,294	$939,316
2	Revana Lakes Retail Sales Tax Revenue	$0	$0	$0	$0	$0	$0
3	Revana Lakes Residents' Spending Propensities	$0	$0	$0	$0	$0	$0
4	Permits and Fees (Excludes Public Works)	$4,449,681	$0	$218,033	$1,846,615	$1,192,517	$1,192,517
TOTAL		**$6,419,544**	**$0**	**$218,033**	**$2,225,868**	**$1,843,811**	**$2,131,833**

	REVANA LAKES 5-YEAR FISCAL IMPACT SUMMARY (2022 - 2026)	Bonita Springs Revenues
1	Revana Lakes Property Tax Revenue	$1,969,863
2	Revana Lakes Retail Sales Tax Revenue	$0
3	Revana Lakes Residents' Spending Propensities	$0
4	Permits and Fees (Excludes Public Works)	$4,449,681
TOTAL		**$6,419,544**

	REVANA LAKES NET PRESENT VALUE OF 5-YEAR REVENUES (2022 - 2026)	Bonita Springs Revenues
1	Revana Lakes Property Tax Revenue	$1,599,413
2	Revana Lakes Retail Sales Tax Revenue	$0
3	Revana Lakes Residents Spending Propensities	$0
4	Permits and Fees (Excludes Public Works)	$3,708,392
TOTAL NPV (@ 5% Discount Rate)		**$5,307,805**

DRAFT

Zonda estimated the fiscal impact of the Revana Lakes project going forward over a 20-year timeframe. To conduct this analysis, Zonda considered such variables as increased property values and inflation impacting these estimates over time. **We estimate that the project will deliver approximately $57,725,319 in tax revenues for Bonita Springs** over a 20-year period (2022 to 2041), or a net present value of $32,861,432. The following tables summarize these tax sources and corresponding revenues:

	REVANA LAKES 20-YEAR FISCAL IMPACT SUMMARY (2022 - 2041)	Bonita Springs Revenues
1	Revana Lakes Property Tax Revenue	$46,571,044
2	Revana Lakes Retail Sales Tax Revenue	$0
3	Revana Lakes Residents Spending Propensities	$0
4	Permits and Fees (Excludes Public Works)	$11,154,275
TOTAL		**$57,725,319**

Source: Zonda, Bonita Springs

	REVANA LAKES NET PRESENT VALUE OF 20-YEAR REVENUES (2022 - 2041)	Bonita Springs Revenues
1	Revana Lakes Property Tax Revenue	$24,673,877
2	Revana Lakes Retail Sales Tax Revenue	$0
3	Revana Lakes Residents Spending Propensities	$0
4	Permits and Fees (Excludes Public Works)	$8,187,555
TOTAL NPV (@ 5% Discount Rate)		**$32,861,432**

Revana Lakes will also be a driver in terms of jobs creation and corresponding wages, which will have a positive impact to the community. These jobs will be generated both during the construction phase (primarily construction workers, but also including vendors, suppliers, and management) and the operations phase (residential community maintenance, mini warehouse staff, and retail employees).

We further estimate that the construction phase of the project will create and/or support approximately +/-372 jobs, while the ongoing operation of the finished project will generate and/or support another 124 jobs, for a total of nearly 500 jobs.

The following table summarizes our estimate of total jobs created by the Project:

Jobs Creation Summary	
One Time Direct Jobs (Construction & Management)	237
One Time Indirect Jobs (Vendors, Suppliers, Etc.)	136
	372
Ongoing Jobs at Stabilization (Residential Maintenance, Warehouse Staff and Grocery Employees)	93
Implied Indirect Jobs (Vendors, Suppliers, Etc.)	31
	124
GRAND TOTAL JOBS	**496**

II. ECONOMIC AND FISCAL IMPACT ANALYSIS

In establishing our recommendations for the tax/fee revenue generators of Revana Lakes, we considered the following sources:

- Property tax revenue
- Retail and mini warehouse sales tax revenue
- Additional spending propensities from new residents within the community

DRAFT

- Permits and fees

The purpose of this section is to explain the methodology for deriving tax revenues for each of these sources for both a single year and over a 20-year period (2022 through 2041).

A. Property Tax Revenue

Lee County collects taxes from real property, a portion of which are allocated to Bonita Springs. Property taxes are based on the assessed value of property, which is typically the improved cost of the property in the case of new commercial construction as well as the sale price of newly constructed homes. The table below summarizes construction cost estimates/ value for the property (in today's dollars):

	Units	Square Feet	Cost/ Value Per Unit/ SF	Cost/ Value (In Today's $)
Mini Storage Warehouse (Direct and Indirect Costs)	1	100,000	$220	$22,000,000
Grocery Commercial (Direct and Indirect Costs)	1	39,500	$270	$10,665,000
Total Commercial Costs - Full Cash Value (FCV)				$32,665,000
Assessed Land Value (per 2020 purchase price + 10% appreciation in 2021)				$6,600,000
Total Commercial Value At Completion				$39,265,000
Residential Sale Price/ Home Value	388	2,800	$625	$1,750,000
Cumulative Annual Home Sales	45			$679,000,000
Total Home Revenue /Value				
Annual Appreciation Estimate				3%
Assessment Ratio				100%
Assessed Value (Residential + Commercial)				$718,265,000
			Tax Rate	
Total Annual Tax Amount			***0.0135***	**$9,721,932**
Lee County Primary Tax			0.01059	$7,609,587
City of Bonita Springs & Bonita Springs Fire District			0.00294	$2,112,346
City of Bonita Springs Total Property Tax Revenues (2022 $)				**$2,112,346**

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Based on a land value and total construction cost estimate of $39.2 million for the commercial uses, a total value of all home sales of $679 million, and an assessment ratio of 100% (this ratio is typically at or below 100%), the assessed value of the project is $718.3 million. Property taxes are estimated at 1.35% of assessed value, or $9.7 million annually. Of this amount, approximately 78% is allocated to Lee County and 22% is allocated to Bonita Springs, yielding a total of $2.11 million in property taxes to the City (in today's dollars).

Over the next 20 years, total property taxes generated are estimated at $214.3 million, of which $46.6 million will be allocated to Bonita Springs (or a net present value of $24.7 million).

Revana Lakes Total Property Tax Amount Over 20 Years	**$214,340,183**
City of Bonita Springs Total Tax Revenues Over 20 Years	**$46,571,044**
City of Bonita Springs Total Tax Revenues (Net Present Value)	**$24,673,877**

Source: Zonda, City of Bonita Springs

B. Sales Tax Revenues

The commercial space within Revana Lakes is planned for a 39,500 square foot grocery store anchor and a 100,000 square foot mini warehouse facility. Consumers will purchase goods and services (as well as rent mini warehouse space) and pay sales taxes on these items. It is our understanding that none (0%) of sales taxes generated within Bonita Springs are allocated to the City (based on various sales tax websites and pending confirmation from City representatives). We estimate sales tax revenues generated by grocery and mini warehouse uses in the following table:

Grocery (SF)	39,500
Mini Warehouse (SF)	100,000
Grocery Projected Annual Revenue/ SF:	$620.00
Mini Warehouse Annual Revenue/ SF:	$6.30

		2022	2023	2024	2025	2026
Revenue per Grocery SF		$620	$632	$645	$658	$671
Revenue per Mini Warehouse SF		$6.30	$6.43	$6.55	$6.69	$6.82
Total Available Grocery SF		0	0	39,500	39,500	39,500
Total Available Mini Warehouse SF		0	0	100,000	100,000	100,000
Grocery Occupancy Rate (%)		0%	0%	100%	100%	100%
Mini Warehouse Occupancy Rate (%)		0%	0%	30%	70%	95%
Total Occupied Grocery SF		0	0	39,500	39,500	39,500
Total Occupied Mini Warehouse SF		0	0	30,000	70,000	95,000
Total Grocery Revenue		$0	$0	$25,479,396	$25,988,984	$26,508,764
Total Mini Warehouse Revenue		$0	$0	$196,636	$467,993	$647,836
TOTAL REVENUE		$0	$0	$25,676,032	$26,456,977	$27,156,599
Taxable Retail Revenue*	**25%**	**$0**	**$0**	**$6,566,485**	**$6,965,239**	**$7,275,027**

*Assumes 25% of grocery items are taxable

SALES TAX REVENUES	Rate	2022 - 2026	2022	2023	2024	2025	2026
Total Retail Sales Tax Revenues	**6.50%**	**$1,352,439**	**$0**	**$0**	**$426,821**	**$452,741**	**$472,877**
Bonita Springs Tax Revenues (Rate * Total)	***0.00%***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***

During the first three years of completion, the projected annual sales revenues for Revana Lakes' commercial uses yields total sales tax revenues of approximately $1.352 million, of which none ($0) is allocated to Bonita Springs. Over the next 20 years, the projected total sales tax revenues are approximately $9.693 million, of which $0 is allocated to Bonita Springs (or a net present value of $0).

SALES TAX REVENUES FROM RETAIL OVER 20 YEARS	**$9,693,646**
BONITA SPRING'S SALES TAX REVENUES FROM RETAIL OVER 20 YEARS	***$0***
BONITA SPRING'S SALES TAX REVENUES FROM RETAIL OVER 20 YEARS (NPV)	***$0***

Source: Zonda, City of Bonita Springs

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C. Retail Spending Propensities - Additional Sales Tax Revenue from Residents

Residents who will occupy the Revana Lakes residential units will naturally purchase goods and services. A portion of these goods and services will likely be bought from establishments within Bonita Springs, but the City of Bonita Springs does not collect sales tax. Rather, the 6.5% tax rate is split between Lee County (0.5%) and the State of Florida (6.0%). Despite no additional benefit in the form of sales tax generated for the city, Zonda completed the analysis to inform readers about the additional benefits the state and county would glean from development of Revana Lakes.

The Bureau of Labor Statistics has conducted a survey that details the amount of money that households spend on various goods and services annually, as segmented by income range. The following table details this survey for 2020, shown below:

	Household Income Ranges				
Average Annual Household Expenditures	$50,000 to $69,999	$70,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 and more
Food	$6,026	$7,475	$9,901	$11,002	$14,066
Food At Home	$4,088	$5,044	$6,538	$6,996	$8,883
Food Away (Restaurants)	$1,938	$2,432	$3,364	$4,006	$5,183
Alcoholic Beverages	$350	$444	$610	$1,228	$1,261
Household Furnishings and Equipment	$1,793	$2,396	$2,909	$4,042	$7,002
Apparel and Services	$1,208	$1,145	$2,037	$2,276	$3,405
Transportation	$9,225	$11,098	$14,888	$14,404	$19,397
Vehicle Purchases (net outlay)	$4,044	$4,940	$7,785	$6,619	$9,804
Gasoline, Other Fuels, and Motor Oil	$1,658	$1,859	$2,054	$2,179	$2,258
Other Vehicle Expenses	$3,300	$4,069	$4,720	$5,014	$6,469
Public and Other Transportation	$223	$230	$329	$593	$866
Entertainment	$2,004	$2,694	$4,331	$5,236	$7,654
Personal Care Products and Services	$539	$652	$934	$961	$1,400
Tobacco Products and Smoking Supplies	$367	$351	$305	$250	$190
Miscellaneous	$759	$1,059	$1,186	$1,656	$1,750

Source: BLS

Revana Lakes will offer for sale residential units with an average price of approximately $1,750,000 (according to our own internal research this price level is supportable). Accordingly, we believe these homeowners will likely fall into the following income ranges, with a strong concentration in the $200,000 or More segment, as shown on the following table:

Household Income Ranges	**$50,000 to $69,999**	**$70,000 to $99,999**	**$100,000 to $149,999**	**$150,000 to $199,999**	**$200,000 and more**
Estimated Mix of Revana Lakes Households	0%	0%	0%	20%	80%
Estimated Number of Revana Lakes Households	**0**	**0**	**0**	**78**	**310**

These residents will spend approximately $20.607 million in annual retail expenditures (in 2020 dollars):

REVANA LAKES RESIDENTS' ANNUAL RETAIL SPENDING PROPENSITIES

Average Annual Household Expenditures	$50,000 to $69,999	$70,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 and more	TOTAL
Food	$	$	$	$853,755	$4,366,086	$5,219,842
Food At Home	$	$	$	$542,890	$2,757,283	$3,300,173
Food Away (Restaurants)	$	$	$	$310,866	$1,608,803	$1,919,669
Alcoholic Beverages	$	$	$	$95,293	$391,414	$486,707
Household Furnishings and Equipment	$	$	$	$313,659	$2,173,421	$2,487,080
Apparel and Services	$	$	$	$176,618	$1,056,912	$1,233,530
Transportation	$	$	$	$1,117,750	$6,020,829	$7,138,579
Vehicle Purchases (net outlay)	$	$	$	$513,634	$3,043,162	$3,556,796
Gasoline, Other Fuels, and Motor Oil	$	$	$	$169,090	$700,883	$869,974
Other Vehicle Expenses	$	$	$	$389,086	$2,007,978	$2,397,064
Public and Other Transportation	$	$	$	$46,017	$268,806	$314,823
Entertainment	$	$	$	$406,314	$2,375,802	$2,782,115
Personal Care Products and Services	$	$	$	$74,574	$434,560	$509,134
Tobacco Products and Smoking Supplies	$	$	$	$19,400	$58,976	$78,376
Miscellaneous	$	$	$	$128,506	$543,200	$671,706
TOTAL RETAIL EXPENDITURES ($2020)	$	$	$	$3,185,868	$17,421,200	**$20,607,068**

Additionally, it is reasonable to assume that not all of Revana Lakes residents' retail expenditures will occur in Bonita Springs. Residents have a variety of retail options outside of Bonita Springs (in Naples, Estero, and elsewhere). Accordingly, we must apply a capture estimate to the various goods and services categories, according to how strong these various categories are offered within Bonita Springs as compared to options in other areas. These capture rate estimates range from an aggressive 75% for Food at Home (Grocery) purchases (Bonita Springs offers several supermarket options in addition to the proposed grocer within the Site) to as low as 10% for Vehicle Purchases (limited car dealerships in Bonita Springs as compared to nearby cities). The following table details Bonita Springs retailers' capture rate estimates (in **blue**) and corresponding expenditure estimates by Revana Lakes residents within Bonita Springs, resulting in retail spending of $6.218 million:

REVANA LAKES RESIDENTS' ANNUAL RETAIL SPENDING PROPENSITIES (WITHIN BONITA SPRINGS)

Average Annual Household Expenditures	Bonita Springs Capture	$20,000 to $29,999	$30,000 to $39,999	$40,000 to $49,999	$50,000 to $69,999	$70,000 and more	TOTAL
Food		$	$	$	$484,884	$2,470,163	$2,955,047
Food At Home	75%	$	$	$	$407,167	$2,067,962	$2,475,130
Food Away (Restaurants)	25%	$	$	$	$77,716	$402,201	$479,917
Alcoholic Beverages	25%	$	$	$	$23,823	$97,854	$121,677
Household Furnishings and Equipment	25%	$	$	$	$78,415	$543,355	$621,770
Apparel and Services	20%	$	$	$	$35,324	$211,382	$246,706
Transportation		$	$	$	$180,657	$934,894	$1,115,550
Vehicle Purchases (net outlay)	10%	$	$	$	$51,363	$304,316	$355,680
Gasoline, Other Fuels, and Motor Oil	25%	$	$	$	$42,273	$175,221	$217,493
Other Vehicle Expenses	20%	$	$	$	$77,817	$401,596	$479,413
Public and Other Transportation	20%	$	$	$	$9,203	$53,761	$62,965
Entertainment	25%	$	$	$	$101,578	$593,950	$695,529
Personal Care Products and Services	50%	$	$	$	$37,287	$217,280	$254,567
Tobacco Products and Smoking Supplies	50%	$	$	$	$9,700	$29,488	$39,188
Miscellaneous	25%	$	$	$	$32,126	$135,800	$167,926
TOTAL RETAIL EXPENDITURES ($2020)		$	$	$	$983,793	$5,234,167	**$6,217,960**

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We have applied a 3% increase in spending levels per year to account for inflation and increased income levels in the future. During the initial years (2022 – 2026), Revana Lakes residents are estimated to spend approximately $5.07 million on retail expenditures. This yields a total of $329,000 in sales tax revenues, of which $0 is allocated to Bonita Springs.

TOTAL SALES TAX REVENUES FROM REVANA LAKES RESIDENTS (2022-2026)			*Hypothetical Spending*				Revana Lakes Sales Start (Jan. 2024)		
	Tax Rate	2022-2026	2020	*Hypothetical* 2021	*Hypothetical* 2022	*Hypothetical* 2023	2024	2025	2026
Potential Annual Household Expenditures		$5,066,990	*$6,217,960*	*$6,404,499*	*$6,596,634*	*$6,794,533*	*$6,998,369*	*$7,208,320*	*$7,424,569*
Annual Household Expenditures at Revana Based on Occupancy							***$811,666***	***$1,672,033***	***$2,583,291***
Total Retail Sales Tax Revenues	**6.50%**	**$329,354**	--	--	$0	$0	**$52,758**	**$108,682**	**$167,914**
State Tax Revenues (Rate * Taxable)	6.00%	$304,019	--	--	$0	$0	$48,700	$100,322	$154,997
County Tax Revenues (Rate * Taxable)	0.50%	$25,335	--	--	$0	$0	$4,058	$8,360	$12,916
Bonita Springs Sales Tax Revenues	**0.00%**	**$0**	--	--	**$0**	**$0**	**$0**	**$0**	**$0**

At an annual growth rate of 3%, we estimate that Revana Lakes residents will spend a total of $139.9 million within Bonita Springs over a 20-year period. This spending propensity level yields total sales tax revenues of $9.092 million, of which $0 is allocated to Bonita Springs (or a net present value of $0).

TOTAL RETAIL EXPENDITURES OVER 20 YEARS	**$139,889,961**
Total Retail Sales Tax Revenues Over 20 Years	**$9,092,847**
Bonita Springs Sale Tax Revenues Over 20 Years	**$0**
Bonita Springs Sale Tax Revenues Over 20 Years (NPV)	**$0**

Source: Zonda, City of Bonita Springs

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D. Permits and Fees

Bonita Springs collects building permit fees and other administrative fees for new construction developments. The following table details the permits and fees due to the Bonita Springs Planning department for Revana Lakes. **The total for all planning department permits and fees is estimated at $3,781,855** based on estimated sizes of the commercial space and the average estimated home size of 2,800 square feet.

PLANNING DEPARTMENT SCHEDULE OF PERMIT FEES

Building Type	SF	Units	Permit Cost	Plan Review (50%)	Plan Review (25%)	DBPR 1.5%	DCA 1.0%	TOTAL PERMITS AND FEES
Commercial Warehouse	100,000	1	$57,342.50	$28,671.25		$1,290.21	$860.14	**$88,164**
Commercial Grocer	39,500	1	$29,942.50	$14,971.25		$673.71	$449.14	**$46,037**
Residential Units	2,800	388	$7,337.50	$0.00	$1,834.38	$137.58	$91.72	**$3,647,655**
TOTAL	**142,300**	**390**	**$94,622.50**	**$43,642.50**	**$1,834.38**	**$2,101.49**	**$1,400.99**	**$3,781,855**

Source: Zonda, City of Bonita Springs

The following table details the impact fees associated with the development of Revana Lakes. **The total for all Impact Fees associated with the Revana Lakes development is $7,372,420.**

PLANNING DEPARTMENT SCHEDULE OF IMPACT FEES

Description	Fees	Estimated Number	Subtotal
RES Roads Fee	$12,350	388	$4,791,800
RES Fire Fee	$766	388	$297,208
RES EMS Fee	$55	388	$21,340
RES Schools	$3,016	388	$1,170,286
RES Parks	$912	388	$353,856
COMM Roads Fee - Shopping Center	$560,110	1	$560,110
COMM Fire Fee - Retail	$32,390	1	$32,390
COMM EMS Fee - Retail	$2,331	1	$2,331
COMM Roads Fee - Min WH	$134,100	1	$134,100
COMM Fire Fee - Public/Private Warehouse	$8,400	1	$8,400
COMM EMS Fee - Public/Private Warehouse	$600	1	$600
	City of Bonita Springs Impact Fees Total:		**$7,372,420**

Source: City of Bonita Springs

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III. JOBS CREATION AND TOTAL ECONOMIC IMPACT

For the construction phase of the project, we estimate that there will be approximately 237 total direct one-time jobs from this project and expect that those jobs would induce another 136 indirect jobs, for a total of approximately 372 jobs[1].

One Time Jobs Analysis - Full Time Equivalent Jobs	Residential	Mini Warehouse	Grocery
One Time Direct Jobs (Construction & Management)	100	50	87
One Time Indirect Jobs (Vendors, Suppliers, Etc.)	50	25	61
Total Jobs	150	75	147
Total One Time Jobs Estimate	372		

We estimate that there will be 93 total direct ongoing jobs from this project and expect that those jobs would induce another 31 indirect jobs, for a total of approximately 124 jobs.

Ongoing Jobs Estimate	Residential	Mini Warehouse	Grocery
Ongoing Jobs at Stabilization (Residential Maintenance, Warehouse and Grocery)	20	10	63
Implied Indirect Jobs (Vendors, Suppliers, Etc.)	10	5	16
	30	15	79
Total Direct Jobs	93		
Total Indirect Jobs	31		
Total Ongoing Jobs Estimate	124		

[1] Note: the jobs created estimate is based on feedback from homebuilder representatives and our experience in economic impact studies.

We expect that total annual economic activity will be approximately $20.914 million in terms of annual salaries from jobs at stabilization. This incremental spending will accrue to the entire Lee County, in addition to the City of Bonita Springs.

	Average Salary	No. of Employees	Est. Mix (%)	Est. Mix	Total Annual Salary
Construction Laborers	$35,880	372	90%	335	$12,021,175
Construction Managers	$103,770		10%	37	$3,862,992
Grocery Staff	$28,450	79	75%	59	$1,689,033
Maintenance and Repair Workers, General	$39,670		15%	12	$471,029
Managers, All Other	$74,510		10%	8	$589,806
Mini Warehouse Staff	$30,400	15	75%	11	$342,000
Maintenance and Repair Workers, General	$39,670		15%	2	$89,258
Managers, All Other	$74,510		10%	2	$111,765
Grounds Maintenance Workers, All Other	$37,810	30	30%	9	$340,290
Real Estate Sales Agents	$56,460		60%	18	$1,016,280
Managers, All Other	$126,960		10%	3	$380,880
TOTAL JOBS AND ANNUAL SALARIES				**496**	**$20,914,508**

Source: Zonda, BLS

In addition to the salaries from permanent jobs created, it is important to note that the average annual salary for construction laborers is $35,880, and construction managers annual salary is $103,770—these are One Time Direct Jobs associated with the development.

IV. SUMMARY AND CONCLUSIONS

Our analysis indicates that the proposed Bonita Springs Revana Lakes project will result in over $6,419,544 in direct fiscal revenue to Bonita Springs during the first five years of the Project's planning, construction, initial home sales and commercial lease up, and $57.73 million over the next 20 years.

Moreover, we further estimate that the construction phase of the project will create and/or support approximately 372 jobs, while the ongoing operation of the finished project will generate and/or support another 124 jobs, for a total of 496 jobs.

* * * * * * * * * * * *

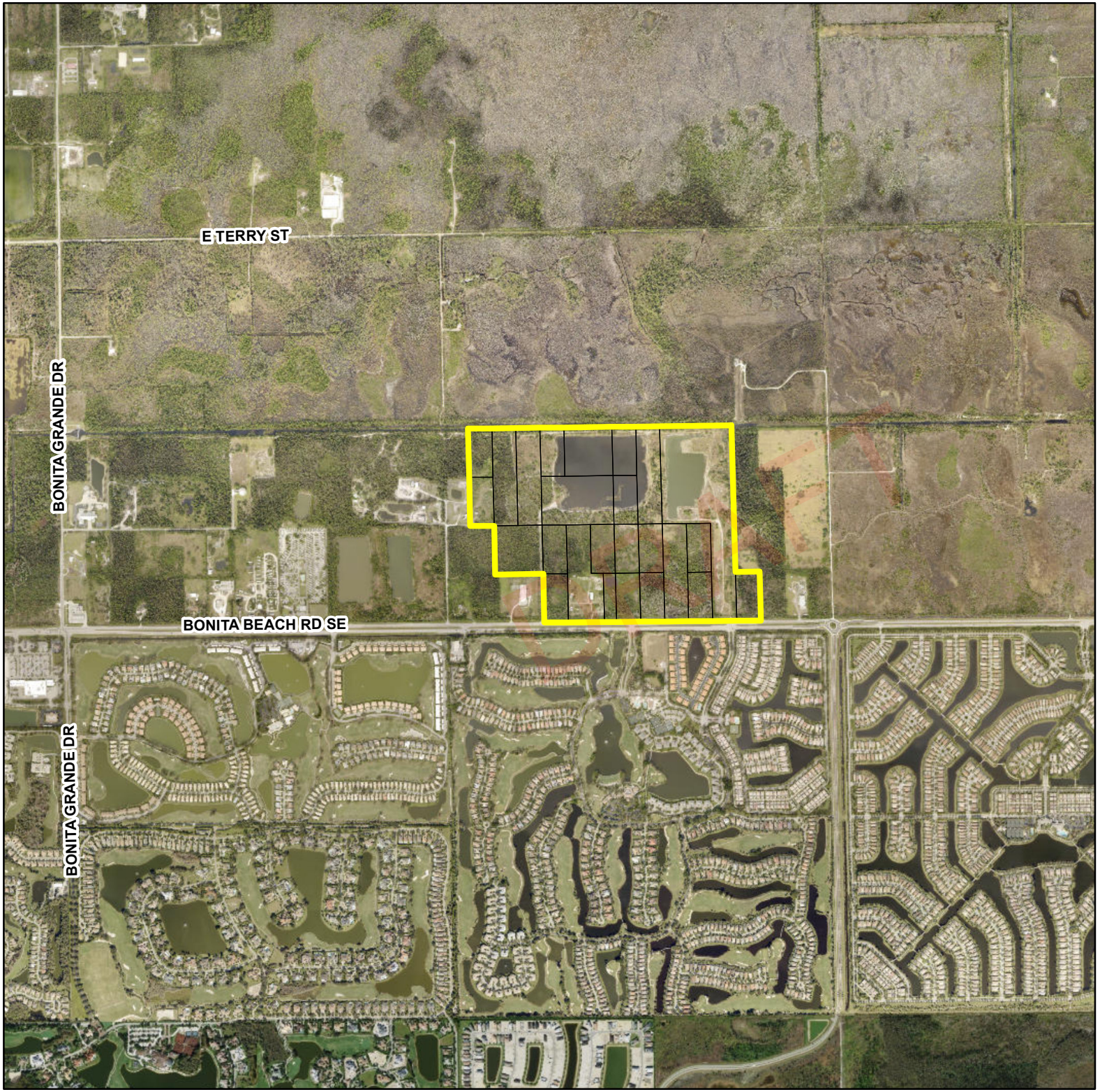
We appreciate the opportunity to conduct this analysis on your behalf and welcome any questions or comments you may have.

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Zonda Advisory

SUPPORTING DOCUMENTATION

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REVANA LAKES

AERIAL MAP

Prepared For:

SEAGATE REVANA, LLC

Subject Boundary

N

0 900 1,800 3,600

Feet

RVi

Document Path: B:\Projects\1116-100 (Donmal Parcel) - Phase 1\Drawings-Exhibits\1116-100-E05 GIS Exhibits\RVi Map Exhibits\MXD's\1116-100-E0302 Aerial Map.mxd

View As PDF

DO NOT PAY - THIS IS NOT A BILL

NOTICE OF PROPOSED PROPERTY TAXES

TAX INFORMATION

10353866
SEAGATE BC PARTNERS LLC
9921 INTERSTATE COMMERCE DR
FORT MYERS, FL 33913

411150
Parcel ID: 33-47-26-B4-00001.0330
W 1/2 OF NW 1/4 OF SE 1/4
OF SW 1/4
ACCESS UNDETERMINED

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

TAXING AUTHORITY		COLUMN 1*		COLUMN 2*		COLUMN 3*
017 CITY OF BONITA SPRINGS / BONITA SPRINGS FIRE	LAST YEAR'S ACTUAL TAX RATE 2020 (MILLAGE)	YOUR PROPERTY TAXES LAST YEAR 2020	YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED (MILLAGE)	YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED	THIS YEAR'S PROPOSED TAX RATE 2021 (MILLAGE)	YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED 2021
COUNTY:						
LEE CO GENERAL REVENUE	4.0506	$101.27	3.8623	$703.46	3.8623	$703.46
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	2.2480	$56.20	2.1198	$386.09	2.2480	$409.44
PUBLIC SCHOOL - BY STATE LAW	3.8100	$95.25	3.5927	$654.36	3.6430	$663.52
MUNICIPALITY OR MSTU:						
CITY OF BONITA SPRINGS	0.8173	$20.43	0.7880	$143.52	0.8173	$148.86
LEE COUNTY LIBRARY DIST	0.4956	$12.39	0.4714	$85.86	0.4714	$85.86
WATER MANAGEMENT DISTRICT:						
SFWMD-DISTRICT-WIDE	0.1103	$2.76	0.1061	$19.32	0.1103	$20.09
SFWMD-EVERGLADES CONSTRUCTION PROJECT	0.0380	$0.95	0.0365	$6.65	0.0380	$6.92
SFWMD-OKEECHOBEE BASIN	0.1192	$2.98	0.1146	$20.87	0.1192	$21.71
INDEPENDENT SPECIAL DISTRICTS:						
BONITA SPRINGS FIRE DISTRICT	2.2300	$55.75	2.1529	$392.12	2.2300	$406.16
LEE CO HYACINTH CONTROL DIST	0.0221	$0.55	0.0211	$3.84	0.0235	$4.28
LEE CO MOSQUITO CONTROL DIST	0.2439	$6.10	0.2323	$42.31	0.2600	$47.36
WEST COAST INLAND NAVIGATION DIST	0.0394	$0.99	0.0376	$6.85	0.0394	$7.18
TOTAL TAX RATES:	14.2244		13.5353		13.8624	
TOTAL PROPERTY TAXES:		$355.62		$2,465.25		$2,524.84
		COLUMN 1*		COLUMN 2*		COLUMN 3*

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NOTICE OF PROPOSED PROPERTY TAXES EXPLANATION (Section 200.069, Florida Statutes)

***COLUMN 1**—"YOUR PROPERTY TAXES LAST YEAR" - This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***COLUMN 2**—"YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED" - This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***COLUMN 3**—"YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED" - This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on this notice. The difference between Columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

NOTE: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS: Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district

A Public Hearing on the Proposed Taxes and Budget Will Be Held:

COUNTY/MSTU:	09/07/2021 5:05PM	Lee Co Commission Chambers	2120 Main St	Fort Myers FL 33901	239-533-2221
SCHOOL:	09/08/2021 5:05PM	Lee Co Public Education Center	2855 Colonial Blvd	Fort Myers FL 33966	239-337-8215
MUNICIPALITY:	09/14/2021 5:30PM	Bonita Springs City Hall	9101 Bonita Beach Rd	Bonita Springs FL 34135	239-949-6249
WATER MANAGEMENT DISTRICT:	09/09/2021 5:15PM	SFWMD Auditorium	3301 Gun Club Rd B-1 Bldg	West Palm Beach FL 33406	561-686-8800
LEE CO MOSQUITO AND/OR HYACINTH:	09/09/2021 5:01PM/5:15PM	District Offices	15191 Homestead Rd	Lehigh Acres FL 33971	239-694-2174
BONITA SPRINGS FIRE DISTRICT:	09/13/2021 5:01PM	Bonita Springs Fire Station 4	27701 Bonita Grande Dr	Bonita Springs FL 34135	239-390-7953
WEST COAST INLAND NAVIGATION DISTRICT:	09/09/2021 5:01PM	Venice City Hall	401 W Venice Ave	Venice FL 34285	941-485-9402

PROPERTY VALUATION

	Last Year 2020	This Year 2021
MARKET VALUE	**$25,000**	**$182,135**

Market Value in Florida is also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.

ASSESSED VALUE

Assessed Value is the market value of your property minus the amount of any assessment reductions. The assessed value may be different for millage levies made by different taxing authorities.

ASSESSMENT REDUCTIONS	***APPLIES TO***	***VALUE***

Assessment Reduction amounts are based on applicable statutory limitations and benefits that may affect the Assessed Value, such as the Save Our Homes cap or an Agricultural Classification. The value of these limitations and benefits make up the difference between market and assessed value.

EXEMPTIONS	***APPLIES TO***	***VALUE***

Exemptions are specific dollar or percentage amounts that reduce taxable value. These are usually based on characteristics of the property or property owner. Examples include the homestead exemption, veterans' disability exemptions and charitable exemptions. In some cases, the maximum exemption amount may not be applied because of a lower assessed value. Many exemptions apply only to tax levies by the taxing authority granting the exemption.

VALUE CALCULATIONS

Taxable Value is the assessed value minus qualifying exemptions. This is the value used to calculate the tax due on your property. The asssessed and taxable values may vary by taxing authority because certain assessment reductions and exemptions may not apply to all levies and discounts.

TAXING AUTHORITY	ASSESSED VALUE		EXEMPTIONS		TAXABLE VALUE	
	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR
COUNTY:						
LEE CO GENERAL REVENUE	$25,000	$182,135	$0	$0	$25,000	$182,135
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	$25,000	$182,135	$0	$0	$25,000	$182,135
PUBLIC SCHOOL - BY STATE LAW	$25,000	$182,135	$0	$0	$25,000	$182,135
MUNICIPALITY OR MSTU:						
CITY OF BONITA SPRINGS	$25,000	$182,135	$0	$0	$25,000	$182,135
LEE COUNTY LIBRARY DIST	$25,000	$182,135	$0	$0	$25,000	$182,135
WATER MANAGEMENT DISTRICT:						
SFWMD-DISTRICT-WIDE	$25,000	$182,135	$0	$0	$25,000	$182,135
SFWMD-EVERGLADES CONSTRUCTION PROJECT	$25,000	$182,135	$0	$0	$25,000	$182,135
SFWMD-OKEECHOBEE BASIN	$25,000	$182,135	$0	$0	$25,000	$182,135
INDEPENDENT SPECIAL DISTRICTS:						
BONITA SPRINGS FIRE DISTRICT	$25,000	$182,135	$0	$0	$25,000	$182,135
LEE CO HYACINTH CONTROL DIST	$25,000	$182,135	$0	$0	$25,000	$182,135
LEE CO MOSQUITO CONTROL DIST	$25,000	$182,135	$0	$0	$25,000	$182,135
WEST COAST INLAND NAVIGATION DIST	$25,000	$182,135	$0	$0	$25,000	$182,135

DRAFT

If you feel the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, please call us at **(888) 721-0510** or visit the Lee County Property Appraiser's office at 2480 Thompson Street, 4th Floor, Fort Myers, FL.

If we are unable to resolve a matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Online filing is available at www.leeclerk.org. Petition forms are available from the Lee County Property Appraiser's office or at www.leepa.org. All petitions must be filed with the Clerk of Courts Office on or before **September 07, 2021**.

Building Permit Fee Calculator

Select Valuation Range

$1,000,001.00 and above ...

Enter Valuation

20,000,000

Do not enter "$" symbol

○Residential ◉Commercial

Building Permit Fee

$57,342.50

Plan Review 50%

$28,671.25

Sub Total

$86,013.75

DBPR 1.5%

$1,290.21

DCA 1.0%

$860.14

Total Building Permit Fee

$88,164.10

Does not include impact fees (if applicable), or Bonita Springs Fire fees for commercial permits.

DRAFT

Fees Effective Jan. 1, 2021 with 75% Reduction Applied

Sub Total

$21,503.44

DBPR 1.5%

$322.55

DCA 1.0%

$215.03

Total Building Permit Fee

$22,041.02

Does not include impact fees (if applicable), or Bonita Springs Fire fees for commercial permits.

DRAFT

Begin by entering a value in this field using formats explained in red below. Then select desired impact fee categories to yield results.

100

Enter value above using the following format:

Residential: Whole number per unit (e.g. 1, 2, 3, 10, 24, etc.)
Commercial: Decimal per sf (e.g. 1,580sf = 1.580) / no comma

Roads: Category	Roads Fee
Min-warehouse (per 1,000sf)	$134,100
Fire: Category	**Fire: Fee**
Public/Private Warehouse	$8,400.00
EMS: Category	**EMS: Fee**
Public/Private Warehouse	$600.00
Schools: Category	**Schools: Fee**
	$0.00
Parks: Category	**Parks: Fee**
	$0.00

Total Impact Fees:

$143,100.00

DRAFT

Click MuniCode image below to view LDC Chapter 2 Article VI. Impact Fees



☐ Check to toggle view of school impact rates reduction table.

DRAFT

Building Permit Fee Calculator

Select Valuation Range

$1,000,001.00 and above ...

Enter Valuation

10,000,000

Do not enter "$" symbol

○Residential ◉Commercial

Building Permit Fee

$29,942.50

Plan Review 50%

$14,971.25

Sub Total

$44,913.75

DBPR 1.5%

$673.71

DCA 1.0%

$449.14

Total Building Permit Fee

$46,036.60

Does not include impact fees (if applicable), or Bonita Springs Fire fees for commercial permits.

DRAFT

Fees Effective Jan. 1, 2021 with 75% Reduction Applied

Sub Total

$11,228.44

DBPR 1.5%

$168.43

DCA 1.0%

$112.28

Total Building Permit Fee

$11,509.15

Does not include impact fees (if applicable), or Bonita Springs Fire fees for commercial permits.

DRAFT

Begin by entering a value in this field using formats explained in red below. Then select desired impact fee categories to yield results.

39.5

Enter value above using the following format:

Residential: Whole number per unit (e.g. 1, 2, 3, 10, 24, etc.)
Commercial: Decimal per sf (e.g. 1,580sf = 1.580) / no comma

Roads: Category	Roads Fee
Shopping Center (per 1,000sf)	$560,110
Fire: Category	**Fire: Fee**
Retail	$32,390.0
EMS: Category	**EMS: Fee**
Retail	$2,330.50
Schools: Category	**Schools: Fee**
	$0.00
Parks: Category	**Parks: Fee**
	$0.00

Total Impact Fees:

$594,830.50

DRAFT

Click MuniCode image below to view LDC Chapter 2 Article VI. Impact Fees



☐ Check to toggle view of school impact rates reduction table.

DRAFT

Begin by entering a value in this field using formats explained in red below. Then select desired impact fee categories to yield results.

1

Enter value above using the following format:

Residential: Whole number per unit (e.g. 1, 2, 3, 10, 24, etc.)
Commercial: Decimal per sf (e.g. 1,580sf = 1.580) / no comma

Roads: Category	Roads Fee
RES: Single-family residence, detached (pe	$12,350.0
Fire: Category	**Fire: Fee**
Single Family Residence	$766.00
EMS: Category	**EMS: Fee**
Single Family Residence	$55.00
Schools: Category	**Schools: Fee**
Single Family	$3,016.20
Parks: Category	**Parks: Fee**
Single Family (per dwelling)	$912.00

Total Impact Fees:

$17,099.20

DRAFT

Click MuniCode image below to view LDC Chapter 2 Article VI. Impact Fees



☐ Check to toggle view of school impact rates reduction table.

DRAFT

Building Permit Fee Calculator

Select Valuation Range

$1,000,001.00 and above ...

Enter Valuation

1750000

Do not enter "$" symbol

◉Residential ○Commercial

Building Permit Fee

$7,337.50

Plan Review 25%

$1,834.38

Sub Total

$9,171.88

DBPR 1.5%

$137.58

DCA 1.0%

$91.72

Total Building Permit Fee

$9,401.18

Does not include impact fees (if applicable), or Bonita Springs Fire fees for commercial permits.

DRAFT

Fees Effective Jan. 1, 2021 with 75% Reduction Applied

Sub Total

$2,292.97

DBPR 1.5%

$34.39

DCA 1.0%

$22.93

Total Building Permit Fee

$2,350.29

Does not include impact fees (if applicable), or Bonita Springs Fire fees for commercial permits.

DRAFT

Revana Lakes
EXHIBIT - IV.B.2 - PUBLIC FACILITIES IMPACT ANALYSIS

REVISED APRIL 2022

I. POTABLE WATER

Existing Future Land Use – DRGR/Wetlands (Lee County)
14 dwelling units @ 250 GPD = 3,500 GPD

TOTAL EXISTING DEMAND: 3,500 GPD

Proposed Future Land Use – Urban Fringe-Community District (Maximum 388 DU, 39,500 sq. ft. Commercial, & 100,000 sq. ft. Mini warehouse)
388 dwelling units @ 100 GPD @ 2.5 persons/household = 97,000 GPD
39,500 sq.ft. Commercial @ 0.1 GPD / 1sq. ft. = 3,950 GPD
775 Mini-warehouse Units @ 1 GPD / 200 Units, 0.5 GPD / 575 Units, & 1 Employee = 502.5 GPD (1 per Unit up to 200 units, 1 per 2 units over 200, 15 per employee)

TOTAL MAXIMUM PROPOSED DEMAND: 101,452.5 GPD

The proposed comprehensive plan amendment results in an increased potable water demand of 97,952.5 GPD. The Property is located in the Bonita Springs Utilities Service Area for potable water. Please refer to the enclosed availability letter from BSU confirming availability and capacity.

II. SANITARY SEWER

Existing Future Land Use – DRGR/Wetlands (Lee County)
14 dwelling units @ 250 GPD = 3,500 GPD

TOTAL EXISTING DEMAND: 3,500 GPD

Proposed Future Land Use – Urban Fringe-Community District (Maximum 388 DU & 40,000 sq. ft. Commercial, & 100,000 sq. ft. Mini Warehouse)
388 dwelling units @ 100 GPD @ 2.5 persons/household = 97,000 GPD
39,500 sq. ft. Commercial @ 0.1 GPD / 1sq. ft. = 3,950 GPD
775 Mini-warehouse Units @ 1 GPD / 200 Units, 0.5 GPD / 575 Units, & 1 Employee = 502.5 GPD (1 per Unit up to 200 units, 1 per 2 units over 200, 15 per employee)

TOTAL MAXIMUM PROPOSED DEMAND: 101,452.5 GPD

The proposed comprehensive plan amendment results in an increased sanitary sewer demand of 97,952.5 GPD. The Property is located in the Bonita Springs Utilities Service Area for potable water. Please refer to the enclosed availability letter from BSU confirming availability and capacity.

III. DRAINAGE

Roads and Parking Lot minimum elevation = 5 year, 1 hour duration
Minimum Berm Elevation = 25 year, 72 hour peak stage
Water Quality = The greater of 1" over the site (less building and treatment area) + 50% additional for Outstanding Florida Waters or 2.5" * impervious area + 50% additional for Outstanding Florida Waters.
Water Quantity = 25 year – 3-day duration
Discharge Rate for Imperial River (Lee County) east of I-75 = 25 CSM

The Applicant will obtain an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) prior to Development Order approval to be deemed concurrent.

IV. PARKS, RECREATION & OPEN SPACE

Current Regional Parks LOS Standard = 6 AC of Regional Parks/1,000 seasonal residents

Current Community Parks LOS Standard = 1 AC/1,000 permanent residents

<u>Existing Future Land Use – DRGR/Wetlands (Lee County)</u>
13 dwelling units @ 2.5 persons/household = 32.5 people

Regional Parks @ 6 acres/1,000 = 0.195 acres required
Community Parks @ 1 acre/1,000 = 0.032 acres required

TOTAL ACRES REQUIRED: 0.21 acres

<u>Proposed Future Land Use – Urban Fringe-Community District (Maximum 388 DU)</u>
388 dwelling units @ 2.5 persons/household = 970 People

Regional Parks @ 6 acres/1,000 = 5.4 acres required
Community Parks @ 1 acre/1,000 = 0.9 acres required

TOTAL ACRES REQUIRED: 6.3 acres

Nearby parks facilities include CREW Flint Pen Strand, Cullum's Trail Park, and Bonita Springs Soccer Complex. The project will also provide for private, on-site recreational facilities.

V. SCHOOLS

Existing Future Land Use – DRGR/Wetlands (Lee County)
14 dwelling units @ .297 persons/household = 4 people

Elementary Schools
14 dwelling units @ 0.149 elementary students per household = 2
Projected 2020-2021 Permanent FISH Capacity= 1,298
Available Capacity = 1,264

Middle Schools
14 dwelling units @ 0.071 middle students per household = 1
Projected 2020-2021 Permanent FISH Capacity = 1,343
Available Capacity = 1,327

High Schools
14 dwelling units @ 0.03 high students per household = 0.42
Projected 2020-2021 Permanent FISH Capacity = 356
Available Capacity = 338

TOTAL EXISTING DEMAND: 4 students

Proposed Future Land Use – Urban Fringe-Community District (Maximum 388 DU)
388 dwelling units @ 0.297 students per household = 115.2 people

Elementary Schools
388 dwelling units @ 0.149 elementary students per household = 57.8 students
Projected 2020-2021 Permanent FISH Capacity= 1,298
Available Capacity = 1,264

Middle Schools
388 dwelling units @ 0.071 middle students per household = 27.5 students
Projected 2020-2021 Permanent FISH Capacity = 1,343
Available Capacity = 1,327

High Schools
388 dwelling units @ 0.03 high students per household = 11.6 students
Projected 2020-2021 Permanent FISH Capacity = 356
Available Capacity = 338

TOTAL PROPOSED DEMAND: 96.9 students

The amendment results in the addition of 92.9 students. There is sufficient capacity in the South Choice Zone, Sub Zone S-3. Pursuant to the availability letter received by the Lee County School District, permanent capacity as defined in the Interlocal Agreement is available subject to adjacency criteria.

RAVENA LAKES
List of STRAP Numbers
in Project Boundary

1. 33-47-26-00-00001.002A
2. 33-47-26-B4-00001.0060
3. 33-47-26-00-00001.0070
4. 33-47-26-00-00001.0090
5. 33-47-26-B3-00001.0100
6. 33-47-26-B4-00001.0120
7. 33-47-26-00-00001.012A
8. 33-47-26-00-00001.012C
9. 33-47-26-B3-00001.0140
10. 33-47-26-B4-00001.0170
11. 33-47-26-B4-00001.0180
12. 33-47-26-00-00001.019A
13. 33-47-26-00-00001.0210
14. 33-47-26-B4-00001.0330
15. 33-47-26-00-00001.0340
16. 33-47-26-B4-00001.0350
17. 33-47-26-B3-00001.0370
18. 33-47-26-B4-00001.0400
19. 33-47-26-B3-00001.0040
20. 33-47-26-B4-00001.0010
21. 33-47-26-00-00001.0220
22. 33-47-26-B3-00001.0260
23. 33-47-26-B4-00001.0360
24. 33-47-26-B4-00001.0160
25. 33-47-26-B4-00001.0050

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

March 9, 2022

Patrick Murray
Planner
RVi Planning + Landscape Architecture
2600 Maitland Center Pkwy, Suite 262 • Maitland, FL 32751

In response to your request on March 9, 2022, the Florida Master Site File lists no cultural resources recorded at the 200+/- acre property located on the north side of Bonita Beach Rd SE, Florida.

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

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

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

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com


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

INSTR # 2016000231518, Doc Type D, Pages 2, Recorded 11/01/2016 at 12:21 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $18.50 Deputy Clerk TBAER

THIS INSTRUMENT PREPARED BY:
BEACH ROAD & 29 LLC
P.O. BOX 366748
BONITA SPRINGS, FL 34136

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF LEGAL OPINION OR TITLE EXAMINATION

Parcel ID No. 33-47-26-B3-00001.0040

WARRANTY DEED

This Indenture made and executed this 1st of November, 2016, by **KUHLMAN JAMES 50% AND LIN JULIE S TR 50% T/C FOR JULIE S LIN TRUST**, Grantor, and **BEACH ROAD & 29 LLC**, a Florida Limited Liability Company, whose address is P.O. BOX 366748, BONITA SPRINGS, FL 34136, hereinafter called Grantee.

Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.

WITNESSETH, that said Grantor, for and in consideration of Ten ($10.00) Dollars, And other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to wit:

The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) Of the Southeast Quarter (SE 1/4) of Section 33, Township 47 South, Range 26 East, Lee County, Florida, Exception the South 25 feet thereof reserved for County Road right of way.

Address: 14820 BONITA BEACH RD SE, BONITA SPRINGS, FL 34135

SUBJECT to restrictions, reservations and easements of record, if any, and taxes for the current year and subsequent years.

The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
In the presence of :

BEACH ROAD & 29 LLC, a Florida Limited Liability Company

Witness: GERARD LIANA

By: _____
Shiun Huey Lin, Member & Manager

Witness: DAVID SNEED

By: _____
James B. Kuhlman, Member & Manager

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 31 day of October, 2016 By Shiun Huey Lin, James B. Kuhlman both Members & Managers of BEACH ROAD & 29 LLC, a Florida Limited Liability Company, who is personally known to me or has produced _____ as identification, and did not take an oath.

Notary Public Signature

DAVID C. SNEED
MY COMMISSION # EE 833213
EXPIRES: January 7, 2017
Bonded Thru Budget Notary Services

Notary Public Printed Name

My Commission Expires:
(Seal)

Detail by Entity Name

Florida Limited Liability Company
BEACH ROAD & 29 LLC

Filing Information

Document Number	L14000144619
FEI/EIN Number	47-1852107
Date Filed	09/16/2014
State	FL
Status	ACTIVE

Principal Address

4735 Pinfish Court
BONITA SPRINGS, FL 34134

Changed: 01/13/2021

Mailing Address

4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Registered Agent Name & Address

NOVATT, JEFF, ESQ.
1415 PANTHER LANE
SUITE 327
NAPLES, FL 34109

Authorized Person(s) Detail

Name & Address

Title MGR

LIN, JULIE SHIUNHUEY
4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Title MGR

KUHLMAN, JAMES B
4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Annual Reports

Report Year	Filed Date
2020	01/13/2020
2021	01/13/2021
2022	01/10/2022

Document Images

01/10/2022 -- ANNUAL REPORT	View image in PDF format
01/13/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
01/02/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
09/16/2014 -- Florida Limited Liability	View image in PDF format

Prepared by
Nicole Brunges, an employee of
Island Title Guaranty Agency
27200 Riverview Center Boulevard, Suite 109
Bonita Springs, Florida 34134
(239) 498-1100

Return to: Grantee

File No.: 2127-818150

INSTR # 6841117
OR BK 04751 Pgs 4456 - 4457; (2pgs)
RECORDED 06/14/2005 08:16:26 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 18.50
DEED DOC 2,100.00
DEPUTY CLERK M Istenes

TRUSTEE'S DEED

The name of each person who executed, witnessed, or notarized this document must legibly be printed, typewritten or stamped immediately beneath the signature of such person.

THIS INDENTURE, executed on **May 16, 2005**, between

Samuel A. Lombardi, Successor Trustee of The Lombardi Family Trust, dated September 4, 1996

whose mailing address is: 720 Hill Street,Suffield, CT 06078,
party of the first part, and

Craig P. Haines, a single man and Kirk A. Haines, a married man

whose mailing address is: 4690 Chantry Court , Columbus, OH 43220-2811
party of the second part,

WITNESSETH: The party of the first part, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirm to the party of the second part, their heirs and assigns, all that certain land situate in **Lee** County, **Florida**, to-wit:

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East, LEE COUNTY, FLORIDA; Excepting the South 25 feet thereof, and the West 25 feet thereof, reserved for County Roadway Right of Way; subject to restrictions and reservations of record.

Parcel Identification Number: **33-47-26-00-00001.0370**

SUBJECT to covenants, restrictions, easements of record and taxes for the current year.

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Samuel A. Lombardi
TOGETHER WITH all singular the tenements, hereditaments and appurtenances belonging to or in anywise appertaining to that real property.

AND the party of the first part does covenant to and with the party of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the Laws of Florida have been followed and complied with in all respects.

In Witness Whereof, the parties of the first part have hereunto set their hand(s) and seal(s) the day and year first above written.

Samuel A. Lombardi, Successor Trustee of The Lombardi Family Trust

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: BYRON C BAILEY

Witness Signature

Print Name: JEFFREY HAMMICK

State of CT.

County of HARTFORD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **May 16, 2005**, by **Samuel A. Lombardi, Successor Trustee of The Lombardi Family Trust, dated September 4, 1996** who is/are personally known to me or has/have produced a valid driver's license as identification.

NOTARY PUBLIC

Susan Kennedy

Notary Print Name

My Commission Expires: 6/30/2007



INSTR # 2014000260916, Doc Type D, Pages 1, Recorded 12/23/2014 at 03:05 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $623.00 Rec. Fee $10.00 Deputy Clerk CFELTMAN

Prepared by:
Phyllis S. Gutknecht
Superior Title Services of SW FL, Inc.
9220 Bonita Beach Road, Suite 215
Bonita Springs, Florida 34135

File Number: 14-02096

General Warranty Deed

Made this December 18, 2014 A.D. By **Martha Matthew, a single person,** whose address is: 4900 N Ohio Street, Grovertown, IN 46531, hereinafter called the grantor, to **Good Enough Farm, LLC, a Florida Limited Liability Company**, whose post office address is: 4735 Pinfish Court, Bonita Springs, FL 34134, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

The East 166.71 of West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 and the West 1.29 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida. Less and Except the South 25 feet thereof, reserved for road right-of-way as recited in Official Records Book 191, Page 380, in the Public Records of Lee County, Florida.

Parcel ID Number: **33-47-26-00-00001.012C**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Debbie Jernas
Witness Printed Name Debbie Jernas

Karin Jenczalik
Witness Printed Name Karin Jenczalik

Martha P. Matthew (Seal)
Martha Matthew
Address: 4900 N Ohio Street, Grovertown, IN 46531

State of Indiana
County of Starke

The foregoing instrument was acknowledged before me this 15th day of December, 2014, by Martha Matthew, a single person, who is/are personally known to me or who has produced known as identification.

Debbie Jernas
Notary Public
Print Name: Debbie Jernas

My Commission Expires: 5-3-2021

NOTARY PUBLIC SEAL STATE OF INDIANA
DEBBIE JERNAS,
Notary Public
A Resident of Starke County, IN
My Commission Expires 5/03/2021

Detail by Entity Name

Florida Limited Liability Company
GOOD ENOUGH FARM LLC

Filing Information

Document Number	L14000144613
FEI/EIN Number	47-1848881
Date Filed	09/16/2014
State	FL
Status	ACTIVE

Principal Address

4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Mailing Address

4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Registered Agent Name & Address

NOVATT, JEFF, ESQ.
1415 PANTHER LANE
SUITE 327
NAPLES, FL 34109

Authorized Person(s) Detail

Name & Address

Title MGR

LIN, JULIE SHIUNHUEY
4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Annual Reports

Report Year	Filed Date
2020	01/13/2020
2021	01/13/2021
2022	01/10/2022

Document Images

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This instrument was prepared by:
CALOOSA TITLE SERVICES, INC.
C/O P.O. Box 3050
FORT MYERS BEACH, FLORIDA 33931

Warranty Deed

1339209

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 29 day of July 1980, **Between**

EDD FELTS and VALLIE FELTS, husband and wife,

of the County of Lee, State of Florida, grantor*, and

EUGENE W. TAYLOR and WENDY L. THIEL, joint tenants with right of survivorship,

whose post office address is Rt. 1, Box 2902, Bonita Springs, Florida 33923

of the County of Lee, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of ----------TEN AND NO/100----------

Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

SAL BERACI CLERK OF CIRCUIT COURT
AUG 15 10 07 AM '80
FLORIDA
VERIFIED

The East half of the Southwest quarter of the Southeast quarter of the Southwest quarter and the West 30 feet of the West half of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 33, Township 47 South, Range 26 East, Lee County, Florida. Excepting the South 25 feet thereof, for road-right-of-way.

Reserving unto the Grantor a right of user which right of user runs to the individual Grantor exclusively, over that road which exists on the easterly side of the property and granting a right of user over that road which exists on the westerly side of that contiguous property presently titled in the name of the Grantor which mutual right of user will expire on August 8, 1982 without notice.

RECORD VERIFIED - SAL BERACI CLERK
BY LINDA EDWARDS D.C.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence:

Nancy Baker
Ronald Baker

Edd Felts (Seal)
EDD FELTS

(Seal)

Vallie Felts (Seal)
VALLIE FELTS

(Seal)

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared EDD FELTS and VALLIE FELTS, husband and wife,

to me known to be the person s described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

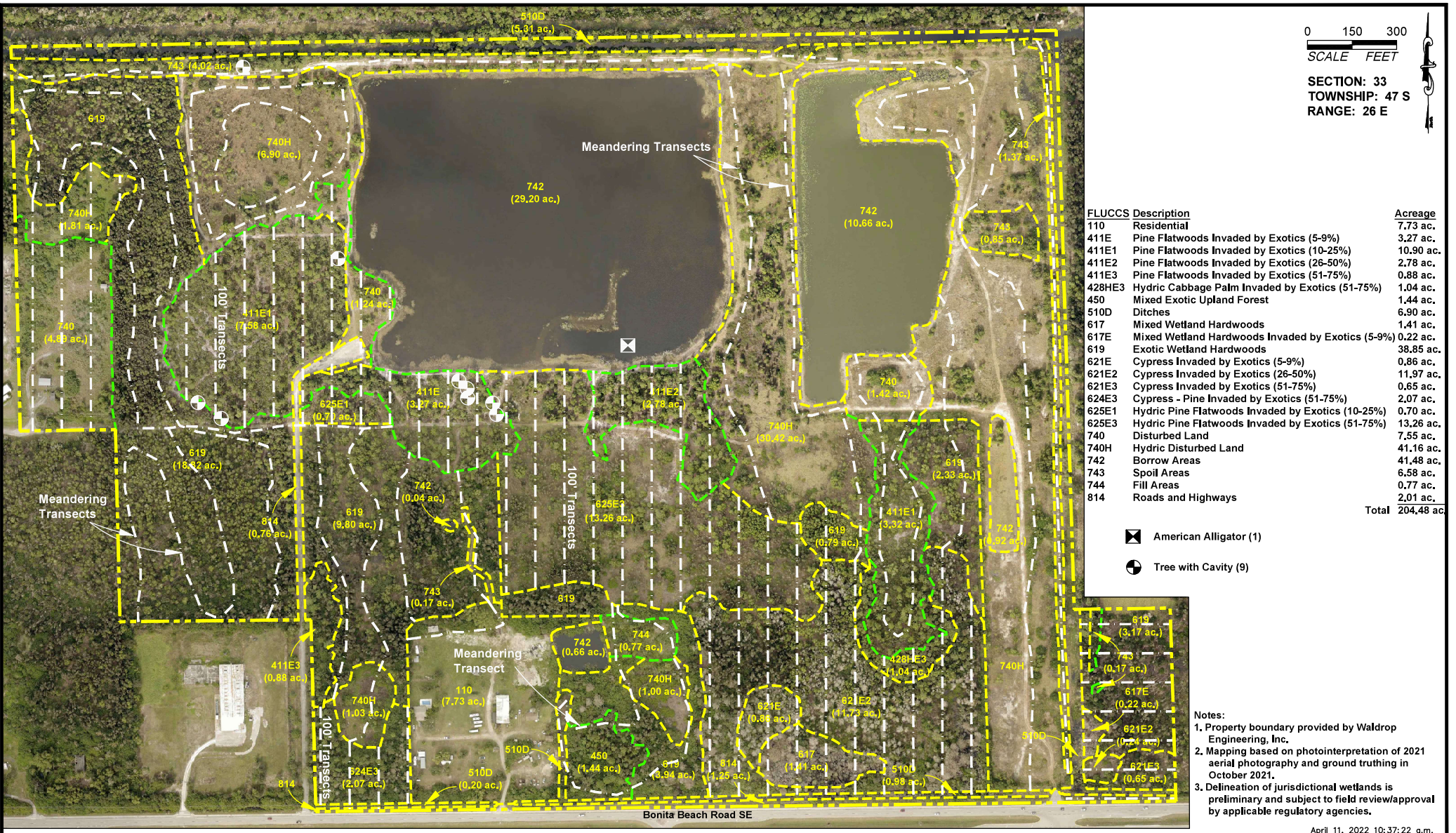
WITNESS my hand and official seal in the County and State last aforesaid this 29 day of July 1980.

Nancy Baker
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 10 1982
BONDED THRU GENERAL INS UNDERWRITERS

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT OF REVENUE
AUG 15 '80
8.70
I.D. 11229



0 150 300
SCALE FEET

SECTION: 33
TOWNSHIP: 47 S
RANGE: 26 E

FLUCCS	Description	Acreage
110	Residential	7.73 ac.
411E	Pine Flatwoods Invaded by Exotics (5-9%)	3.27 ac.
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	10.90 ac.
411E2	Pine Flatwoods Invaded by Exotics (26-50%)	2.78 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	0.88 ac.
428HE3	Hydric Cabbage Palm Invaded by Exotics (51-75%)	1.04 ac.
450	Mixed Exotic Upland Forest	1.44 ac.
510D	Ditches	6.90 ac.
617	Mixed Wetland Hardwoods	1.41 ac.
617E	Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	0.22 ac.
619	Exotic Wetland Hardwoods	38.85 ac.
621E	Cypress Invaded by Exotics (5-9%)	0.86 ac.
621E2	Cypress Invaded by Exotics (26-50%)	11.97 ac.
621E3	Cypress Invaded by Exotics (51-75%)	0.65 ac.
624E3	Cypress - Pine Invaded by Exotics (51-75%)	2.07 ac.
625E1	Hydric Pine Flatwoods Invaded by Exotics (10-25%)	0.70 ac.
625E3	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	13.26 ac.
740	Disturbed Land	7.55 ac.
740H	Hydric Disturbed Land	41.16 ac.
742	Borrow Areas	41.48 ac.
743	Spoil Areas	6.58 ac.
744	Fill Areas	0.77 ac.
814	Roads and Highways	2.01 ac.
	Total	204.48 ac.

American Alligator (1)

Tree with Cavity (9)

Notes:
1. Property boundary provided by Waldrop Engineering, Inc.
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in October 2021.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

April 11, 2022 10:37:22 a.m.
Drawing: SEAGATE5PLAN.DWG

PERMIT USE ONLY, NOT FOR CONSTRUCTION

Figure 1. Protected Species Assessment Map

Revana Lakes

DEXBENDER ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

Characterization of Ground and Surface Water Resources
Bonita Ranch
Seagate BC Partners, LLC
Lee County, Florida

February 2021



Kehl Canal, north of the project site

Progressive Water Resources
Integrated Water Resource Consultants

6561 Palmer Park Circle • Suite D • Sarasota, Florida 34238 • (941) 552-5657

1.0 Executive Summary

Seagate BC Partners, LLC's (Applicant) project, herein referred to as "Bonita Ranch", is located in southern Lee County, Florida, approximately two (2) miles east of Interstate 75, immediately north of Bonita Beach Road (County Road 865). The property encompasses approximately 174.5 acres, of which approximately 100 acres are currently within the City of Bonita Springs' delimited area. The Applicant is requesting a Comprehensive Plan Amendment (CPA) and a companion annexation application that will fully incorporate the property into the City. The future Land Use Category request is for Moderate Density/Mixed Use Planned Development. Currently, those lands shown as occurring within the City have two (2) Future Land Use (FLU) designations; 1) Resource Protection, and 2) Density Reduction/Groundwater Resource (DR/GR) (County) totaling approximately 72 and 28 acres, respectively.

The Resource Protection Areas are further characterized by the National Wetland Inventory (NWI) as Freshwater Forested or Shrub Wetlands. However, detailed site inspections more accurately characterize these areas as Hydric Disturbed Lands, Disturbed Cypress, Pine, Cabbage Palm Wetlands, Disturbed Hydric Flatwoods, and Borrow Areas. Sections of the property within the City Limits designated as DR/GR were similarly reviewed and are more accurately characterized as Disturbed Pine Flatwoods with Exotics. The 74.5 acres located outside the City of Bonita Springs are currently designated as Lee County DR/GR and are of a similar, highly disturbed nature.

Therefore, the Bonita Springs' FLU and NWI maps do not recognize the significant alteration the project area has undergone from both adjacent and onsite land use disturbances, particularly those associated with the two (2) historic limestone mining operations. Past mining activities resulted in the creation of two (2) water-filled pits (borrow areas) of approximately 27 and 11 acres, respectively. The water-filled pits currently occupy approximately 22 percent of the total project area.

Presently, a majority of the site is zoned Agricultural (AG-2), with the eastern section of the project area zoned Industrial Planned Development (IPD), which permitted the mining activities. The Bonita Ranch project site is bounded on the north by the Kehl Canal and generally drains westerly, towards the Imperial River. A general location map identifying the project site is provided as **Figure 1**. A depiction of those areas currently designated by the City and Lee County as DR/GR and Resource Protection is provided as **Figure 2**.

As described above, the project site has a long history of disturbance generally beginning with the excavation of the Kehl Canal in the early 1960's, which borders the project area along its northern property line. The construction of the canal, used to facilitate drainage of lands east of the Imperial River, completely isolated the project site from the Corkscrew Swamp Regional Ecosystem Watershed (CREW) lands to the north. The excavation of the Kehl Canal was followed by several onsite land uses, including a historic tree nursery in the northeastern section of the property, the addition of various residential structures and mobile home sites, equipment storage areas, excavated test pits, in addition to the two (2) separate limestone mining operations.

Given the significant impacts from previous land uses, the property's surface water hydrology has been significantly impacted, as compared to pre-development conditions. These disturbances have resulted in disconnected surface water flow paths and isolated subbasins. The site's groundwater hydrology has also been altered by the limestone mining operations that penetrated into the top of the Tamiami Formation which represents the unconfined Surficial Aquifer System (i.e., Water Table Aquifer).

Consistent with the City of Bonita Springs' Comprehensive Plan (The Bonita Plan), the Applicant's request must demonstrate the protection, preservation and enhancement of groundwater recharge and environmental

(wetland) systems. The proposed project meets these goals through the implementation of the following water resource benefits:

- Improved surface water quality and attenuation is anticipated through the creation of engineered stormwater management system lakes, some of which will outfall into the existing limestone pits, prior to entering the Kehl Canal. The use of the existing water-filled mine pits will also provide enhanced floodwater storage, allowing the project to help improve historic stormwater flooding concerns in addition to water quality.

- The routing of treated stormwater into the historic limestone pits prior to entering the Kehl Canal will also promote and greatly enhance recharge potential to the Water Table Aquifer. This approach takes advantage of the historic excavation's storage capabilities and penetration into the underlying aquifer.

- Due to its disturbed nature, the site exhibits significant nuisance and exotic plant infestation, particularly within the disturbed wetland areas. The proposed removal of nuisance and exotic vegetation will assist in the restoration of the project site's hydrology and ecology.

- The Bonita Ranch development proposes to utilize both groundwater and captured stormwater (surface water) for irrigation, whereby groundwater quantities are used to supplement surface water irrigation supplies within the project's stormwater management system lakes. Irrigation quantities will then be withdrawn from the lakes to irrigate lawn and landscaped areas. The conjunctive use of both ground and surface water supplies is anticipated to conserve groundwater quantities proposed to be derived from the Lower Tamiami Aquifer, thereby furthering the project's resource benefits.

- The project proposes a master-controlled irrigation system that will regulate both the initiation and overall duration of irrigation events in order to increase irrigation water use efficiency and enhance water conservation (i.e., no individual homeowner will have access to irrigation timers). Future plans may include an integrated communication system between the surface water pump station controller clocks and the proposed augmentation well pump station(s).

- The project's proposed Enhanced Lake Management Plan, designed to protect the water resources and the City's wellfield, includes quarterly surface water quality monitoring of the stormwater management system and existing water-filled limestone pits. These data will serve as an early warning system, will be timely submitted after each testing event, and summarized in an annual report.

Collectively, these water resource benefits represent a high standard of water resource and environmental protection that, in many cases, exceeds the future land use requirements contemplated by the City's Comprehensive Plan.

2.0 Property Setting

Prior to anthropogenic alterations, the southern section of Lee County's 83,000-acre DR/GR and the CREW (Flint Pen Strand) could generally be characterized as a complex matrix of wet prairies, marshes, and cypress forests interspersed with isolated, elevated areas of open rangeland and Pine Flatwoods. As shown on the pre-development 1953 historical aerial photograph included as **Figure 3**, the project site appears similarly composed

of a mixture of Hydric Flatwoods and Cypress Communities, punctuated by oval to elongated Pine Flatwoods "islands". Defined surface water flow-ways or conveyance features, common to DR/GR areas further north, are not evident in the vicinity of the project site and historic surface water movement appears to have been more dispersed and sheet-flow in character.

This unique historic land form exhibited in the vicinity of the project site is likely the result of relict coastal dunes that were deposited roughly parallel to historic shorelines. The dunes appear to have formed muted ridges of sand with elongated and rounded shapes that are presently characterized as Pine Flatwoods. Given their isolated nature, the muted ridges (coastal dune deposits) are referenced herein as "islands" and appear to have been superimposed on a nearly-level marine terrace that through time became the Hydric Flatwoods and Cypress Community wetlands characteristic of the southern DR/GR. Post-depositional erosion and dissolution of the underlying limestone deposits associated with the Tamiami Formation most likely accentuated the differences in land surface elevation between the two (2) landforms, further defining the Flatwoods islands as compared to the surrounding wetland features.

The historic surface water sheet-flow pattern was significantly altered in the early 1960's with the excavation of the Kehl Canal. As shown in **Figure 4**, the Kehl Canal was constructed to extend and define the Imperial River's watershed in order to drain lands to the east, including the project site. The Kehl Canal, in addition to the extension of East Terry Street to the north, also evident in **Figure 4**, appears to have completely cut-off and isolated the project site from the balance of the DR/GR lands to the north (i.e., the CREW). Flow records for the Kehl Canal indicate that historical flows are highly variable between the dry and wet seasons. During drought events it is reported that the canal can exhibit virtually no flow. Whereas, wet season flows are reported to have achieved values of approximately 1,500 cubic feet per second (cfs).

However, average monthly flows range from as low as 0.2 cfs in the dry season to approximately 1,300 cfs in the rainy season (*CH2M HILL, July 1996*). The canal not only intercepts overland surface water flows originating from the north, but also depresses groundwater levels in the Water Table Aquifer in proximity to the canal's reach, further affecting the hydrology of nearby wetlands. The hydrologic isolation of the property has not only contributed to its currently altered state, but supports the Applicant's proposed removal of the project area from the DR/GR classification and incorporation into the City's limits.

In early 2001, approximately 30 acres in the northwestern section of the project site was cleared of vegetation in preparation for limestone mining. The limestone mining operation was authorized by South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) No. 36-03511-P, issued to Bonita Land Resources, Inc. At the cessation of mining, a water-filled borrow area or "lake", approximately 27 acres in size, was created. In late 2006, a second mining operation utilized the eastern section of the project site which was once used as a tree nursery. The second mining operation was authorized by SFWMD ERP No. 36-03780-P and was issued to Plumosa Farms. The second mining operation disturbed an area of approximately 35 acres but only completed mining an area of approximately 11 acres, which is also currently a water-filled borrow area or "lake". Therefore, a total of approximately 38 acres (approximately 22 percent) of the project site is characterized as water-filled pits or "lakes", associated with past limestone mining. Other activities associated with mining, including test pits, areas stripped of overburden, earthen berms, temporary stockpile areas, etc., have further impacted the property. These activities, in addition to past residential land uses, have resulted in the entire project site being characterized as disturbed or impacted. The altered disposition of the property is

clearly evident in the Lidar image provided as **Figure 5**. Current land surface elevations are highly variable due to mining activities but generally range from 10.5 to 16.5 feet, NAVD.

The predominant soil type within the project area is identified by the Natural Resource Conservation Service (NRCS) as Pompano Fine Sand, Depressional. The NRCS defines the Pompano series soils as very poorly drained and formed from thick beds of nearly level, sandy marine sediments. Pompano Fine Sands, and to a much lesser extent Boca Fine Sands, support the wetlands onsite. Whereas the Pine Flatwoods "islands" are characterized by Immokalee Sands. Immokalee Sands are described as poorly drained and formed from sandy marine sediments. The NRCS soils map, updated by superimposing the water-filled pits, is presented as **Figure 6**. The Federal Emergency Management Agency's (FEMA) National Flood Hazard Map indicates that the property lies within Flood Zone X, which is defined as an area having a moderate or minimal risk of flooding. However, the significant land use disturbances that have occurred onsite may have altered this determination for portions of the property.

The project site is also located within the State of Florida's Water Body Identification (WBID) No. 3258E (Imperial River), as shown on **Figure 7**. A WBID represents a sub-watershed delineated by the FDEP and is based on the United States Geological Survey (USGS) Hydrologic Use Codes (HUC). Through evaluation of surface water quality data collected within WBID No. 3258E, the FDEP has determined that the WBID is verified impaired for dissolved oxygen and has an established TMDL for this constituent. Low dissolved oxygen in surface water is often attributed to nutrients. However, low dissolved oxygen can also occur naturally in slow moving, dark (tannin-stained) surface waters found in swamps and sloughs that exhibit deposits of decaying vegetation. The project area's highly disturbed state and water-filled pits could conceivably contribute to low dissolved oxygen values. However, it is anticipated that the proposed development could assist in alleviating this possibility by rectifying the site's disturbed and disconnected surface water basins, in addition to the artificially impounded eastern mining area.

3.0 Hydrogeology

There are three (3) principal aquifer systems underlying the site: 1) the unconfined Surficial Aquifer System, colloquially known as the "Water Table Aquifer"; 2) the confined Intermediate Aquifer System; and 3) the confined Upper Floridan Aquifer System (UFAS). In southern Lee County, groundwater quality decreases rapidly with depth and suitable irrigation and potable supplies are generally found less than 300 feet below land surface. Below these depths, groundwater becomes highly mineralized and saline. Consequently, groundwater is primarily withdrawn from the shallow Surficial Aquifer System (i.e., Water Table Aquifer) and the semi-confined Lower Tamiami Aquifer. Another relatively fresh producing unit occurs within the upper Intermediate Aquifer System (i.e., the Sandstone Aquifer). The hydrogeology of the shallow aquifer systems is more fully described below.

Surficial Aquifer System (Water Table Aquifer)

The unconfined Water Table Aquifer originates at land surface and is composed of approximately 8 to 10 feet of unconsolidated surficial deposits consisting of fine-grained, silty quartz sand, with minor shell content. Below the surficial sands, thin discontinuous deposits of clayey sands can sometimes overlay the uneven upper contact of limestone associated with the Tamiami Formation. Consistent with the stratigraphic delineations in the Florida Geological Survey (FGS) Special Publication No. 49, the Tamiami Formation includes the Ochopee and

Buckingham Limestone Members as well as the Pinecrest Sand Member. The quality of water in the Water Table Aquifer in Lee County, an area not affected by tidally influenced saline water, is fresh with dissolved chloride concentrations ranging from 10 to 70 mg/l. The unconfined Water Table Aquifer is highly productive. Based on Special Publication No. 49, the upper section of the Tamiami Formation limestone extends to a depth of approximately 30 to 40 feet below land surface (bls). Limestones associated with the upper Tamiami Formation were excavated by both mining operations that occurred onsite. The reported recharge rate for the project site is estimated to be between 0 to 3 inches per year (USGS/SFWMD report entitled *Recharge to the Surficial Aquifer System in Lee and Hendry Counties, Florida*, 1995). However, based on the highly disturbed nature of the project site, the opportunity for effective recharge to the underlying Water Table Aquifer is considered low.

Surficial Aquifer System (Lower Tamiami Aquifer)

Underlying the shallow limestone, a semi-confining bed of clays and low permeability sediments can occur, and where present has been identified as the Bonita Springs Marl. The Bonita Springs Marl is further underlain by the lower Tamiami Formation limestone. Due to its separation from the limestone unit above, this lower unit has been identified as a distinct water-bearing zone identified as the Lower Tamiami Aquifer. The Lower Tamiami Aquifer is also very productive and an important aquifer in southern Lee County. Water quality within the Lower Tamiami Aquifer is also dependent upon the distance from tidally influenced water bodies, such as the Imperial River. In areas unaffected by saline waters, dissolved chloride concentrations are reported to range from approximately 40 to 100 mg/l. Bonita Springs Utilities, Inc. (BSU) operates a Lower Tamiami Aquifer potable wellfield to the northwest of the project area. BSU is authorized to operate their wellfield in accordance with SFWMD Water Use Permit (WUP) No. 36-00008-W. The BSU WUP is currently under review for a permit modification. Due to the occurrence of the Bonita Springs Marl, the potential for groundwater withdrawals from the Lower Tamiami Aquifer to produce drawdown in the Water Table Aquifer is reduced as compared to those that would occur from the Water Table Aquifer itself. Recharge to the Lower Tamiami Aquifer predominately occurs from the overlying Water Table Aquifer.

It should be noted that the irrigation system for the development project is proposed to utilize up to three (3) Lower Tamiami Aquifer augmentation wells to supplement surface water irrigation supplies derived from the project's stormwater lakes and/or the historic mining pits.

Intermediate Aquifer System (Sandstone Aquifer)

Immediately underlying the Tamiami Formation are sequences of low permeability clayey sediments that separate the Lower Tamiami Aquifer from the underlying semi-confined Sandstone Aquifer of the Intermediate Aquifer System. Based upon well construction reports and geologic logs proximal to the project site, the top of the Sandstone Aquifer can occur at depths of approximately 150 to 200 feet bls. However, the extent of the Sandstone Aquifer appears to be variable, with its thickness ranging from approximately 30 to 50 feet in proximity to the project site.

The Sandstone Aquifer is composed of predominantly clastic sediments consisting of sandy limestone, cemented sands (sandstone), sandy dolomite and calcareous sands. These sediments are associated with the Peace River Formation of the Hawthorn Group (FGS Information Circular No. 103, 1986). Due to the occurrence of the low permeability sediments separating the Sandstone Aquifer from the overlying Lower Tamiami Aquifer, the

potential for groundwater withdrawals from the Sandstone Aquifer to produce drawdown in the Surficial Aquifer System is significantly reduced as compared to those that would occur directly from the Water Table Aquifer. Recharge to the Sandstone Aquifer predominately occurs from the overlying Surficial Aquifer System. Dissolved chloride concentrations range from 40 to 200 mg/l.

4.0 Wellfield Protection

A large portion of the project area is located within the Wellfield Protection Zones established for BSU's Lower Tamiami Aquifer wellfield. As shown in **Figure 8**, only the southeastern-most section of the property is outside of the wellfield's 10-year travel time zone. The balance of the property is within the 5- and 10-year travel zone areas, and it is anticipated that the project's stormwater management system will be wholly within these protection areas. The 5- and 10-year travel zones are also known as Protection Zones 3 and 4, respectively. The long travel times of 5- and 10-years are due to the project being located downgradient of the City's public supply wells, combined with the southwesterly groundwater flow gradient, and the fact that the nearest BSU potable well is located over 1,400 feet from the project area's northwest property corner. Therefore, the probability of the proposed project affecting the City's wellfield is considered extremely remote.

However, if an unforeseen spill or accidental release of landscape or aquatic compounds typically used for stormwater lake maintenance, or an unforeseen release of regulated substances is reported, remedial measures will be immediately put into place. Such measures could include one or all of the following actions: 1) the implementation of additional water quality testing; 2) measures to replenish a particular stormwater lake with groundwater for dilution, and if necessary, withdraw the surface water from the stormwater lake for treatment; 3) installation of monitoring wells between the nearest stormwater management system lake and BSU public supply wells; and 4) if deemed necessary, the construction and operation of groundwater intercept system or recovery wells. These remedial actions would be triggered by the reporting or detection of high concentrations of regulated substances. However, to safeguard the City's nearest public supply wells, an Enhanced Lake Management Plan (ELMP) has been developed to further ensure that surface water quality is maintained within the project's stormwater management system. The ELMP includes proposed quarterly water quality monitoring of two (2) of the project's nearest stormwater management system lakes and each of the two (2) existing water-filled mine lakes. Testing results are proposed to be submitted quarterly and then summarized in an annual report that analyzes findings from the previous calendar year.

5.0 Enhanced Lake Management Plan (ELMP)

In order to further protect the water resources within the Wellfield Protection Zones, the following management actions are proposed. It is important to note that as the development evolves from predominantly a "construction phase" to "partial construction" and ultimately to a "post-construction" residential phase, Best Management Practices (BMPs) are similarly proposed to evolve in order to maintain water resource protections as described below. At all times, the proposed project will maintain conformance with Lee County's Wellfield Protection Ordinance 07-35. A preliminary conceptual layout of the proposed development is provided as **Figure 9**.

Construction Best Management Practices

During construction of the proposed development, the greatest potential for impacts is associated with increased turbidity and/or potential spills of fuels/oils (hydrocarbons), otherwise known as Volatile Organic Compounds (VOCs) used to power earthmoving equipment, etc. The Developer will ultimately be responsible for maintaining compliance with all ELMP BMP requirements until such time that control of the development is transitioned to the Homeowner's Association (HOA) and/or Community Development District (CDD). The site's general contractor shall be responsible for assuring that each contractor or subcontractor evaluates their respective work areas before construction is initiated to determine if site conditions pose particular problems for the safe and secure handling of any regulated substances.

Post-Construction Best Management Practices

After the SFWMD's stormwater management system certification is completed for the development, the primary focus of the ELMP will be maintaining the operationally complete stormwater management system lakes since all internal runoff will be routed to these features for treatment. It is also anticipated that the Developer will establish and create an HOA and/or CDD that will be responsible for the operation and maintenance of all aspects of the stormwater management system including the lakes, and all associated stormwater conveyance and control components.

Operation and Maintenance of the Stormwater Management System

Proper stormwater lake maintenance is an integral aspect water resource protection since all internal stormwater runoff is directed to these features for treatment and attenuation. The HOA and/or CDD will be responsible for the removal (in perpetuity) of all nuisance and exotic vegetation from the stormwater management system. Lakes will be inspected annually and any prohibited vegetation will be removed by use of hand-clearing or appropriate chemical treatment. Only aquatic-approved compounds will be utilized in the stormwater management system lakes. Herbicides and/or algaecides may only be applied by a licensed professional applicator who meets the requirements of Lee County, and in accordance with manufacturer specifications. All applicable local, state, and/or federal guidelines and requirements will also be followed.

Strict adherence will be maintained with Lee County's Fertilizer Ordinance for all irrigated areas. Individual lot owners will be prohibited from applying fertilizer to their lots. Any person(s) applying fertilizer must have received a limited certification in compliance with Florida Statute 482.1562 prior to application of any and all compounds. Additionally, fertilizer content and application rate must be in compliance with Lee County's Fertilizer Ordinance. All applications of pesticides, herbicides and fungicides on residential lots and common areas will be applied by a licensed professional applicator, meet the requirements of Lee County, be applied in accordance with the manufacturer's specifications, and will meet all applicable local, state and/or federal guidelines and requirements. Pesticides, fungicides and herbicides use on residential lots will be used only in response to a specific problem and in the manner and amount recommended by the manufacturer. Broad application of pesticides, fungicides and herbicides as a preventative measure will be prohibited.

Water quality sampling of two (2) of the development's future stormwater lakes and for the two (2) historic limestone mining water-filled pits is also planned. The water quality parameters proposed for quarterly sampling and analysis are provided in **Table 1** below. Field and laboratory test results will be provided quarterly, upon

receipt of the laboratory data. In addition, an Annual Water Quality Summary Report is proposed to be submitted each April that summarizes data collection for the previous calendar year.

Table 1. Proposed Surface Water Quality Testing Parameters

Method	Parameter	Units	Sampling Frequency
Field Collected	Depth of Water	Feet	Quarterly
	Dissolved Oxygen	mg/L	Quarterly
	pH	SU	Quarterly
	Temperature	Deg C	Quarterly
	Specific Conductivity	µS/cm	Quarterly
	Turbidity	NTU	Quarterly
Laboratory Analysis	Total Kjeldahl Nitrogen	mg/L	Quarterly
	Orthophosphate	mg/L	Quarterly
	Chloride	mg/L	Quarterly
	Nitrate	mg/L	Quarterly
	Biological Oxygen Demand	mg/L	Quarterly

6.0 Existing Onsite Wells

A review of well construction records from Lee County indicates that two (2) domestic supply wells were installed onsite. A 2-inch diameter well (Permit No. WEL000017498) was reportedly installed near the central part of the property. Records indicate that the well had a PVC casing extending to a depth of 42 feet, with a total well depth of 56 feet bls. Recent onsite inspections were unsuccessful in locating this well. Although small sections of broken PVC piping were observed near the location identified by Lee County. The second domestic supply well (Permit No. WEL000021689), reported to have a 4-inch diameter PVC casing extending to 52 feet bls and a total depth of 60 feet, was located and photographed. The 4-inch diameter well was associated with an existing residential trailer on the western side of the project site. The locations for both potable supply wells are provided on **Figure 10**, with the location for the 2-inch diameter well taken from Lee County records. Both wells are proposed to be properly plugged and abandoned during construction of the development. Based on each well's construction information, they withdrew groundwater from the Lower Tamiami Aquifer, the same aquifer proposed for utilization of the development's irrigation system.

7.0 Proposed Irrigation Supplies

A review of existing reclaimed water pipelines indicates that none are located in proximity to the project site. Therefore, all irrigation supplies must be derived onsite. As shown on **Figure 9**, several stormwater lakes are conceptually proposed, in addition to a reconfiguration of the existing limestone mining water-filled pits. These surface water bodies afford an opportunity for stormwater capture and reuse for irrigation. However, during

prolonged droughts, surface water supplies for irrigation are anticipated to be limited. Therefore, supplies are proposed to be augmented by the use of groundwater from the Lower Tamiami Aquifer. It is estimated that up to three (3) Lower Tamiami Aquifer wells will be required to irrigate an estimated landscaped area of approximately 22.2 acres. Using the SFWMD Blaney-Criddle irrigation allocation calculator, a preliminary estimate of the development's irrigation demand is approximately 79,000 gallons per day (gpd), with a peak dry season demand of approximately 117,000. Considering the combined surface areas of the stormwater lakes and reconfigured mine pits portrayed in the conceptual development layout (**Figure 9**), the estimated daily irrigation demand of 79,000 gallons would only lower the combined surface water bodies by less than an inch each day.

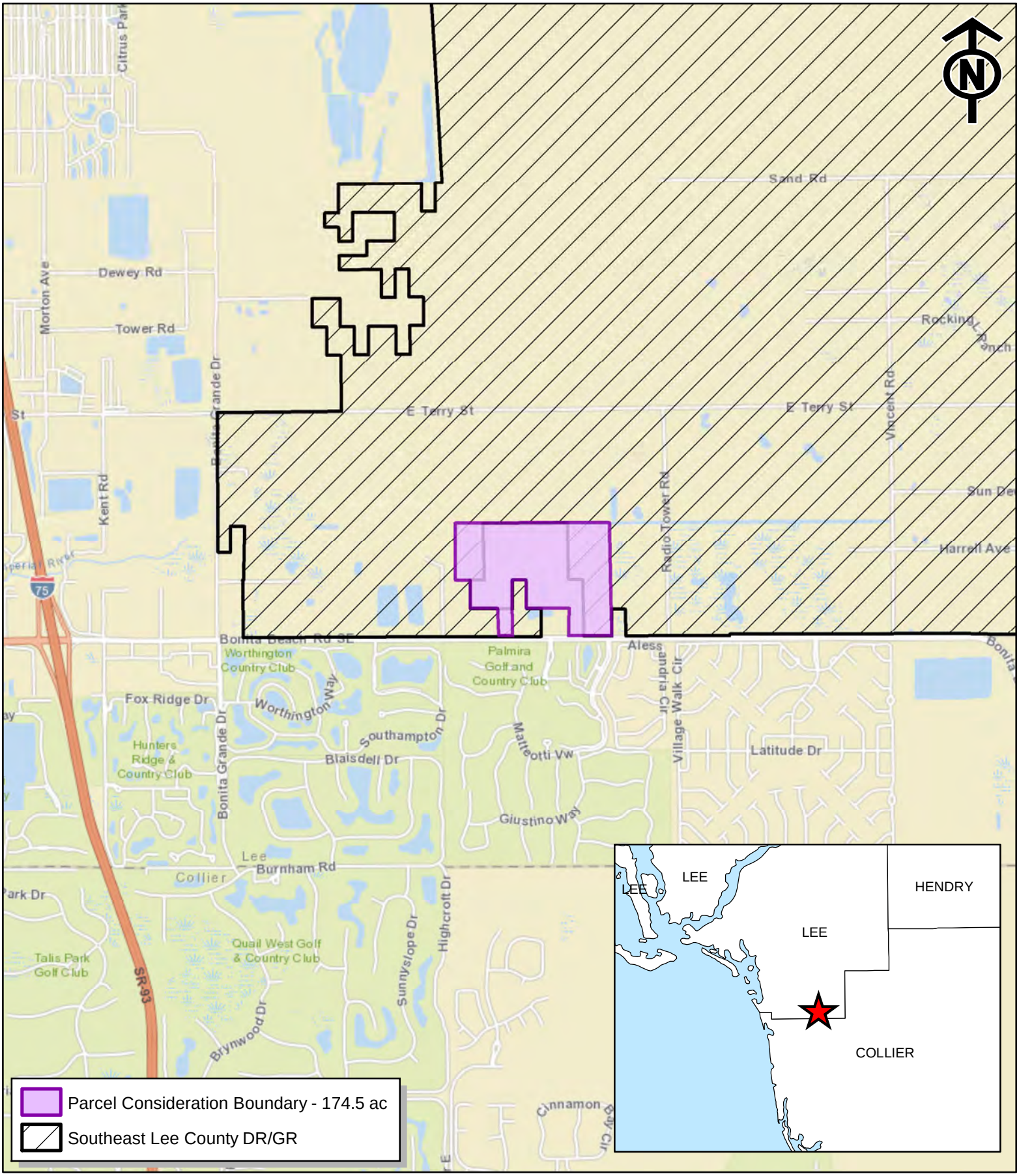
The conjunctive use of both ground and surface water supplies is anticipated to conserve groundwater resources proposed to be derived from the Lower Tamiami Aquifer when adequate surface water supplies are readily available, thereby furthering the project's resource benefits. In addition, the project proposes a master-controlled irrigation system that will regulate both the initiation and overall duration of irrigation events in order to increase irrigation water use efficiency and enhance water conservation (i.e., no individual homeowner will have access to irrigation timers). Future plans may include an integrated communication system between the surface water pump station controller clocks and the proposed augmentation well pump station(s).

8.0 In Conclusion

The Bonita Ranch project affords a unique opportunity to dramatically improve and restore a highly disturbed and hydrologically impacted property. As provided herein, the proposed development clearly demonstrates a high level of protection, preservation and enhancement of groundwater and environmental resources in accordance with both the City's Comprehensive Plan and Lee County regulations.

Figures

Progressive Water Resources



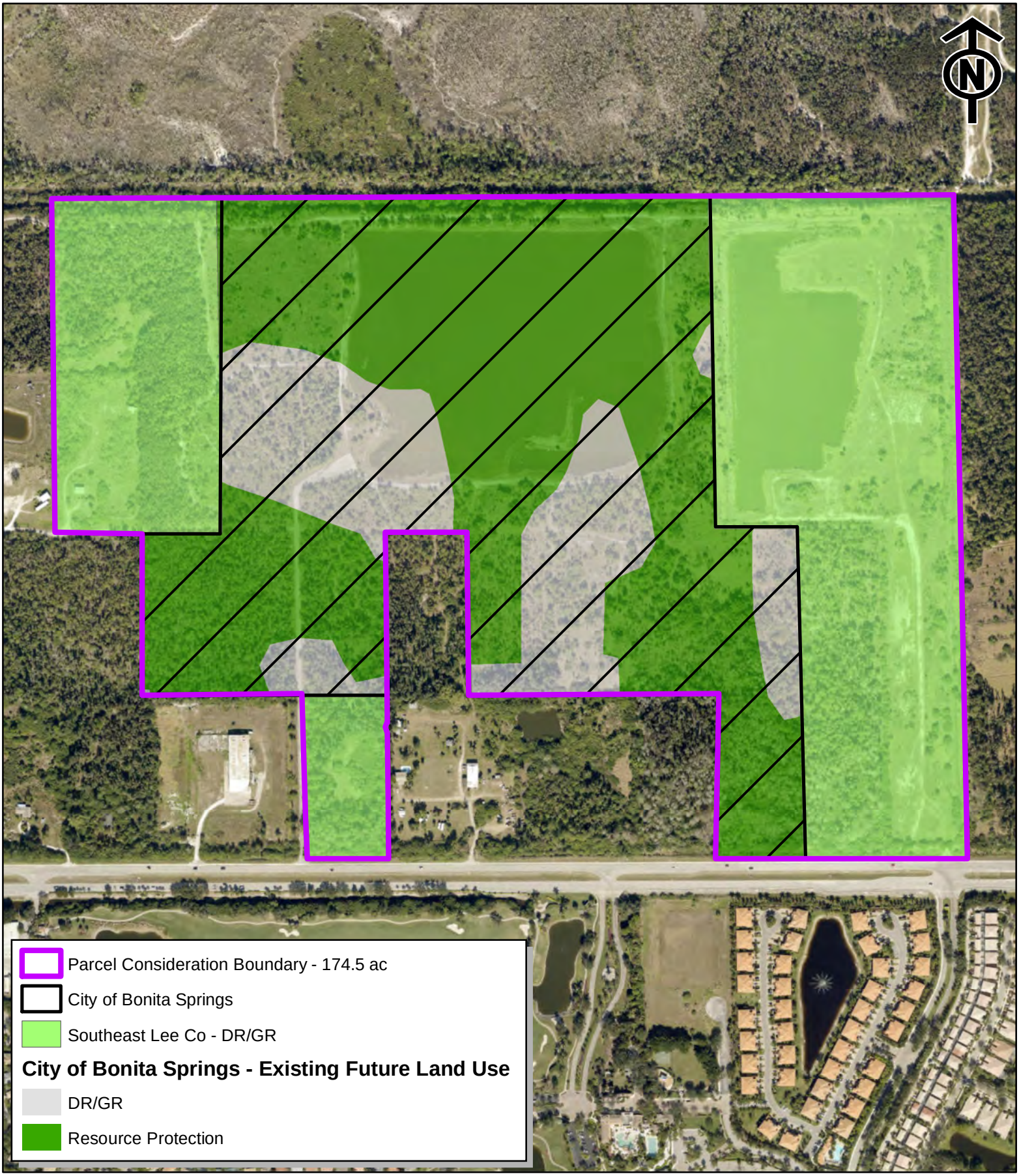
Scale: 1:35,000 1/28/2021 Image: ESRI World Street Map

0 0.25 0.5 1 Miles

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Figure 1
Regional Location
Barron Collier Corporation
Lee County, Florida

Progressive Water Resources
Integrated Water Resource Consultants



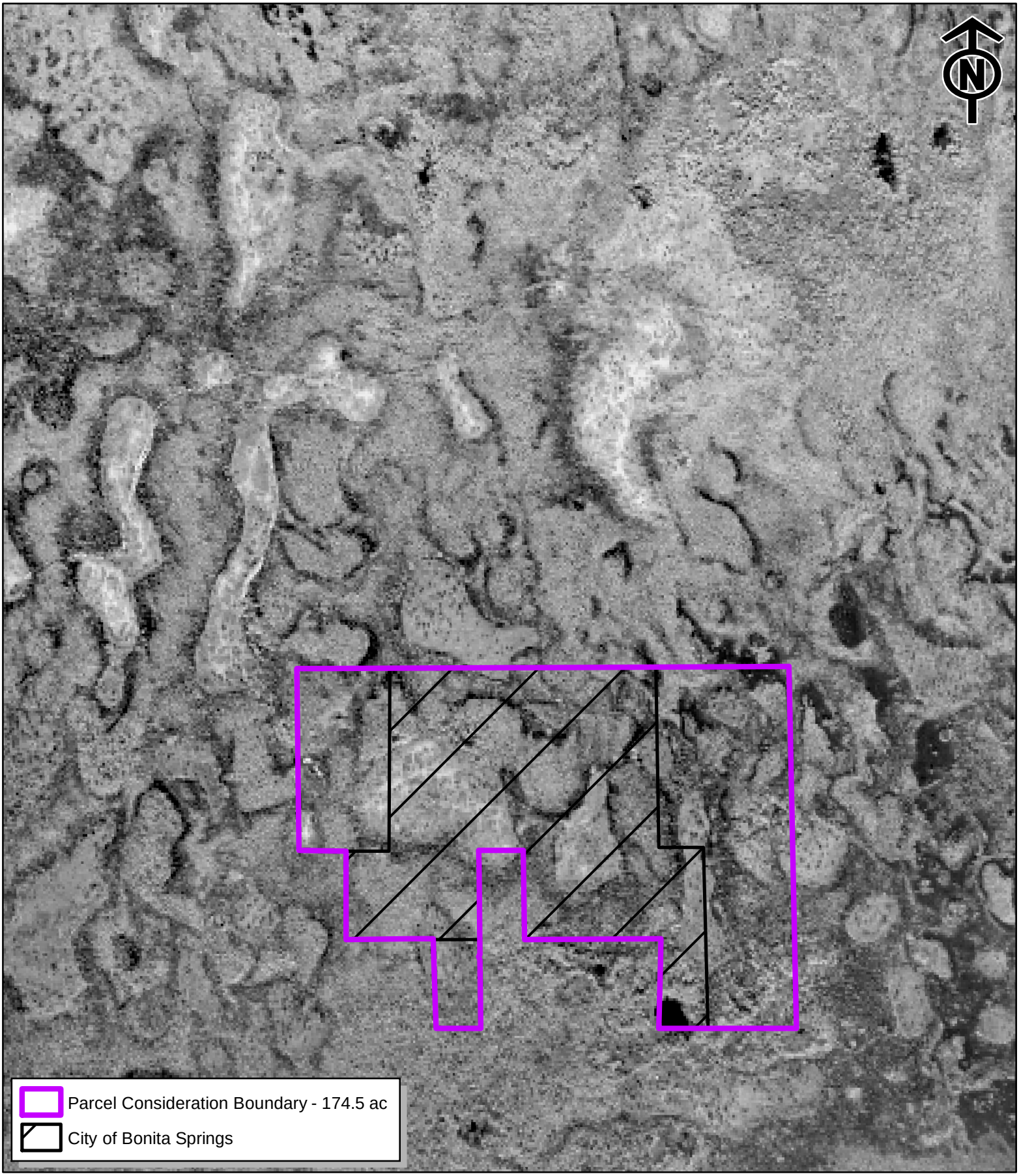
Scale: 1:6,000 1/28/2021 Image: ESRI World Imagery

0 250 500 1,000 Feet

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Figure 2
Future Land Use
Barron Collier Corporation
Lee County, Florida

Progressive Water Resources
Integrated Water Resource Consultants



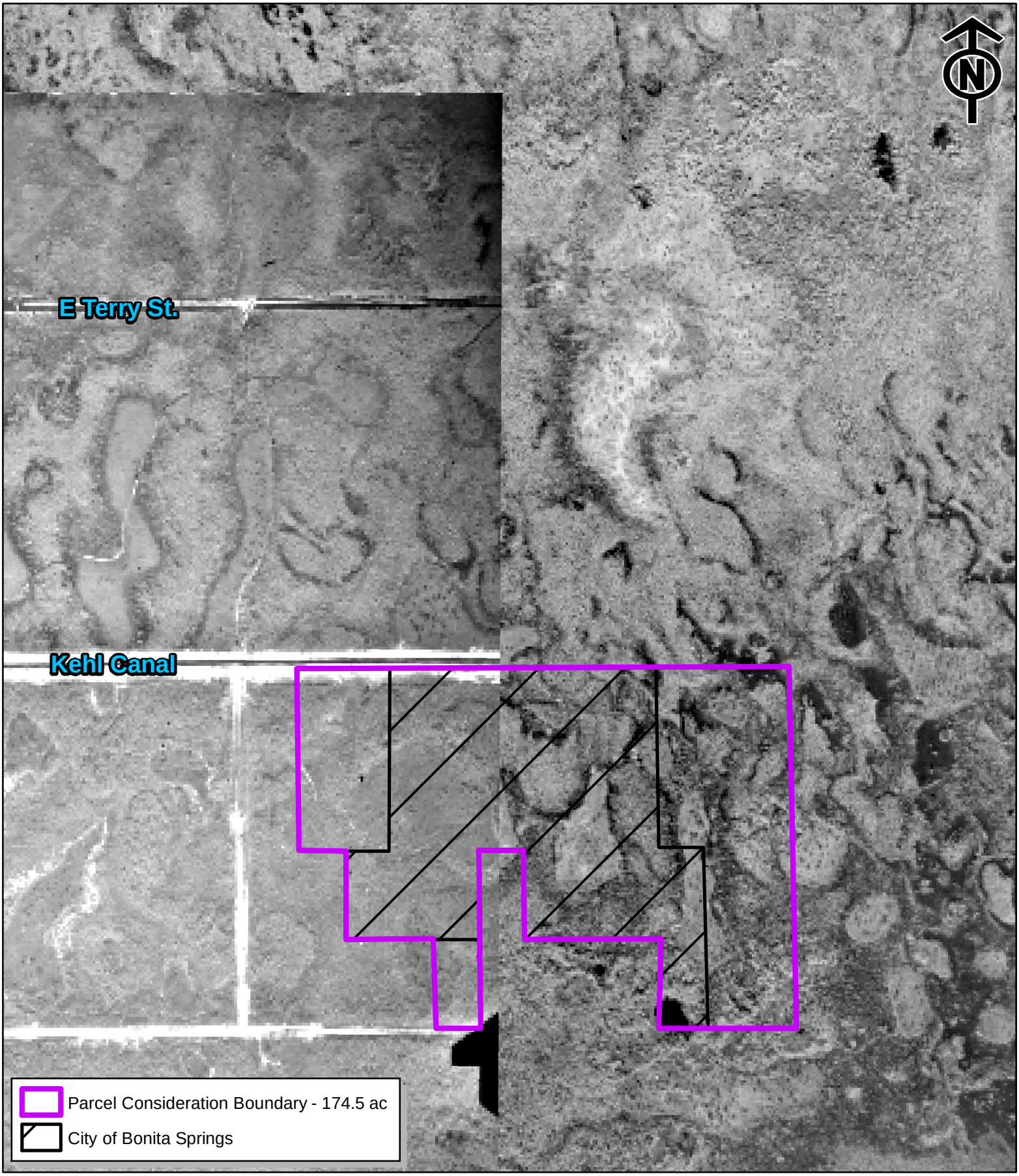
Scale: 1:11,000 1/28/2021 Image: UFDC 1953 Historic Aerial Imagery

0 500 1,000 2,000 Feet

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Figure 3
1953 Historic Aerial Imagery
Barron Collier Corporation
Lee County, Florida

Progressive Water Resources
Integrated Water Resource Consultants



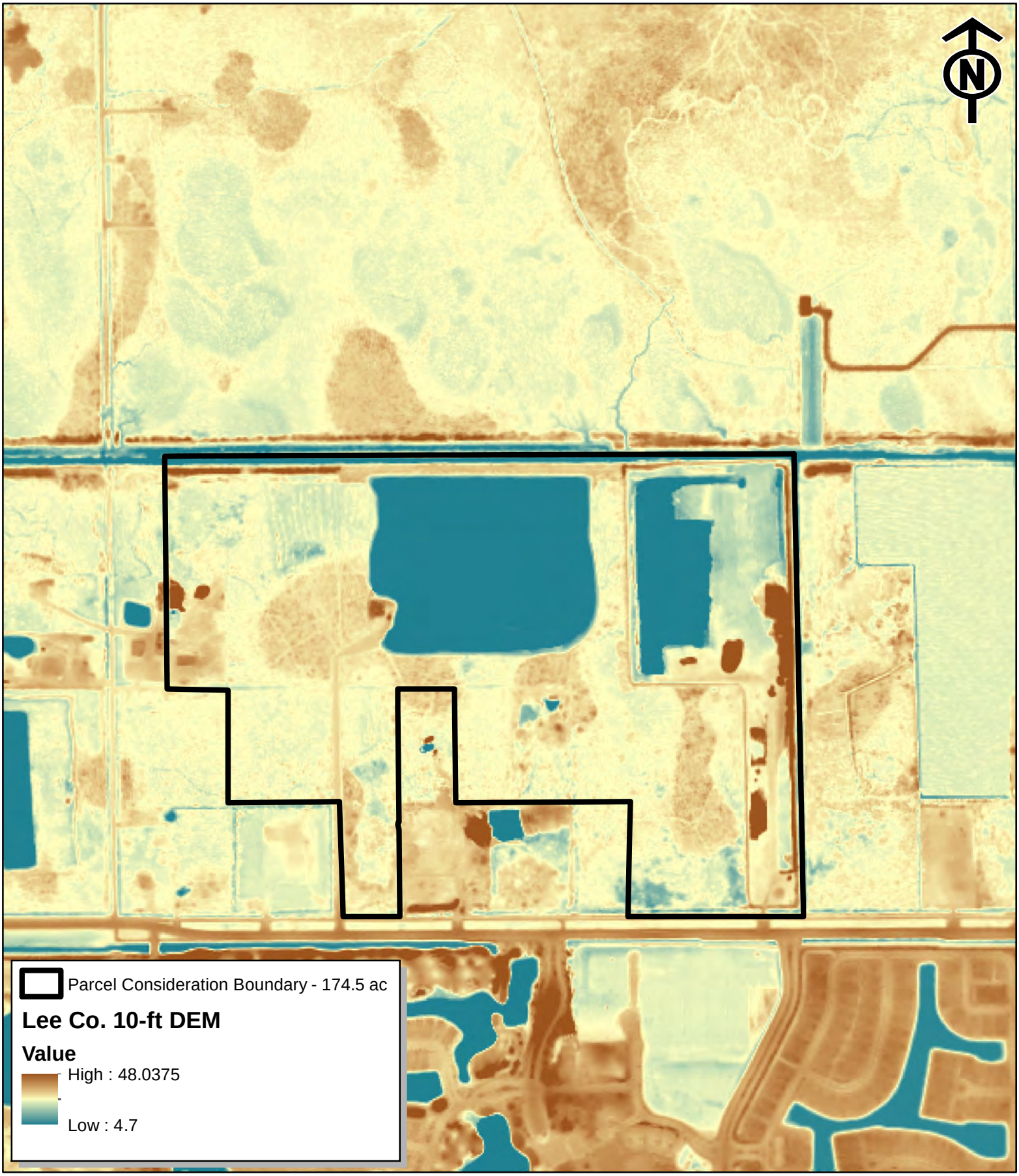
Scale: 1:11,000 1/28/2021 Image: UFDC 1953/1963 Historic Aerial Imagery

0 500 1,000 2,000 Feet

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Figure 4
1953/1963 Historic Aerial Imagery
Construction of the Kehl Canal
Barron Collier Corporation
Lee County, Florida

Progressive Water Resources
Integrated Water Resource Consultants



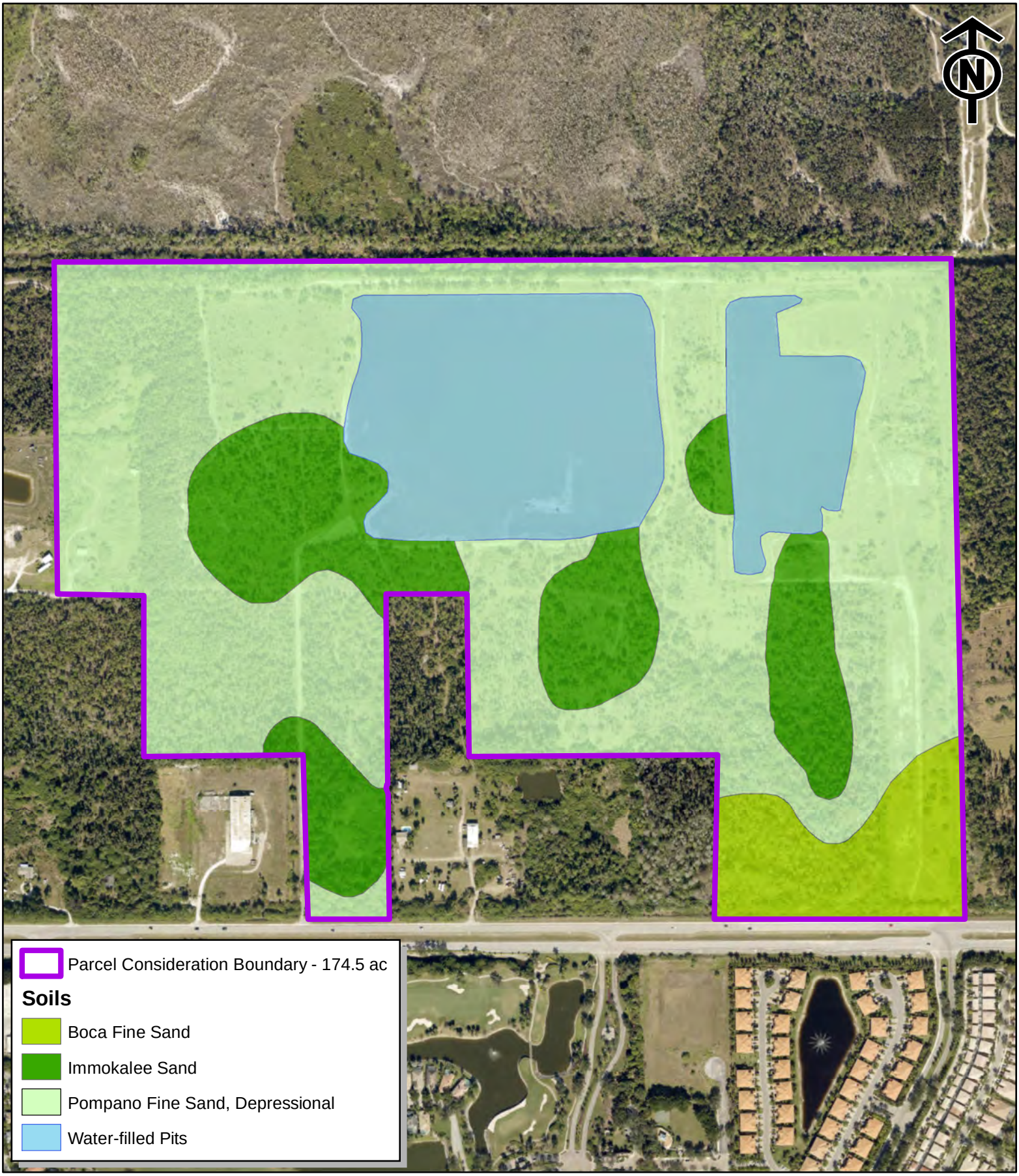
Scale: 1:8,600 1/28/2021 Image: Lee Co. 10-ft DEM (NAVD)

0 387.5 775 1,550 Feet

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Figure 5
LIDAR Imagery
Barron Collier Corporation
Lee County, Florida

Progressive Water Resources
Integrated Water Resource Consultants

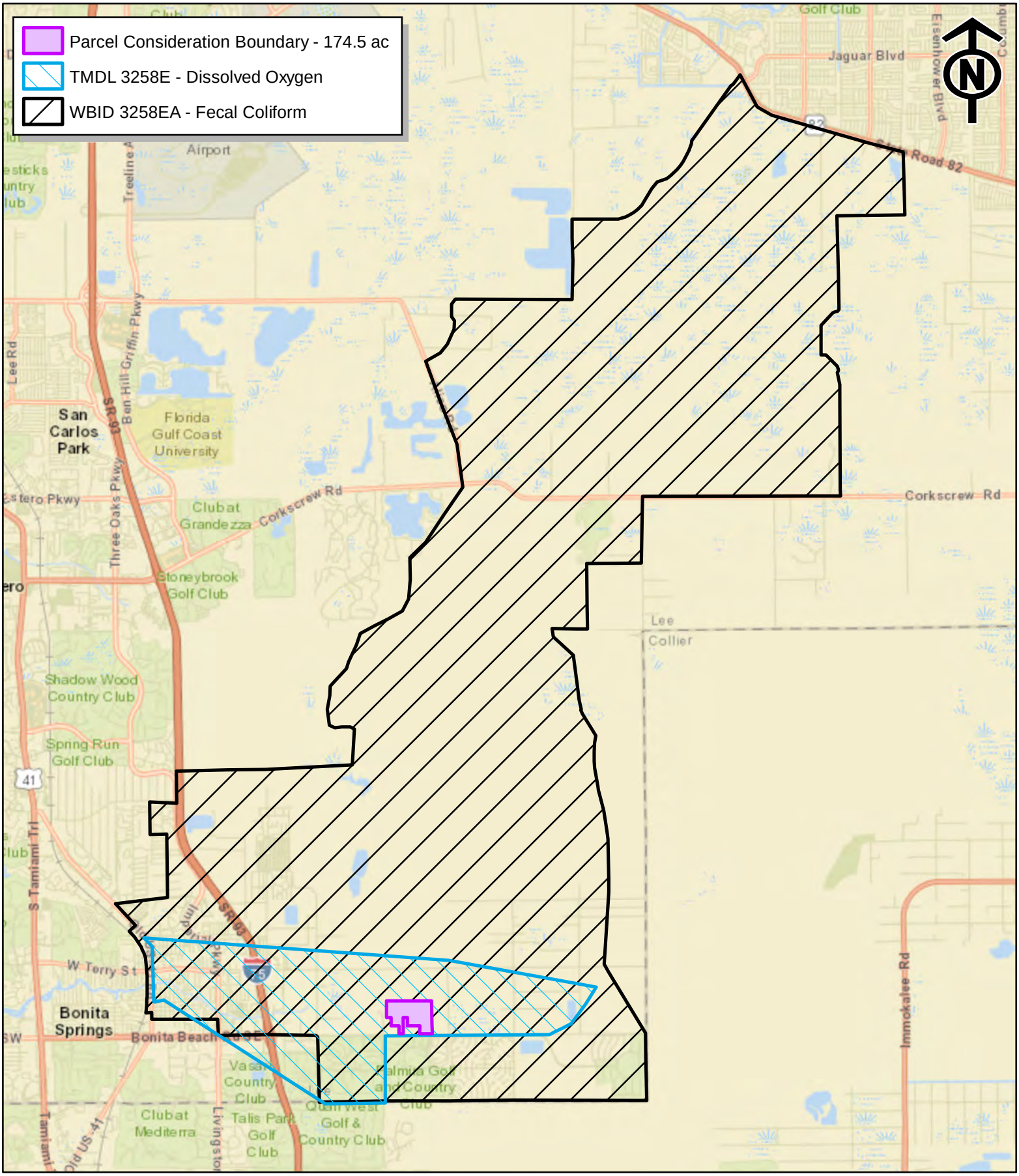


Scale: 1:6,031 1/28/2021 Image: ESRI World Imagery 0 250 500 1,000 Feet

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Figure 6
Soils
Barron Collier Corporation
Lee County, Florida

Progressive Water Resources
Integrated Water Resource Consultants



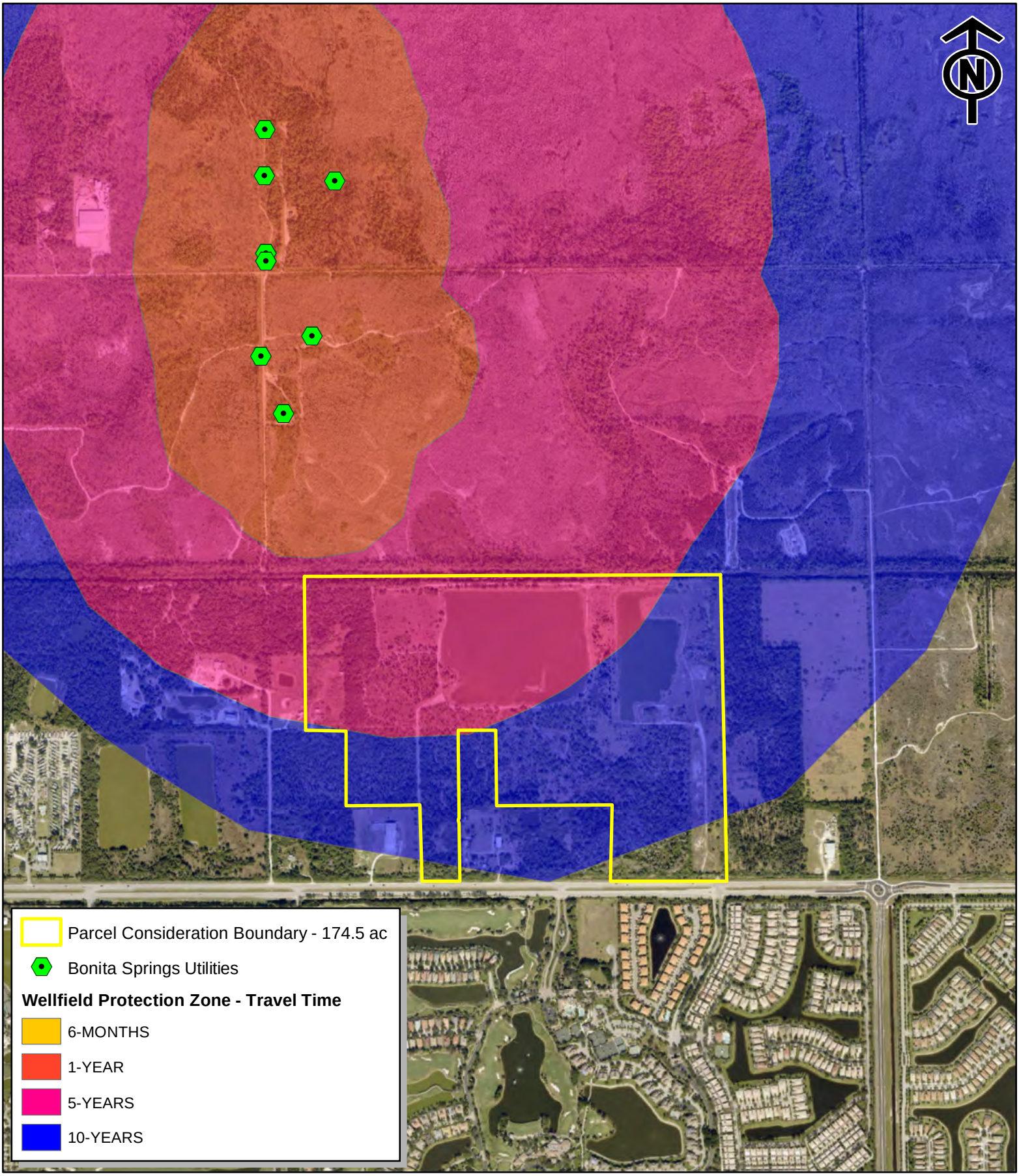
Scale: 1:120,000 1/28/2021 Image: ESRI World Street Map

0 0.75 1.5 3 Miles

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Figure 7
Water Body Identification
and Total Maximum Daily Loads
Barron Collier Corporation
Lee County, Florida

Progressive Water Resources
Integrated Water Resource Consultants



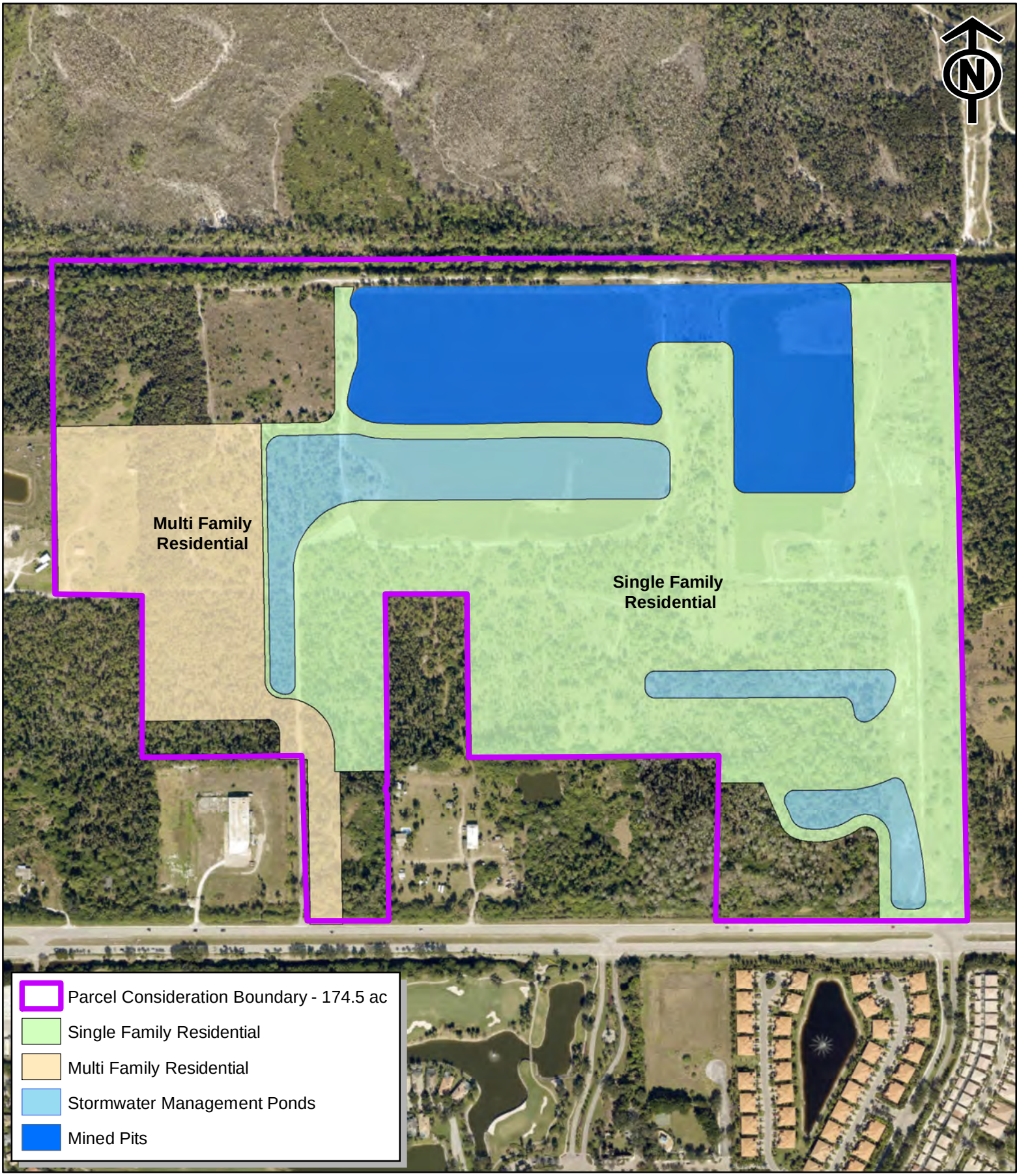
Scale: 1:13,000 1/28/2021 Image: ESRI World Imagery

0 500 1,000 2,000 Feet

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Figure 8
Wellfield Protection Zones and
Bonita Springs Utilities Withdrawals
Barron Collier Corporation
Lee County, Florida

Progressive Water Resources
Integrated Water Resource Consultants



Scale: 1:6,000 2/3/2021 Image: ESRI World Imagery

0 250 500 1,000 Feet

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Figure 9
Preliminary Conceptual Layout
Barron Collier Corporation
Lee County, Florida

Progressive Water Resources
Integrated Water Resource Consultants



Scale: 1:6,000 1/28/2021 Image: ESRI World Imagery

0 250 500 1,000 Feet

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Figure 10
Existing Domestic Wells
Barron Collier Corporation
Lee County, Florida

Progressive Water Resources
Integrated Water Resource Consultants

BONITA RANCH
LISTED SPECIES SURVEY
AND ENVIRONMENTAL DATA

PREPARED BY:

PENINSULA ENGINEERING
2600 GOLDEN GATE PARKWAY
NAPLES, FL 34105

JANUARY 2021



BRUCE LAYMAN, CE, PWS

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Appendix A - Existing Vegetation Association & Land Use Descriptions

FIGURES

Figure 1 – FLUCCS, Transect, and Listed Species Exhibit

1. INTRODUCTION

Peninsula Engineering, Inc. entered into a contractual agreement with Seagate BC Partners, LLC (SBCP) to provide environmental services associated with a 175-acre +/- parcel of land (Project) known as Bonita Ranch located in Section 33, Township 47 South, Range 26 East, Lee County, Florida. The site contains two rock quarry lakes, abundant disturbed lands, and exotic-infested uplands and wetlands. It is bounded on the north by Kehl Canal, on the west by undeveloped exotic-infested land, on the south by Bonita Beach Road and residential uses, and on the west by partially developed residential and commercial uses.

A protected species survey was conducted on the project site and the results are summarized herein to support local, state, and federal environmental permitting.

2. PROJECT METHODOLOGY

Peninsula Engineering conducted a survey of the Project site using a field methodology in general accordance with Florida Fish and Wildlife Conservation Commission (FWC) and City of Bonita Springs standards. This survey was performed to document vegetation associations and to locate and document listed plant or wildlife species that occurred on the site during the survey period. The field survey for this project was conducted during January 2021. Survey methodology and results are described, below:

2.1. Listed Wildlife Survey

Prior to the listed species survey, color aerial imagery, and FLUCCS mapping generated by others, were reviewed to identify the habitats present on and adjacent to the site. Based on the habitat types identified, a preliminary list of state and federal listed flora and fauna that could occur on the project site was prepared. Various publications and databases were also reviewed to identify listed plant and wildlife species that are regionally present and that could occur and those habitat types, including Appendix B, List of Protected Species, of the City of Bonita Springs Land Development Code and the ecologist's 29 years of personal experience of conducting listed species surveys in Collier and Lee Counties. Table 4 illustrates the composite list of potential species. FWC's *Florida's Imperiled Species Management Plan* (FWC 2016) was used to determine the "listed" state and federal status designation of wildlife species. *Notes on Florida's Endangered and Threatened Plants* was used to determine the status of listed plants (Weaver and Anderson, 2010).

Peninsula Engineering conducted a survey of the project site using a field methodology that was generally consistent with that prescribed by the FWC in the document titled "*Wildlife Methodology Guidelines for Section 18.D of the Application for Development Approval*" (FWC 1988), and as described in the Modified Meandering Strip Census (Lee County Listed Species Survey Methodology) - except that no small mammal sampling or herpetofaunal surveys were conducted. Since much of the site was composed of open disturbed areas surrounding the rock quarry lakes, the open areas were surveyed with assistance from an open-sided all-terrain vehicle (i.e., a single-person quad). Brushy, rocky, or forested areas were surveyed on foot. The survey consisted of one biologist performing parallel meandering vehicular and pedestrian transects spaced as appropriate for the type of habitat, visibility limits, and density of vegetation. The approximate locations of the transects performed during the listed species and habitat survey

are indicated on Figure 1 titled FLUCCS, Transect, and *Listed Species Exhibit*.

Transects were conducted in the morning and afternoon hours in January totaling 25 hours of field time. Table 1 lists survey dates, times, weather conditions, biologist conducting survey, and field hours during the field survey. The field observer was equipped with a compass, aerials, wildlife and plant identification books, binoculars, and a field notebook. During listed species transects, the biologist periodically stopped, looked for wildlife and signs of wildlife, and listened for wildlife vocalizations. The approximate locations of observed listed species were mapped on aerials and recorded in a field notebook. Due to their abundance and relatively low level of protection, the location and abundance of the protected airplant species were not mapped. Non-listed wildlife species were recorded daily.

Specific to the habitats present on the parcel, and in accordance with Appendix B of the City of Bonita Springs LDC, the ecologist surveyed areas for the potential presence of the species listed in Tables 2 and 4 with particular attention paid to the gopher tortoise (*Gopherus polyphemus*), wood stork (*Mycteria americana*), tricolor heron (*Egretta tricolor*), little blue heron (*Egretta caerulea*), Big Cypress fox squirrel (*Sciurus niger avicennia*), and American alligator (*Alligator mississippiensis*). Though Appendix B suggests the potential presence of the Everglades mink (*Mustela vison*) due to the presence of the Kehl Canal, small mammal trapping was not included in the survey protocol due to the anticipated near zero potential for the species to occur at the northern extent of its range. The snowy egret (*Egretta thula*), limpkin (*Aramus guarauna*), black bear (*Ursus americanus floridanus*), and gopher frog (*Lithobates capito*) have been delisted since the implementation of Appendix B, so they were not targeted during the survey.

2.2. Listed Plant Survey

Over the course of conducting the survey for listed wildlife species and field mapping vegetative associations, the biologist searched for plants listed by the Florida Department of Agriculture (FDA) and the U.S. Fish and Wildlife Service (FWS). These agencies have categorized the various plant species based upon their relative abundance in natural communities. Those categorizations include "Endangered", "Threatened" and "Commercially Exploited". None of the plants included in Appendix B, List of Protected Species, have reasonable potential to occur on site based upon the generally hydric and disturbed nature of the site, so none listed in Appendix B were specifically targeted during the survey.

2.3. Habitat/Vegetation Survey

The habitat and vegetation survey included preparation of a Florida Land Use, Cover and Forms Classification System (FLUCCS) map delineating the major vegetation communities, landforms, and land uses present on the project site. A FLUCCS Map for the project site is provided in Figure 1 titled *FLUCCS, Transect, and Listed Species Exhibit*. The methods and class descriptions found in the FLUCCS manual (FDOT, 1999) were generally followed when delineating and assigning areas to an appropriate FLUCCS category (class) or "codes". Plant communities were mapped using direct field observation and aerial photo interpretation. Current color aerial photos were plotted at 1" = 200' scale and were used in the field to map on-site vegetative communities.

A factor in mapping vegetative associations and local habitats is the invasion by the exotic plant species, such as melaleuca (*Melaleuca quinqueneria*), ear-leaf acacia (*Acacia auriculiformis*), carrotwood (*Cupaniopsis anacardioides*), cogon grass (*Imperata cylindrica*), and Brazilian pepper (*Schinus terebinthifolius*). Four levels of exotic density are defined and mapped using photo interpretation and field observation. Code modifiers are normally appended to the FLUCCS code to indicate the approximate density of exotic vegetation in the canopy or understory, as follows:

E1 = Exotics 10-24%
E2 = Exotics 25-49%
E3 = Exotics 50-74%
E4 = Exotics 75% <

3. SURVEY RESULTS Listed Wildlife Species Observed On Site

The following is a summary of the listed wildlife species observed on site and the ramifications of the presence of each species as can be anticipated at this time. The listed wildlife species observed along with their state and federal listed status are provided in Table 2. Their location(s) are shown in Figure 1 titled *FLUCCS, Transect, and Listed Species Exhibit*. Non-listed wildlife species were also noted during the surveys and a list of those species is provided in Table 3.

The three state or federal listed wildlife species observed on site during the survey include the little blue heron (*Egretta caerulea), tri-colored heron (Egretta tricolor), and American alligator (Alligator mississippiensis)* and three listed plant species include *Tillandsia utriculata, T. balbisiana, and Encyclia tampensis*.

3.2. Listed Wildlife Species Not Observed On Site But with Moderate Probability of Occurring

The following is a discussion of listed wildlife species that were not confirmed during the survey as occurring on the Project site but which are considered to have probability of occurring due to the presence of suitable habitat or confirmed sightings in the region. These species are those identified as having a “possible” or “probable” estimated occurrence in Table 4.

Wood Stork

The wood stork (*Mycteria americana*) is listed as Threatened by FWS. This species inhabits marshes, cypress swamps, and mangrove swamps in the southeastern U.S., where it breeds in colonies with great egrets, snowy egrets, white ibises, and many other species. The wood stork could utilize the bank along the edges of the Kehl Canal or the ponds to forage year-round and they could forage with limited success within the on-site exotic-infested wetlands during the summer months. They are opportunistic feeders and travel to find areas where conditions are suitable and food is abundant.

The ability for the wood stork to forage on site is anticipated to remain relatively unchanged with retention of 46 acres of water management lakes and 24 acres of the existing wetlands that are proposed to be preserved and enhanced in the proposed land plan. Additionally, wood stork foraging biomass will be provided through the purchase of credits from a commercial wetland mitigation bank.

American Alligator

The American alligator (*Alligator mississippiensis*) is known to occur throughout south Florida and is an inhabitant of habitats such as cypress domes, deep marshes, open water bodies and large ditches. This species has been downgraded to Threatened and remains listed by the FWS because of its "similarity of appearance" to the endangered crocodile. Alligators could potentially use the Kehl Canal or the on-site ponds to forage or breed. The on-site wetlands are not anticipated to maintain sufficient water depth to support regular use by the species. The ability for alligators to use the on-site water features is anticipated to remain unchanged with retention of the Kelh Canal and water management lakes in the proposed land plan.

Gopher Tortoise

The gopher tortoise (*Gopherus polyphemus*) is listed as a Species of Threatened (T) by the FWC. No signs of tortoises were found on site and the species has minimal near zero potential to wander onto the site from adjacent land. No adverse effect on the species is anticipated.

Big Cypress fox squirrel

The Big Cypress fox squirrel (*Sciurus niger avicenna*) is listed as Threatened by the FWC. No fox squirrels were observed on site. However, several potential squirrel nests were observed, as shown in Figure 1. Since fox squirrels are known to have an affinity for the large partially forested open spaces with sparse or low stature groundcover, and since the groundcover in proximity to the observed nests was typically tall and very dense, it is unlikely that the observed nests were of fox squirrel origin. No adverse effect on the species is anticipated.

3.3. Other Listed Wildlife Species Warranting Consideration

The following is a discussion of listed wildlife species that have not been confirmed as occurring on the project site but which are considered to be potential visitors to the site due to the presence of suitable habitat (Appendix B, or personal experience). These species are those identified as having an "unlikely" estimated occurrence in Table 4.

Roseate Spoonbill

The roseate spoonbill (*Platalea ajaja)* forages in the shallows of fresh, brackish, and marine waters that are typically less than 5 inches deep with good sources of aquatic invertebrates. These habitats include bays, mangroves, forested swamps, and roadside ditches. Given the presence of the disturbed hydric areas across the site, there is potential for this species to opportunistically forage on site - though because of the site's inland position, the potential is relatively low. The ability for the species to forage on site is anticipated to remain relatively

unchanged with retention of 46 acres of water management lakes and 24 acres of the existing wetlands that are proposed to be preserved and enhanced in the proposed land plan.

Florida Panther

The Florida panther (*Felis concolor coryi*) is listed as Endangered by both the FWS and the FWC. No Florida panther individuals or signs of panthers utilizing the site were observed during the project surveys. The Project site is located within Primary panther habitat and it is contiguous with the large natural areas associated with CREW to the north and east. No panther telemetry points are located within the property. Given the disturbed and exotic infested nature of the on-site habitats, the site's adjacency to the developed corridor along Bonita Beach Road, and the relatively healthy and expansive CREW areas next door, there may be potential for the species to pass through the site. However, due to the site's location on the fringe of mapped panther habitat, and due to its historically disturbed and exotic vegetation infested nature, there is little anticipated potential for the species to regularly use the site as part of a cat's territory. Impacts to panther habitat may be compensated through the purchase of Panther Habitat Units, the preservation of off-site panther habitat, or a combination thereof, resulting in no net impact to the species.

Eastern Indigo Snake

The Eastern indigo snake (*Drymarchon corais couperi*) is listed by both the U.S. Fish and Wildlife Service and the FWC as Threatened, primarily due to historic commercial harvest for the pet industry. Generally, this species lives and hunts in a wide variety of habitats and their territories can cover large areas. No indigo snakes were observed on site and the site generally lacks burrows (such as gopher tortoise burrows) and habitat features that might otherwise support the species. Therefore, there is low potential for this species to occur on site. Protection of the species during construction will be addressed in consultation with the U.S. Fish and Wildlife Service during the Section 404 permitting process.

Florida bonneted bat

The Florida bonneted bat (*Eumops floridanus*) became federally listed as Endangered after Appendix B was implemented, so it is absent from that document. Little is known about the species; however, the presence of cavities or hollows within large and tall relatively uncluttered trees has been identified by FWS as a potentially important resource to support bonneted bat maternity roosts. Two dead slash pine trees were observed that contain cavities that may have the potential to support roosting by bonneted bats. No signs of current roosting by bats (i.e., day-time chatter, guano, or smudging) were documented at either location. Potential impact to the species will be addressed in consultation with the U.S. Fish and Wildlife Service during the Section 404 permitting process.

American Bald Eagle

The American bald eagle (*Haliaeetus leucocephalus*) is not protected by the federal Endangered Species Act; however, it is protected by the Bald and Golden Eagle Protection Act. No eagle nests were observed on site, or within visual distance from the perimeter of the site. Therefore, the Project should have no adverse effect on the species.

Reddish Egret

The reddish egret (*Egretta rufescens*) is an uncommon dark heron with a rust-colored neck and head and a slate-colored body. It is listed as Threatened by FWC and is not listed by FWS. It typically forages and nests along the coast and it is, therefore, not likely to occur on site. Therefore, the Project should have no adverse effect on the species.

Southeastern American Kestrel

The Southeastern American Kestrel (*Falco sparverius paulus*) is a non-migratory subspecies of kestrel found in open pine savannahs, sandhills, prairies, and pastures in Florida and the southeastern United States. It is listed as threatened in Florida due to a decline in nesting and foraging habitat. They nest in large dead trees with enlarged cavities and they forage over open pasture lands and wood lots. They need both to persist. Given the site's paucity of potential nesting locations, and the lack of pasture-like habitat, there is low potential for this species to use the property and no adverse effect on the species is anticipated.

3.4. Listed Plant Species Observed On Site

No federally listed plant species were observed on site and based upon habitats present none are anticipated to occur. Two single state-listed airplant species, *Tillandsia balbisiana* and *T. utriculata*, were observed in low abundance. Additionally, a single fallen cypress tree branch containing butterfly orchids (*Encyclia tampensis*), was observed. All three species are relatively common species and protection measures are limited to requiring a permit to be issued if the plant is proposed to be commercially sold. Other listed plants, also airplant species, are capable of occurring on site based on the presence of suitable habitat (i.e., slash pine and cypress trees). A list of those species is provided in Table 5.

3.5. Habitat/Vegetation Survey

Consistent with county aerials and vegetation mapping generated in prior assessments of the site by others, the pine flatwoods habitats located on site were relatively healthy with relatively low coverage of exotic vegetation and evidence of past fire. The remaining habitats, however, were generally highly impacted by prior mining operations, land management by prior owners, and exotic vegetation invasion.

The FLUCCS code for each community along with a brief description and acreage are provided in Table 6. A detailed description of each FLUCCS code is provided in Appendix A. Figure 1 titled *FLUCCS, Transect, and Listed Species Exhibit* provides a map showing the vegetative associations found on the project site.

Per City of Bonita Springs Land Development Code definition, and per Lee County GIS Open Data, there were no rare and unique upland community types observed within on the property and no archaeologic sensitivity areas were located within the project limits. Three heritage slash pine trees were observed on site and their locations are indicated in Figure 1. The western tree is located within an on-site preserve; the eastern two are not.

4. SUMMARY

The following is a summary of potential listed species impacts and minimization or compensation.

The listed airplants and butterfly orchids occurring on site are relatively common in South Florida. A permit would only be required if sale of the species is considered. No permit would be required for the owner to develop the site. As such, lacking proposed sale of the plant, the project is not anticipated to adversely affect the species.

The results of the listed species survey indicated that listed wading birds, including the little blue heron and the tricolored heron, use the pond edges for foraging. This suggests that the wood stork could do the same; however, the likelihood is less for the wood stork since the pond edges do not concentrate forage fishes in a manner similar to wetland systems when the water table recedes in the drier months. The project's effect on these species is anticipated to be minimal once the project is in place because it, too, will incorporate water management lakes and on-site wetland enhancement in which these species can forage. Additionally, wetland mitigation credits typically have wood stork foraging biomass associated with them to compensate for foraging biomass lost as a result of the proposed project.

Though not observed on site, the bonneted bat may have the potential to forage over or roost on site. Potential impact to the species will be addressed in consultation with the U.S. Fish and Wildlife Service during the Section 404 permitting process.

Due to the site's location on the fringe of mapped Florida panther habitat, and due to the site's historically disturbed and exotic vegetation infested nature, there is little anticipated potential for the species to regularly use the site as part of a cat's territory. Impacts to panther habitat will be addressed during consultation with FWS and compensated through the purchase of Panther Habitat Units, the preservation of off-site panther habitat, or a combination thereof, resulting in no net impact to the species.

The Big Cypress fox squirrel and Eastern indigo snake both have the potential to occur on site, though the potential is low. Protection of these species during construction will be addressed during state Environmental Resource Permit review, and in consultation with the U.S. Fish and Wildlife Service during the Section 404 permitting process, respectively.

The American alligator opportunistically uses the existing mining lakes. Since the proposed development also incorporates water management lakes into its design, it is anticipated that alligators will continue to have the ability to use the site, and the project will not adversely affect the species.

4. REFERENCES CITED

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition. Tallahassee, Florida.

Florida Fish and Wildlife Conservation Commission. 2016. Florida's Imperiled Species Management Plan 2016-2026. Tallahassee, Florida.

Florida Fish and Wildlife Conservation Commission. 1988. Wildlife Methodology Guidelines. Tallahassee, Florida.

Weaver, R. E. and P. J. Anderson. 2010. Notes on Florida's Endangered and Threatened Plants. Contribution No. 38, 5th edition.

TABLES

Table 1: Listed Species and Vegetation Survey Details

Biologist	Date	Time of Day	Weather	Field Hours
Bruce Layman	1/19/21	10:00 a.m. - 4:00 p.m.	60°F, clear, 5-10 mph NE wind	6.0
Bruce Layman	1/20/21	8:00 a.m. - 4:00 p.m.	51°F, clear, calm	8.0
Bruce Layman	1/25/21	8:00 a.m. - 4:00 p.m.	60°F, partly cloudy, calm	8.0
Bruce Layman	1/30/21	11:00 a.m. - 2:00 p.m.	74°F, partly cloudy, slight breeze	3.0
Total Hours				25.0

Table 2: Listed Plant and Wildlife Species Observed

Common Name	Scientific Name	Site Habitat by FLUCCS	FWC Status	FWS Status	FDA Status
PLANTS					
Spreading airplant	*Tillandsia utriculata*	411, 621	N/A	N/A	E
Northern needleleaf	*Tillandsia balbisiana*	621	N/A	N/A	T
Butterfly orchid	*Encyclia tampensis*	621	N/A	N/A	CE
WILDLIFE					
Little blue heron	*Egretta caerulea*	742	T	N/L	N/A
Tricolored heron	*Egretta tricolor*	742	T	N/L	N/A
American alligator	*Alligator mississippiensis*	742	N/L	T(S/A)	N/L

FDA = Florida Department of Agriculture and Consumer Services
FWC = Florida Fish and Wildlife Conservation Commission
FWS = United States Fish & Wildlife Service
T = Threatened
E = Endangered
T(S/A) = Threatened due similarity in appearance with the crocodile.
N/L = Not listed.
N/A = Not Applicable

Table 3: Non-listed Wildlife Species Observed

Common Name	Scientific Name
BIRDS	
Blue jay	*Cyanocitta cristata*
Double-crested cormorant	*Phalacrocorax auritus*
Mourning dove	*Zenaida macroura*
Ground dove	*Columbina passerina*
Great blue heron	*Ardea herodias*
Red-bellied woodpecker	*Melanerpes carolinus*
Great egret	*Ardea albus*
Gray catbird	*Dumetella carolinensis*
Belted kingfisher	*Megaceryle alcyon*
Northern cardinal	*Cardinalis cardinalis*
AMPHIBIANS & REPTILES	
Cuban anole	*Anolis sagrei*
MAMMALS	
Gray squirrel	*Sciurus carolinensis*
Rabbit	*Sylvagus spp. (scat)*
White-tail deer	*Odocoileus virginianus (tracks)*

Table 4: Estimated Probability of Occurrence of Non-Observed Listed Faunal Species

		Status	Estimated Occurrence*			
Common Name	Scientific Name	(FWC/FWS)	Probable	Possible	Unlikely	Habitat by FLUCCS
BIRDS						
Reddish egret	*Egretta rufescens*	T/NL			X	500/742
Bald eagle	*Haliaeetus leucocephalus*	T/T			X	411, 621
Wood stork	*Mycteria americana*	E/E		X		500/742, 621
Roseate spoonbill	*Platalea ajaja*	T/NL			X	500/742
Southeastern American kestrel	*Falco sparverius paulus*	T/NL			X	411
Red-cockaded woodpecker	*Picoides borealis*	E/E			X	411
MAMMALS						
Everglades mink	*Mustela vison*	T/NL			X	500/742
Florida panther	*Felis concolor coryi*	E/E			X	411, 621, 624, 625
Big Cypress fox squirrel	*Sciurus niger avicennia*	T/NL		X		411, 621, 624, 625
Florida bonneted bat	*Eumops floridanus*	E/E			X	All
REPTILES						
Gopher tortoise	*Gopherus polyphemus*	T/NL			X	411
Eastern indigo snake	*Drymarchon corias couperi*	T/T			X	411
AMPHIBIANS						
None						

Table 5: Estimated Probability of Occurrence of Non-Observed Listed Floral Species

		Status	Estimated Occurrence*			
Common Name	Scientific Name	(FDA/FWS)	Probable	Possible	Unlikely	Habitat by FLUCCS
Wild pine (several)	*Tillandsia* species	T & E/NL		X		411, 621, 624, 625
Fakahatchee burmania	*Burmania flava*	E			X	411
Satinleaf	*Chrysophyllum olivaeforme*	T			X	411
Beautiful pawpaw	*Deeringothamnus pulchellus*	E			X	411
Florida coontie	*Zamia floridana*	CE			X	411

FWC = Florida Fish and Wildlife Conservation Commission
FWS = United States Fish and Wildlife Service
FDA = Food and Drug Administration
SSC = Species of Special Concern
CE = Commercially Exploited
T = Threatened
E = Endangered
T(S/A) = Threatened by Similarity of Appearance
NL = Not listed

* Probable Occurrence = >50% estimated chance of occurrence on site.
Possible Occurrence = <50% estimated chance of occurrence on site.
Unlikely Occurrence = <5% estimated chance of occurrence on site.

Table 6: Existing Vegetative Associations and Land Uses

FLUCCS CODE	FLUCCS DESCRIPTION	TOTAL ACRES
411E1	Pine Flatwoods, Palmetto Understory, Exotics 10%-24%	12.1
411E2	Pine Flatwoods, Palmetto Understory, Exotics 25%-49%	2.9
411E3	Pine Flatwoods, Palmetto Understory, Exotics 50%-74%	0.4
512	Canals	2.7
513	Ditches	2.5
619	Exotic Hardwoods	29.6
621E2	Cypress, Exotics 25%-49%	8.9
624E2	Pine-Cypress-Cabbage Palm, Exotics 25%-49%	1.8
624DE3	Pine-Cypress-Cabbage Palm, Exotics 50%-74%	2.0
625E1	Pine Flatwoods, Graminoid Understory, Exotics 10%-24%	0.8
740	Disturbed Land	5.0
740H	Disturbed Land, Hydric	49.7
742	Borrow Areas	40.1
743	Spoil Areas	14.5
814	Roads and Highways	1.4
	TOTAL	174.40

APPENDIX A
Existing Vegetative Association & Land Use Descriptions

Existing Vegetative Association & Land Use Detailed Descriptions

Pine Flatwoods, Palmetto Understory (FLUCCS 411) – This community represents a slash pine (*Pius elliottii*) and cabbage palm (*Sabal palmetto*) canopy over a saw palmetto understory (*Serenoa repens*). Live oaks (*Quercus virginiana*) and small slash pines occur in the midstory; however prior fire appears to have limited midstory coverage. The herbaceous groundcover is generally sparse and includes a dominance of pennyroyal (*Mentha pulegium*). Chocolate weed (*Melochia corchorifolia*), gallberry (*Ilex glabra*), rusty lyonia (*Lyonia ferruginea*), and occasional pockets of swamp fern (*Blechnum serrulatum*) are also present.

Canals (FLUCCS 512) – This feature represents the Kehl Canal which was excavated in the 1960s as part of a defunct residential development. It represents the headwaters of the Imperial River and is unarmored, unvegetated, and flanked by the spoil left over from its excavation.

Ditches (FLUCCS 513 – These features include shallow linear stormwater conveyances that range from unvegetated (due to shading) to fully vegetated with nuisance and exotic vegetation.

Exotic Hardwoods (FLUCCS 619) – This community represents a wetland with a dominant exotic species such as Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), earleaf acacia (*Acacia auriculiformis*) or other exotic species. The midstory may include sparce native shrubs such as wax myrtle (*Morella cerifera*) or cocoplum (*Chrysobalanus icaco*) and the groundcover may range from absent to sparce coverage of sawgrass (*Cladium jamaicense*) and/or swamp fern.

Cypress (FLUCCS 621) – This community is predominantly bald cypress (*Taxodium distichum*) in the canopy, but also includes red maple (*Acre rubrum*), cabbage palm, laurel oak (*Quercus laurifolia*), and/or pop ash (*Fraxinus caroliniana*). The midstory is typically sparce, but it can contain locally abundant *Smilax*. The groundcover can be locally absent or include up to 100% swamp fern. Climbing cassia (*Senna pendula*) can be locally abundant.

Cypress-Pine-Cabbage Palm (FLUCCS 624) - This community represents a bald cypress, slash pine, cabbage palm canopy. The midstory can be absent or include a moderate midstory of myrsine (*Myrsine guianensis*). *Smilax* can be locally abundant. The groundcover is generally absent, but it may include sparce to moderate coverage swamp fern.

Pine Flatwoods, Graminoid Understory (FLUCCS 625) – This community includes a sparce slash pine canopy over a midstory that includes wax myrtle and cocoplum. The groundcover includes abundant hydrophytic grasses and forbs.

Disturbed (FLUCCS 740) – These are regions of the site that were previously disturbed by earth mining where final grades were not depressional and conducive to hyrophytic vegetation recruitment. These areas generally lack a canopy or midstory of native vegetation. Brazilian pepper and earleaf acacia may be locally abundant. Groundcover is generally composed of ruderal species including beggartick (*Bidens* spp.*),* cogon grass (*Imperata cylindrica*), dog fennel (*Eupatorium capillifolium*), broomsedge (*Andropogon virginicus*), and assorted grasses.

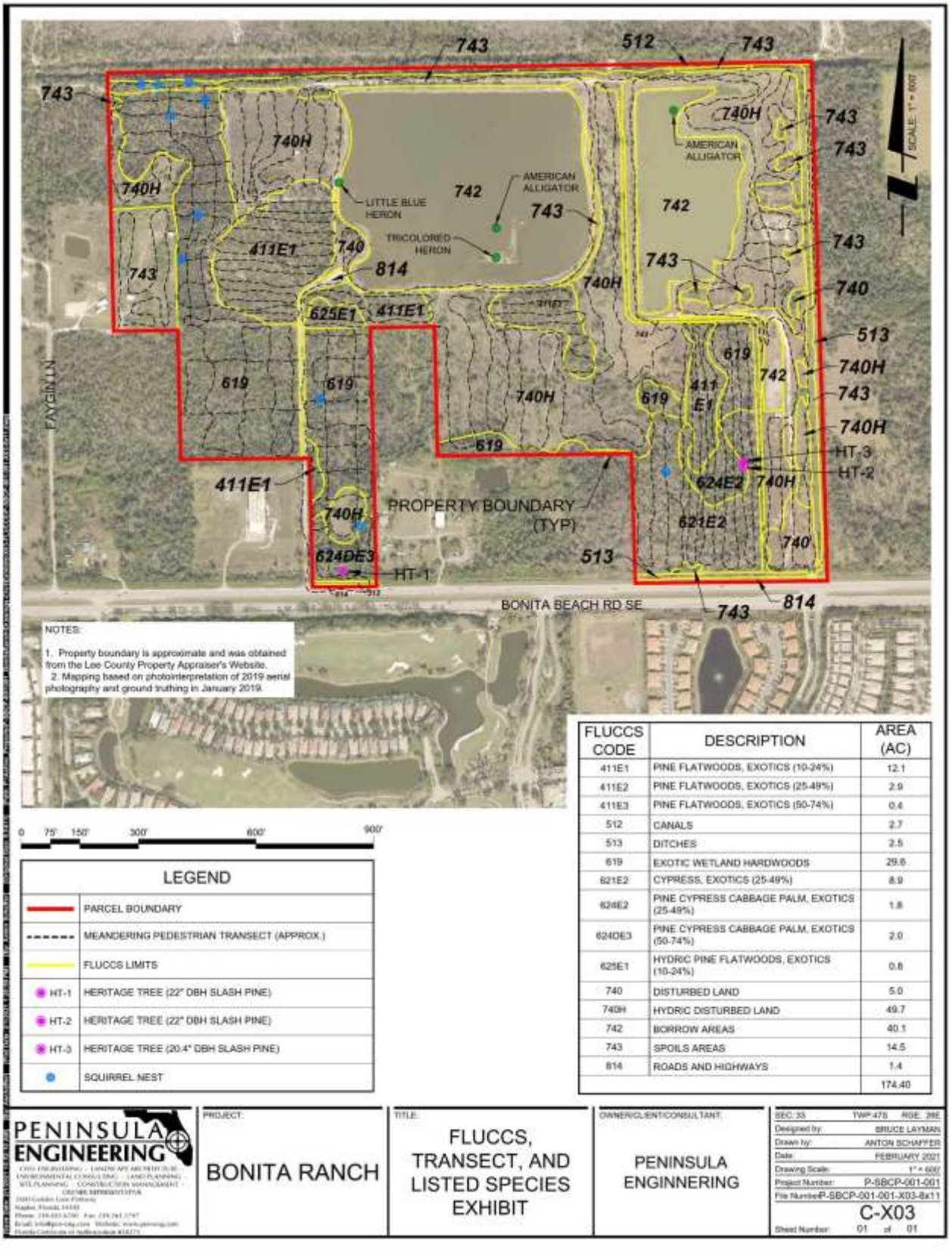
Disturbed, Hydric (FLUCCS 740H) – These are regions of the site that were previously disturbed by earth mining or mechanical exotic vegetation removal where final grades were depressional and conducive to hyrophytic vegetation recruitment. These areas generally lack a canopy or midstory of native vegetation, but may occasionally include widely spaced slash pines, laurel oaks, willows, and/or wax myrtles. Brazilian pepper and earleaf acacia may be locally abundant. Groundcover can be composed of hydrophytic grasses, sedges, and rushes; however, large expanses are dominated by a thick mat of paragrass (*Brachiaria mutica*) with pockets of climbing cassia. Deeper pockets may include alligator flag (*Thalia geniculata*).

Borrow Areas (FLUCCS 742) – These are two lakes that resulted from prior mining.

Spoil Areas (FLUCCS 743) – These are piles of spoil/rock or created berms resulting from earth mining, Kehl Canal excavation, and home-site improvement. Where present, particularly on the berms along the Kehl Canal, the canopy is composed of slash pine, cabbage palm, and/or earleaf acacia. The mistory, where present, is largely composed of Brazilian pepper. Cat briar and muscadine grape vines are abundant and groundcover species are ruderal and overgrown. The home site has no canopy. The midstory, where present, is composed of locally abundant castor bean (*Ricinus communis*). Like the berms around the periphery of the mining lands, the groundcover is a mix of exotic and assorted ruderal species.

Roads and Highways (FLUCCS 814) – This is the paved drive to the western mining lake and the northern shoulder and embankment of Bonita Beach Road.

FIGURE 1
FLUCCS, Transect, and Listed Species Exhibit



FLUCCS CODE	DESCRIPTION	AREA (AC)
411E1	PINE FLATWOODS, EXOTICS (10-24%)	12.1
411E2	PINE FLATWOODS, EXOTICS (25-49%)	2.9
411E3	PINE FLATWOODS, EXOTICS (50-74%)	0.4
512	CANALS	2.7
513	DITCHES	2.5
619	EXOTIC WETLAND HARDWOODS	29.6
621E2	CYPRESS, EXOTICS (25-49%)	8.9
624E2	PINE CYPRESS CABBAGE PALM, EXOTICS (25-49%)	1.8
624DE3	PINE CYPRESS CABBAGE PALM, EXOTICS (50-74%)	2.0
625E1	HYDRIC PINE FLATWOODS, EXOTICS (10-24%)	0.8
740	DISTURBED LAND	5.0
740H	HYDRIC DISTURBED LAND	49.7
742	BORROW AREAS	40.1
743	SPOILS AREAS	14.5
814	ROADS AND HIGHWAYS	1.4
		174.40

PENINSULA ENGINEERING

PROJECT: BONITA RANCH

TITLE: FLUCCS, TRANSECT, AND LISTED SPECIES EXHIBIT

OWNER/CLIENT/CONSULTANT: PENINSULA ENGINNERING

SEC: 33 TWP: 47S RGE: 26E
Designed by: BRUCE LAYMAN
Drawn by: ANTON SCHAFFER
Date: FEBRUARY 2021
Drawing Scale: 1" = 600'
Project Number: P-SBCP-001-001
File Number: P-SBCP-001-001-X03-8x11
C-X03
Sheet Number: 01 of 01



TABLES

SOIL #	DESCRIPTION
13	BOCA SAND
27	POMPANO FINE SAND, FREQUENTLY PONDED
28	IMMOKALEE SAND
99	WATER
102	BOCA FINE SAND, URBAN LAND COMPLEX
132	POMPANO FINE SAND, PONDED-URBAN LAND COMPLEX

PENINSULA ENGINEERING
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE
ENVIRONMENTAL CONSULTING · LAND PLANNING · SITE PLANNING · CONSTRUCTION MANAGEMENT · OWNER REPRESENTATIVE

2600 Golden Gate Parkway
Naples, Florida 34105
Phone: 239.403.6700 Fax: 239.261.1797
Email: info@pen-eng.com Website: www.pen-eng.com
Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

PROJECT:

BONITA RANCH

TITLE:

SOILS MAP EXHIBIT

OWNER/CLIENT/CONSULTANT:

PENNINSULA ENGINEERING

REVISIONS:

No:	Revision:	Date:

NOTES:

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: ####
FLORIDA LICENSE NUMBER: ####

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88
(NORTH AMERICAN VERTICAL DATUM OF 1988).

SEC: 33 TWP: 47S RGE: 26E
City: BONITA County: LEE
Designed by: BRUCE LAYMAN
Drawn by: NATHAN MULLINS
Date: 1/18/21
Horizontal Scale: 1" = 200'
Vertical Scale: N.T.S.
Project Number: P-SBPC-001-001
File Number: P-SBCP-001-001-X04

Sheet Number: C-X04
01 of 01

BONITA SPRINGS
FIRE CONTROL & RESCUE DISTRICT

27701 BONITA GRANDE DRIVE, BONITA SPRINGS, FL 34135

ADMINISTRATION
TEL: (239) 949-6200
FAX: (239) 949-6207

FIRE PREVENTION
TEL: (239) 949-6211
FAX: (239) 949-6216

STEVE LOHAN
CHAIRMAN

LAWRENCE P. KOSILLA, JR.
VICE-CHAIRMAN

JAMES P. MURPHY
SECRETARY/TREASURER

JEFFREY MATURO
COMMISSIONER

STEVEN SLACHTA
COMMISSIONER

GREGORY L. DEWITT
FIRE CHIEF

www.bonitafire.org

December 10, 2020

Good Morning Ms. Robin,

As stated in my letter to your company dated April 20, 2020, the Bonita Springs Fire Control and Rescue District is fully capable of providing coverage for your project. Coverage includes any EMS type emergency. All of our primary units are Advanced Life Support equipped, which means they carry all the same equipment as an ambulance except for a stretcher. If you need further explanation, I would be happy to provide it for you.

In your service,

Greg DeWitt, Fire Chief

Bonita Springs Fire Control and Rescue District

Office: 239 390 7959

Cell: 239 470 9449

Pcell: 239 462 2669

dewitt@bonitafire.org

BONITA SPRINGS
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STEVE LOHAN
CHAIRMAN

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VICE-CHAIRMAN

JAMES P. MURPHY
SECRETARY/TREASURER

JEFFREY MATURO
COMMISSIONER

STEVEN SLACHTA
COMMISSIONER

GREGORY L. DEWITT
FIRE CHIEF

www.bonitafire.org

April 20, 2020

Dear Ms. Robin,

The Bonita Springs Fire Control and Rescue District is governed by a five member board elected by the voters of Bonita Springs. This board has given direction that they would like to have a four to six minute response time throughout the community of Bonita Springs. The Bonita Springs Fire Control and Rescue District operates seven stations throughout the Bonita Springs community. Every first out apparatus is a state licensed Advanced Life Support (ALS) unit. Your project is located approximately 1.8 miles from our Station 24 and 1.7 miles away from our Station 26. Station 24 is equipped with an ALS engine that can pump 2,000 gallons per minute. This station also has a brush truck capable fighting of any grass or urban interface type fire. Station 26 is currently equipped with a 107' aerial apparatus, this unit is ALS too. The Bonita Springs Fire Control and Rescue District is fully capable of handling any type of emergency that you may encounter with this proposed development. Should you have any questions or concerns please feel free to contact me directly.

Yours in Service,

Greg DeWitt,

Fire Chief

Bonita Springs Fire Control and Rescue District

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
BONITA SPRINGS Fort Myers Tampa Orlando Sarasota
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

Donmal Assemblage Neighborhood Meeting
Via Zoom (Virtual)
Wednesday, September 30, 2020, 5:30 p.m.

Don Mal, LLC (Applicant) and their consultant team hosted a pre-application Neighborhood Meeting virtually utilizing the Zoom platform at 5:30 p.m., on Wednesday, September 30, 2020. The meeting was held for the Comprehensive Plan Map Amendment application. The meeting was noticed to property owners listed on Exhibit "A" attached, and the meeting notice was published in the News-Press on September 8, 2020. The Affidavit of Publication is attached as Exhibit "B".

The list of participants is attached as Exhibit "C" and demonstrates approximately 29 attendees were present at the meeting including the consultant team. Alexis Crespo (Agent) welcomed attendees, introduced the project, and presented a PowerPoint presentation attached as Exhibit "D". After the presentation the Applicant opened the floor for attendees to ask questions and make comments.

The attendees expressed both concern and support for the proposed project. Comments raised included: concern about the potential for commercial and light industrial uses; how development will impact traffic on Bonita Beach Road;; expression of preference for a residential-only development; concern about adequately addressing flooding and stormwater management; concern for safety of ingress and egress of the site; and desire for a traffic light being installed at the entrance to Palmira.

There was discussion on the public hearing schedule, and the Comprehensive Plan Amendment process, including multiple opportunities for public input.

Following the discussion and public comment, the Applicant thanked the attendees and provided contact information. The meeting was concluded at approximately 6:30 p.m.

EXHIBIT "A"

CRISAFULLI INVESTMENT GROUP LL
6184 JAYS WAY
MILTON,FL 32570

HEATH JOHN PORTER +
8958 SW 52ND CT
COOPER CITY,FL 33328

DACHUK DONALD
13060 RIO GRANDE DR
BONITA SPRINGS,FL 34135

GLASE GOLF INC
27730 FAYGIN LN
BONITA SPRINGS,FL 34135

4JAKS LTD
677 MYRTLE RD
NAPLES,FL 34108

SOUTH FLA WATER MGMT DIST LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH,FL 33416

TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE,FL 32399

DONMAL LLC
4461 WAYSIDE DR
NAPLES,FL 34119

HENKE GORDON TR
1441 RIDGE ST
NAPLES,FL 34103

BEACH ROAD & 29 LLC
PO BOX 366748
BONITA SPRINGS,FL 34136

PAVESE FRANK A
1208 WALDEN DR
FORT MYERS,FL 33901

FRISBEE DENNIS
6600 SW 4TH ST
PEMBROKE PINES,FL 33023

GOOD ENOUGH FARM LLC
PO BOX 366748
BONITA SPRINGS,FL 34136

THIEL WENDY L
PO BOX 1703
BONITA SPRINGS,FL 34133

GOOD ENOUGH FARM LLC
PO BOX 366748
BONITA SPRINGS,FL 34136

GOOD ENOUGH FARM LLC
PO BOX 366748
BONITA SPRINGS,FL 34136

FERCHAU HUGO ALFRED SR +
48715 COUNTY RD X
SAGUACHE,CO 81149

BONITA SPRINGS ISLAMIC CENTER
25221 BERNWOOD DR STE 9 & 10
BONITA SPRINGS,FL 34135

DONMAL LLC
4461 WAYSIDE DR
NAPLES,FL 34119

VANDERVEEN CATHLEEN T + RUCKER
440 PALM CIR E
NAPLES,FL 34102

FERCHAU HUGO ALFRED SR +
48715 COUNTY RD X
SAGUACHE,CO 81149

LEE COUNTY
PO BOX 398
FORT MYERS,FL 33902

VANDERVEEN CATHLEEN T + RUCKER
440 PALM CIR E
NAPLES,FL 34102

SOUTH FLA WATER MGMT DIST + LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH,FL 33416

HAINES CRAIG P +
26370 HICKORY BLVD APT 502
BONITA SPRINGS,FL 34134

MANLEY FARMS INC
2748 TIBURON BLVD E # 205
NAPLES,FL 34109

TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE,FL 32399

GAIL CARTER MARTIN TRUST WARREN MARTIN
18330 SW 112TH CT
MIAMI,FL 33157

POOLE STANLEY R TR
2 FARM LN
ROCKPORT,MA 1966

POKLEMBA DEBRA S
28049 E BROOK DR
BONITA SPRINGS,FL 34135

SOUTH FLA WATER MGMT DIST LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH,FL 33416

PINNACLE TOWERS INC
4017 WASHINGTON RD PMB 353
MCMURRAY,PA 15317

SOUTH FLA WATER MGMT DIST LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH,FL 33416

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

LEE COUNTY
PO BOX 398
FORT MYERS,FL 33902

TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE,FL 32399

DESENA RONALD & EMELIA
14137 TIVOLI TER
BONITA SPRINGS,FL 34135

ANTONOPOULOS JOHN A + EVELYN H
14133 TIVOLI TER
BONITA SPRINGS,FL 34135

NELSON BARBARA BURGESS
5919 CENTERVILLE RD
NORTH OAKS,MN 55127

PERFETTO ROBERT J TR
PO BOX 366174
BONITA SPRINGS,FL 34136

CUNNINGHAM CAROL A +
14121 TIVOLI TER
BONITA SPRINGS,FL 34135

MILLER GINA M +
14117 TIVOLI TER
BONITA SPRINGS,FL 34135

DELIO ANTHONY P TR
14113 TIVOLI TER
BONITA SPRINGS,FL 34135

GASPAR PAUL L + HELEN MARY
14109 TIVOLI TER
BONITA SPRINGS,FL 34135

GROSSMAN BRUCE G & CHERYL L TR
14105 TIVOLI TER
BONITA SPRINGS,FL 34135

GROSSMAN BRUCE G & CHERYL L TR
14105 TIVOLI TER
BONITA SPRINGS,FL 34135

VITAGLIANO EUGENE & MISSEY
71 TREADMILL AVE
MADISON,NJ 7940

SCIACCHETANO VICTOR + LOIS
14093 TIVOLI TER
BONITA SPRINGS,FL 34135

ARMBRUSTER PATRICIA ANN
14087 TIVOLI TER
BONITA SPRINGS,FL 34135

BEANPOT REALTY TRUST I LLC
119 HILL ST
TOPSFIELD,MA 1983

PETRANDO SUSAN A TR
14079 TIVOLI TER
BONITA SPRINGS,FL 34135

GORAL HOLDINGS LLC
1421 CLARKVIEW RD
BALTIMORE,MD 21209

MONAHAN BRIAN & BRIDGET
14071 TIVOLI TER
BONITA SPRINGS,FL 34135

CAVALLI MARIO + ELENA
14067 TIVOLI TER
BONITA SPRINGS,FL 34135

FIORDALISO ARTHUR R + LANI L
14063 TIVOLI TER
BONITA SPRINGS,FL 34135

NAYLOR WILLIAM W &
14059 TIVOLI TER
BONITA SPRINGS,FL 34135

HURLEY COLIN J + JENELLE B
14055 TIVOLI TER
BONITA SPRINGS,FL 34135

CONGO JOHN + ELLEN
14051 TIVOLI TER
BONITA SPRINGS,FL 34135

MILLER CAROL & DANIEL
14047 TIVOLI TER
BONITA SPRINGS,FL 34135

FRANCIS M PERCUOCO TRUST +
14043 TIVOLI TER
BONITA SPRINGS,FL 34135

ROBERT L WILSON TRUST
14039 TIVOLI TER
BONITA SPRINGS,FL 34135

DESAI JITENDRA M & SARYU J
14035 TIVOLI TER
BONITA SPRINGS,FL 34135

FRANK MICHAEL H & JULIA C TR
14031 TIVOLI TER
BONITA SPRINGS,FL 34135

RICHTER VERENA E + ROBERT D TR
14030 TIVOLI TERRACE
BONITA SPRINGS,FL 34135

BORKOWSKI GREGORY P TR
14745 STONEHEDGE DR
NOVELTY,OH 44072

EBELHAR LARRY +
14038 TIVOLI TER
BONITA SPRINGS,FL 34135

ZELLER PAMELA J TR
1818 GREENBRIAR DR
PORTAGE,MI 49024

QUINN GREGORY M &
34 SPRING RD
NEEDHAM,MA 2494

MISKULIN FREDERICK J &
14050 TIVOLI TER
BONITA SPRINGS,FL 34135

ABERNATHY JOHN M
1105 LAKE BLUFF CIR
LOUISVILLE,KY 40245

SHIELDS ALAN & CYNTHIA
14058 TIVOLI TER
BONITA SPRINGS,FL 34135

GALE E GERALD + ELIZABETH A
14062 TIVOLI TER
BONITA SPRINGS,FL 34135

BARRA JOSE M + MELISSA
9688 GEISLER RD
EDEN PRAIRIE,MN 55347

HAMM JEAN C + HARRY C JR
1764 MEADOWCREST DR
PITTSBURGH,PA 15241

ROHR MICHAEL W + JANET S
14074 TIVOLI TER
BONITA SPRINGS,FL 34135

ROHR MICHAEL W + JANET S
14074 TIVOLI TER
BONITA SPRINGS,FL 34135

CARROLL KEVIN E & TAMMY A
14078 TIVOLI TER
BONITA SPRINGS,FL 34135

DARDY WILLIAM A +
14082 TIVOLI TER
BONITA SPRINGS,FL 34135

MCGOWN MICHAEL LYNN TR +
195 MCGREGOR ST #417
MANCHESTER,NH 3102

ENNIS LEN E + CECILIA M
12300 ROSLARE RIDGE RD
UNIT 501
TIMONIUM,MD 21093

MUSHINSKI STEPHEN J &
14094 TIVOLI TER
BONITA SPRINGS,FL 34135

NUTTALL DAVID W TR
14098 TIVOLI TER
BONITA SPRINGS,FL 34135

KOWALCHUK EDWARD L TR
14102 TIVOLI TER
BONITA SPRINGS,FL 34135

DESANDRE DAVID C TR
18072 MAPLE HILL CT
NORTHVILLE,MI 48168

METZLER CHARLES & PATRICIA
1064 NOONING TREE DR
CHESTERFIELD,MO 63017

ARNOFF GAIL P
420 EAST GLENGARY CIR
CLEVELAND,OH 44143

WALFORD NANCY B TR
14118 TIVOLI TER
BONITA SPRINGS,FL 34135

CAREY MICHAEL F + KATHRYN
14122 TIVOLI TER
BONITA SPRINGS,FL 34135

GRUBE RICHARD & BARBARA J
14126 TIVOLI TER
BONITA SPRINGS,FL 34135

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VIEW
BONITA SPRINGS,FL 34135

PALMIRA GOLF + COUNTRY CLUB KEB
MANAGEMENT SERVICES LLC
6017 PINE RIDGE RD UNIT 262
NAPLES,FL 34119

PARKLANDS WEST CDD WRATHELL HUNT &
ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON,FL 33431

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VIEW
BONITA SPRINGS,FL 34135

PARKLANDS WEST CDD WRATHELL HUNT &
ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON,FL 33431

DONOHUE JOHN M + BEVERLY
29000 ALESSANDRIA CIRCLE
BONITA SPRINGS,FL 34135

MAHMOUD HAYTHAM M + KIMBERLY
29002 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

WALLACE DOUGLAS V + MARILYN J
340 WAGON WHEEL CT
PULASKI,PA 16143

BENES MARYANNE
29008 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

SAUNDERS KIRK BRANT
29012 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

LORD RICHARD S JR + ELLA V
5N961 PRAIRIE VALLEY DR
SAINT CHARLES,IL 60175

WEINGARTNER CHERYL A +
364 JOSHUA TREE DR
COLLEGEVILLE,PA 19426

BIEGEL ANDREW +
29020 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

PUMAREJO EDWARD
29024 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

HAMILTON JARED C
29026 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

LONG JOSEPH & CAROL
29030 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

LONG JOSEPH & CAROL
29030 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CONWAY DANIEL J
29032 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

ARCIERE JEFFREY + CAMILLE
29036 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

UMAROV KHASAN &
29038 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

WHISTON EILEEN A +
38 BELVER DR
BOHEMIA,NY 11716

SAGGIO KEITH
29044 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CARABELLI LOUIS JAMES +
16204 ABERDEEN AVE
NAPLES,FL 34110

BONNER STEPHEN T + KAREN A
26 SANDPIPER LN
EAST ISLIP,NY 11730

CHIPMAN RICK + LINDA
29054 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

IANUALE STEVEN
19 BOBOLINK CT
WAYNE,NJ 7470

CORFIAS JOHN C + CATHY A
29060 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

FISCHBACH GIESELE
29062 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

BROAD TIMOTHY W + MAAME M TR
46 HAWTREE WAY
GROTON,MA 1450

CACIO LOUIS J SR + BARBARA
29068 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CIRIACO ANTHONY +
PO BOX 420
ERIE,CO 80516

GEIBLINGER JOHANN & MARTA
29074 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

PLATT JOAN E
29078 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

INTERNATIONAL CAPITAL
20 N MARTINGALE RD STE 180
SCHAUMBURG,IL 60173

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA,MN 55305

HAGEN MASSIMO F TR
7 BALDWIN RD
LONDONDERRY,NH 3053

MAURO FRANK L + EDITH A
29090 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CASSADY JAMES GARY II
29092 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

BROPHY DANIEL D
29096 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

BARBOUNIS CONSTANTINE G TR
8741 HIDEAWAY HARBOR CT
NAPLES,FL 34120

WALKER JACK D + BRENDA L
29057 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

COLLINSON ANTHONY D
29051 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CASEY KENNETH E + DIANE L
29049 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

BAKKEN PAMELA J
405 24TH AVE N
FARGO,ND 58102

LUTKOWSKI ANDREW K + DEBORAH A
380 PRIVATE RD 27
SOUTHOLD,NY 11971

FOX JOANN & JAMES GARRY J
29037 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

FOX JOANN & JAMES GARRY J
29037 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

NOVAK JERALD + VITALINA
352 CENTER STREET
GRAYSLAKE,IL 60030

SAMAHA MONICA L
29031 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CHIRICO PATRICIA M
29029 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

COMFORT ZONE REAL ESTATE LLC
1884 SENEGAL DATE DR
NAPLES,FL 34119

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA,MN 55305

SULLIVAN KATHERINE M
29019 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

FERNANDEZ BERTA +
29017 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

VENUTO ASHLEY &
29013 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CONTE JOSEPH J & ROSEMARY
15 MAPLE AVE
OCEANPORT,NJ 7757

DOERFLER FREDERICK J
28000 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA,MN 55305

PARENTE LOUIS + YVONNE
28020 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

ROHDENBURG MICHAEL
422 S WEST AVE
ELMHURST,IL 60126

FOGEL ROBERT W TR
16252 BONITA LANDING CIR
BONITA SPRINGS,FL 34135

WARE JOHN A
1964 YUMA TRL
OKEMOS,MI 48864

MARINO MARY ANN +
28060 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

PHELPS DENNIS + JANET
5359 PIN OAK CIR
SHEFFIELD VILLAGE,OH 44054

THOMAS DANIEL & MAMIE
28066 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

SHANDY REAL ESTATE INC
4003 UPOLO LN
NAPLES,FL 34119

HARVEY ANNA KATALIN
28072 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

BENNETT ERNEST J
28074 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

EBLAN CHERYL
28078 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

WAYSACK ROBERT D TR
28080 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

FREDERICKSEN ROBIN
28084 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

SORBELLINI JAMES
28086 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

GRAHAM CONSTANCE J TR
28094 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

GRECO CAROLYN A
28096 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

POLAND JENNA N &
1656 SCITUATE AVE
CRANSTON,RI 2921

LAM JUDITH ELIZABETH TR
1629 APPLE LN
BLOOMFIELD HILLS,MI 48302

LAM JUDITH ELIZABETH TR
1629 APPLE LN
BLOOMFIELD HILLS,MI 48302

TRIONFO ANTHONY P TR
28123 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

NAIDS DANIEL J +
28121 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

ROVERSI JANET M
28117 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

CALABRIA JOHN J &
28115 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

KELLY-LINDSEY JAMILLE L TR
28097 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

SIMON ARTHUR E
80 BARBERRY DR
OCEAN,NJ 7712

WRATZ DAVID & COLLEEN
5208 S GLENVIEW RD
SIOUX FALLS,SD 57108

ROBERTS CHUCK
263 9TH AVE PHC
NEW YORK,NY 10001

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA,MN 55305

RICCIOLI CARMINE A + DIANE C
28081 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

WERTZ JUDY
28079 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

HUSSEY FARRAH
28077 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

JACKSON LORI W
PO BOX 1170
COTUIT,MA 2635

LANSDEN EVELYN E
224 KENMURE DR
FLAT ROCK,NC 28731

GARCIA JOSEPH + JOYCE
4121 DEL MAR VILLAGE DR SW
GRANDVILLE,MI 49418

ROBERTS TRACY SCOTT +
5223 SOUTH DAKOTA AVE NE
WASHINGTON,DC 20011

SECOL STEPHAN H & DOROTHY
2005 BOCCACCIO WAY
BONITA SPRINGS,FL 34136

RICKARD WILLIAM V + JUNE
6 LEAWARD WAY
SARATOGA SPRINGS,NY 12866

WALKER GREGORY K &
28059 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

CHOATE WILFORD L
28055 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

CLARK KATHERINE
19619 GLEN SHADOWS DR
COLORADO SPRINGS,CO 80908

WALKER ROY C + CHERYL G
28035 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

SZYMANSKI NANCY LAWS & JOHN
28025 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA,MN 55305

WOJCIECHOWSKI MICHAEL &
9240 RUTH CT
SAINT JOHN,IN 46373

VICANEK MICHAL
28080 GROSSETTO WAY
BONITA SPRINGS,FL 34135

SANDERS-BEY EDWARD +
17 KELLEY BLVD
NORTH ATTLEBORO,MA 2760

DODDS DAVID WILLIAM &
3709 W LEE ST
MCHENRY,IL 60050

SCHROEDER ETHEL C
28050 GROSSETTO WAY
BONITA SPRINGS,FL 34135

SCHROEDER ETHEL C
28050 GROSSETTO WAY
BONITA SPRINGS,FL 34135

CONCEPCION JEFFREY A
276 E PIONEER TRL
AURORA,OH 44202

BROWER DANIEL VINCENT &
28020 GROSSETTO WAY
BONITA SPRINGS,FL 34135

KNOWLES TRACY
28010 GROSSETTO WAY
BONITA SPRINGS,FL 34135

SAN REMO AT PALMIRA HO ASSN
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VIEW
BONITA SPRINGS,FL 34135

PARKLANDS LEE CDD WRATHELL HUNT &
ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON,FL 33431

PALMS OF PALMIRA LLC
4021 N ANDREWS AVE STE 5
FORT LAUDERDALE,FL 33309

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VIEW
BONITA SPRINGS,FL 34135

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

PALMS OF PALMIRA LLC
845 S FIRST ST
RONKONKOMA,NY 11779

SORRENTO CONDOMINIUM ASSN

HUXTABLE LAURIE J
1907 W WILLOW KNOLLS
PEORIA,IL 61614

GARRISON STEPHEN & BARBARA
2911 HAMPTON AVE
NORTH AURORA,IL 60542

ONDECK JOHN LOUIS TR +
28063 SOSTA LN #3
BONITA SPRINGS,FL 34135

BROWN THOMAS A & MICHELE M
28063 SOSTA LN #4
BONITA SPRINGS,FL 34135

TURCZYN ERICA MARIE
28071 SOSTA LN # 1
BONITA SPRINGS,FL 34135

KAPOOR BEENU & SANJAY
28071 SOSTA LN #2
BONITA SPRINGS,FL 34135

DEZOTTI LUIGINO + DONNA L
110 LITTLECREEK RD UNIT 3
MISSISSAUGA,ON CANADA 0

MURPHY JANICE A & WILLIAM P
28071 SOSTA LN #4
BONITA SPRINGS,FL 34135

MERGLER DON H II &
28070 SOSTA LN #1
BONITA SPRINGS,FL 34135

DUSOLD DAVID R +
53 ORCHARD LN
SPRINGFIELD,IL 62712

ESTREM CARY ELAINE
28070 SOSTA LN #3
BONITA SPRINGS,FL 34135

ESTREM CARY ELAINE
28070 SOSTA LN #3
BONITA SPRINGS,FL 34135

LIU TIANYANG +
28070 SOSTA LN # 4
BONITA SPRINGS,FL 34135

CRANDALL ANNA DAVIS L/E
28075 SOSTA LN #1
BONITA SPRINGS,FL 34135

MINERVA DOMINICK + ALLISON M +
2355 PERSHING BLVD UNIT 207
BALDWIN,NY 11510

ZERILLI STEVEN & LISA
43 LOOP DR
SAYVILLE,NY 11782

DION DONALD D + KATHY A
28075 SOSTA LN # 4
BONITA SPRINGS,FL 34135

NEUNER SUZANNE
28078 SOSTA LN #1
BONITA SPRINGS,FL 34135

GERONIMO BARBARA T
28078 SOSTA LANE #2
BONITA SPRINGS,FL 34135

MILLER MARCI + JOSEPH J
266 PEEL RD
LANGHORNE,PA 19047

OCCIANO BETH
28078 SOSTA LN #4
BONITA SPRINGS,FL 34135

DUDEK FRANCIS & NATALIE
7407 PINE ARROW CT
KINGWOOD,TX 77346

BROMAN STEPHEN E
1495 MIDDLE RD
EAST GREENWICH,RI 2818

PERKO KATHLEEN
28074 SOSTA LN # 3
BONITA SPRINGS,FL 34135

SALEMA JOSEPH P + ANNA RITA
1630 SAGEWOOD CT
MISSISSAUGA,ON CANADA 0

MESENBRINK VIRGIL P + CAROL B
6116 W 105TH ST
BLOOMINGTON,MN 55438

MASTRIPOLITO ROBERT +
111 RAMBLEWOOD DR
GLENMOORE,PA 19343

MEEHAN DOUGLAS
74 LONGMEADOW DR
BREWER,ME 4412

ROUILLE DENNIS A
PO BOX 2303
SOUTH BURLINGTON,VT 5407

NORMANDY THOMAS & SHERRY
28087 SOSTA LN #1
BONITA SPRINGS,FL 34135

SMITH MARK FREDERIC &
28087 SOSTA LN UNIT 2
BONITA SPRINGS,FL 34135

COCHRANE DENNIS +
28087 SOSTA LN UNIT 3
BONITA SPRINGS,FL 34135

ABREU OSVALDO LUIS +
28087 SOSTA LN #4
BONITA SPRINGS,FL 34135

RAIMONDI PETER & DONNA M
1116A NAMDAC AVE
BAY SHORE,NY 11706

MASON CARL RANDALL + KIMBERLY
28082 SOSTA LN #2
BONITA SPRINGS,FL 34135

CAPOBIANCO PAUL +
515 FIRST AVE
BAYPORT,NY 11705

FEENEY TAMMY M & PETER M +
28082 SOSTA LN #4
BONITA SPRINGS,FL 34135

CHINERY KIMBERLY ANN
28090 SOSTA LN #1
BONITA SPRINGS,FL 34135

MARTINEZ KARLEY
28090 SOSTA LN #2
BONITA SPRINGS,FL 34135

FITZGERALD MARTHA +
28090 SOSTA LN # 3
BONITA SPRINGS,FL 34135

MCBRIDE DANIEL & YU XUELI
6 DEER HAVEN DR
HAYDENVILLE,MA 1039

MCBRIDE DANIEL & YU XUELI
6 DEER HAVEN DR
HAYDENVILLE,MA 1039

RUSIN WOJCIECH +
28086 SOSTA LN # 1
BONITA SPRINGS,FL 34135

NUANEZ LAWRENCE A &
28086 SOSTA LN #2
BONITA SPRINGS,FL 34135

LIGUORI SORRENTO LLC
11 NEWTON ST
SAYVILLE,NY 11782

GOSNEY GREGORY S
28086 SOSTA LANE UNIT 4
BONITA SPRINGS,FL 34135

GERY CHRISTINA + MARK
125 CARILLON HILL
SELLERSVILLE,PA 18960

CHESKIN BRYAN LEIGH
10807 ALVARA WAY
BONITA SPRINGS,FL 34135

CAMP BYRON LOUIS
28062 SOSTA LN # 3
BONITA SPRINGS,FL 34135

NARANJO GIOVANNI ALBERTO &
28062 SOSTA LN #4
BONITA SPRINGS,FL 34135

CATANZARO ANTHONY J JR TR
25 MARGARETTA CT
STATEN ISLAND,NY 10301

MAREK DOROTHY J
28059 SOSTA LN UNIT 2
BONITA SPRINGS,FL 34135

WAKED GERALDINE HALLET LORENZO DE LA HIDALGA
409 B3 1101
SAN MATEO TLALTENANGO
05600 CUAJIMALPA DF CP, MEXICO

MONTEIRO CHRISTOPHER &
27 LANDERS RD
STONEHAM,MA 2180

HARTMAN DIANA A +
2713 LAKEVIEW DR
CHAMPAIGN,IL 61822

HEFLIN MICHAEL D +
28091 SOSTA LN #2
BONITA SPRINGS,FL 34135

CIPI ARBEN + DHONA
28091 SOSTA LN #3
BONITA SPRINGS,FL 34135

MENDES RALPH JAMES +
28091 SOSTA LN # 4
BONITA SPRINGS,FL 34135

PORCELLA MARK J +
22 TILDEN DR
EAST HANOVER,NJ 7936

SONZERO CALLA & CHARLES
2546 N 72ND CT
ELMWOOD PARK,IL 60707

GIRTS WENDY L TR
8359 FOURS SEASONS TRAIL
POLAND,OH 44514

DI CRASTO MARLO A
28058 SOSTA LN #4
BONITA SPRINGS,FL 34135

FIERRAS PATRICIA A TR
28054 SOSTA LN #1
BONITA SPRINGS,FL 34135

BOOK JEFFREY
28054 SOSTA LN # 2
BONITA SPRINGS,FL 34135

HALL MITCHELL J & AMY L
28054 SOSTA LN #3
BONITA SPRINGS,FL 34135

RIO RENTAL LLC
12580 WILDCAT COVE CIR
ESTERO,FL 33928

BRISCOE BRETT C
28036 SOSTA LN # 1
BONITA SPRINGS,FL 34135

SLATER GARY A &
28036 SOSTA LN #2
BONITA SPRINGS,FL 34135

EMIR MARCEL PHILIPPE &
28036 SOSTA LN #3
BONITA SPRINGS,FL 34135

KOTYLA CHANTAL F +
29 GLENBROOK RD
WEST HARTFORD,CT 6107

MACKLIN KELLY SCOTT + LINDA M
912 RICEWOOD DR
SAINT LOUIS,MO 63129

MACKLIN KELLY SCOTT + LINDA M
912 RICEWOOD DR
SAINT LOUIS,MO 63129

TALARICO MICHAEL A &
26 REGENCY CRT
BRADFORD,ON CANADA 0

FERRETTI ROBERT A &
28051 SOSTA LN # 3
BONITA SPRINGS,FL 34135

GANZ KEVIN D & LISA B
28051 SOSTA LN #4
BONITA SPRINGS,FL 34135

CARLSON MARJORIE L
28055 SOSTA LN #1
BONITA SPRINGS,FL 34135

GIPSON STUART W + KAREN L TR
28055 SOSTA LN UNIT 2
BONITA SPRINGS,FL 34135

MUSCARI ANTHONY &
28055 SOSTA LN # 3
BONITA SPRINGS,FL 34135

RYAN JAMES J + LYNN M
187 NORTHCLIFFE DR
ROCHESTER,NY 14616

KOCIK THOMAS F & DOROTHY J
28067 SOSTA LN # 1
BONITA SPRINGS,FL 34135

LAROSA DAVID FRANCIS &
28067 SOSTA LN # 2
BONITA SPRINGS,FL 34135

FRISBEE LYNN TR
PO BOX 220
WOOD DALE,IL 60191

SASEVICH-LORENZANA MICHAEL J
1716 NW 197TH ST
EDMOND,OK 73012

LEVY DAVIS & MARIA D +
28029 SOSTA LN # 1
BONITA SPRINGS,FL 34135

RINIKER EDWIN HENRY &
3705 MIDWAY RD
TODDVILLE,IA 52341

MYHRE KATHERINE SUE
9124 CRYSTAL CT
NAPLES,FL 34120

MAUKONEN CHELSEA C +
28029 SOSTA LN #4
BONITA SPRINGS,FL 34135

CARRILLO JOSE C & DIANA
28025 SOSTA LN #1
BONITA SPRINGS,FL 34135

SHIELDS WARREN K +
3131 WILDWOOD DR
MC DONALD,OH 44437

CARPENTER WILLIAM J &
28025 SOSTA LN #3
BONITA SPRINGS,FL 34135

DOMANOSKI MICHAEL &
28025 SOSTA LN #4
BONITA SPRINGS,FL 34135

CAVA RORY L & FRANCA M
60 WASCO DR
THUNDER BAY,ON CANADA 0

CALDWELL DONALD J &
8 REDBERRY LN
MARSTONS MILLS,MA 2648

VALDES MILTON J & ALINA
81 WILSON AVE
RUTHERFORD,NJ 7070

UNDERWOOD JAMES W &
28021 SOSTA LN #4
BONITA SPRINGS,FL 34135

LASKO ERIC & SHARON
1999 COVE DR
LARGO,FL 33774

PERRY ALAN G + DEBRA A
60 BOWMAN DR
WARWICK,RI 2889

DECHANTS LOUIS + JOANNE C
28017 SOSTA LN #3
BONITA SPRINGS,FL 34135

WILKENS ROBERT J + HELEN P
100 OLD PALISADE RD UNIT 1612
FORT LEE,NJ 7024

SOLIS JAMES VINCENT TR
11 BAYHILL DR
COAL VALLEY,IL 61240

FREDERICK MARK A & LORI A
1884 SMOKEY MEADOW DR
COLUMBUS,OH 43235

FREDERICK MARK A & LORI A
1884 SMOKEY MEADOW DR
COLUMBUS,OH 43235

LEVIN MELVYN GARY +
28013 SOSTA LN #3
BONITA SPRINGS,FL 34135

SAYLOR J PHILLIPS +
28013 SOSTA LN #4
BONITA SPRINGS,FL 34135

JOHNSON DONALD ALLEN +
10234 QUEEN AVE S
BLOOMINGTON,MN 55431

DESALVO PHILLIP F & CAROLYN TR
544 PHILIP DR
BARTLETT,IL 60103

RILEY J JOSEPH TR
1176 HILL VIEW RD
ALLENTOWN,PA 18103

BRANDT MICHAEL L & DENISE S
15376 BRIARCREST CIR
FORT MYERS,FL 33912

DOBBERSTEIN JOAN C
28005 SOSTA LN # 1
BONITA SPRINGS,FL 34135

FORTE MICHAEL B & REBECCA J
33 ROLLINGWOOD DR
JOHNSTON,RI 2919

JULIEN RON W & AMY T
6 NORTH CONWAY CT
SOUTH ELGIN,IL 60177

GEMME RAYMOND L +
PO BOX 433
GUILDERLAND,NY 12084

PRICE CELINE NICOLE
28001 SOSTA LN #1
BONITA SPRINGS,FL 34135

ROBERTS CAROLYN & JOHN A
28001 SOSTA LN #2
BONITA SPRINGS,FL 34135

THEISS WILLIAM E TR +
9557 BANYON TREE CT
SAINT LOUIS,MO 63126

GASBARRE ANN MARIE
456 TRAILWOOD CT
WEBSTER,NY 14580

DUMMITT JOSEPH F
28000 SOSTA LN #1
BONITA SPRINGS,FL 34135

GARLOTTA JOHN P JR
28000 SOSTA LANE # 2
BONITA SPRINGS,FL 34135

DINAPOLI JOHN J + ANGELA
4 CARY LN
FOXBOROUGH,MA 2035

JORDAN LAURA MARIANA
28000 SOSTA LN # 4
BONITA SPRINGS,FL 34135

CHESKIN BRYAN L + MONIQUE F
26987 WILDWOOD PINES LN
BONITA SPRINGS,FL 34135

CHILDS FAMILY TRUST FEE SIMPLE
4876 WELLINGTON CT
CINCINNATI,OH 45248

ADAMS MICHAEL D + MARY L
316 FAIRVIEW RD
RIEGELSVILLE,PA 18077

ORIENTE VINCENT A + JOY RUTH
28004 SOSTA LN
#4
BONITA SPRINGS,FL 34135

SOMMER VINCENT P TR
948 PRAIRIE HILL CT
CARY,IL 60013

MORGAN DIANNE
28008 SOSTA LN
#2
BONITA SPRINGS,FL 34135

RUIZ JEAN CLAUDE TISSOT +
CAMINO DEL MIRADOR 5800-8
COLONIA DEL PASEO RESIDENCIAL
MONTERREY NL,MEX MEXICO 64920

DEIEN TYLER + STEPHANIE A
28008 SOSTA LN
#4
BONITA SPRINGS,FL 34135

GERBER DAVID J + PHYLLIS P
28012 SOSTA LN #1
BONITA SPRINGS,FL 34135

ROBERT J SARACENO TRUST +
8 GLEN ST
SAUGUS,MA 1906

DHRUV PROPERTIES LLC
4242 CAPE MAY DR
MARLBORO,NJ 7746

DHRUV PROPERTIES LLC
4242 CAPE MAY DR
MARLBORO,NJ 7746

KAISER STEFAN + LAURIE J
28012 SOSTA LN #4
BONITA SPRINGS,FL 34135

BANAS ROBERT W & SANDRA S
5228 AVERY PL
OAK LAWN,IL 60453

TAVIS FE IGNACIO
28018 SOSTA LN # 2
BONITA SPRINGS,FL 34135

NAPOLITANO JOSEPH M
28018 SOSTA LN #3
BONITA SPRINGS,FL 34135

FROSTINO FRANK MARIO +
28018 SOSTA LN #4
BONITA SPRINGS,FL 34135

NASH-THOMASON MAXI +
28022 SOSTA LN # 1
BONITA SPRINGS,FL 34135

ALLYN WANDA
28022 SOSTA LN #2
BONITA SPRINGS,FL 34135

SANTACROSE DIANE MARIE
28022 SOSTA LN
#3
BONITA SPRINGS,FL 34135

WITZL PIROSKA
28022 SOSTA LN #4
BONITA SPRINGS,FL 34135

BALAVAGE JOSEPH & TAMI
28026 SOSTA LN #1
BONITA SPRINGS,FL 34135

LILKE PAUL GREGORY &
28026 SOSTA LN # 2
BONITA SPRINGS,FL 34135

EKBERG ERIC J & MARYANN
9 ROBERT DR
WARWICK,NY 10990

MARK H PICKETT IRA EQUITY TRUST
COMPANY CUST
5326 AMBELER CT
WARRENTON,VA 20187

GUERINOT JEANNE M L/E
28030 SOSTA LN #1
BONITA SPRINGS,FL 34135

GORETTI JOHN S & CHERYL A
22 SAINT ANDREWS WAY
SOUTH YARMOUTH,MA 2664

PASCHOAL ERNANI &
28030 SOSTA LN #3
BONITA SPRINGS,FL 34135

RANDO RONALD J & AUDREY G +
28030 SOSTA LN #4
BONITA SPRINGS,FL 34135

MILLER AMY C TR +
28050 SOSTA LN UNIT 1
BONITA SPRINGS,FL 34135

FORTNEY MARK + GERI LYN
19841 BITTERSWEET LN
ESTERO,FL 33928

BOUCHER RICHARD D + JOYCE T
274 STILLWATER RD
SMITHFIELD,RI 2917

SOLUTION WITH DTR LLC
60 S DORCHESTER RD
EMERSON,NJ 7630

SORRENTO CONDOMINIUM ASSOCIATI
28051 SOSTA LN
BONITA SPRINGS,FL 34135

PARKLANDS LEE COUMMUNITY DEVEL
WATHALL HUNT AND ASSOC LLC
9220 BONITA BEACH RD STE 214
BONITA SPRINGS,FL 34135

EXHIBIT "B"

0004363756 / FNP-0000002582

The News-Press media group
news-press.com A GANNETT COMPANY

Attn:
WALDROP ENGINEERING
28100 BONITA GRANDE DR
BONITA SPRINGS, FL 34135

STATE OF FLORIDA COUNTY OF LEE:

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

NOTICE OF PUBLIC INFORMATION MEETING DATE: Wednesday, September 30th TIME: 5:30 PM ADDRESS: Zoom Meeting: ID# 844 2326 2226 In compliance with the Bonita Spri

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

09/08/2020

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

Sworn to and Subscribed before me this 8th of September 2020, by legal clerk who is personally known to me.

Affiant

Notary State of Wisconsin, County of Brown

5.15.23

My commission expires

# of Affidavits 1

This is not an invoice

NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Wednesday, September 30th
TIME: 5:30 PM
ADDRESS: Zoom Meeting: ID# 844 2326 2226
In compliance with the Bonita Springs Land Development Code requirements relating to Section 4-28, Don Mal, LLC, the owner of 174.5+/-acres of real property located north of Bonita Beach Road and approximately 1 mile east of Bonita Grande Drive is holding a Neighborhood Meeting prior to making application for Comprehensive Plan (Map) Amendment. The requested Comprehensive Plan Amendment proposes to re-designate the property from the Lee County Density Reduction/Groundwater Resource (DR/GR) and Wetlands future land use categories to City of Bonita Springs Moderate Density Mixed Use/Planned Development category.

The virtual meeting will be held at 5:30 p.m. via Zoom:
https://waldropengineering.zoom.us/j/84423262226?pwd=NGFzbVBpWFg3N3p0VmprRkpsTHRaZz09

For questions please contact:
Waldrop Engineering, P.A. c/o Alexis Crespo
28100 Bonita Grande Drive, Suite 305
(239) 850-8525 OR alexis.crespo@waldropengineering.com
AD# 4363756, Sep 8, 2020

0004365491 / FNP-0000002582

The News-Press
media group
news-press.com A GANNETT COMPANY

Attn:
WALDROP ENGINEERING
28100 BONITA GRANDE DR
BONITA SPRINGS, FL 34135

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared Nicholas Renstrom, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE OF PUBLIC INFORMATION MEETING DATE: Wednesday, September 30th TIME: 5:30 PM ADDRESS: Zoom Meeting: ID# 844 2326 2226 In compliance with the Bonita Spri

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

09/09/2020

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

Sworn to and Subscribed before me this 9th of September 2020, by legal clerk who is personally known to me.

Affiant

Notary State of Wisconsin, County of Brown

5.19.23
My commission expires

# of Affidavits 1

This is not an invoice

NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Wednesday, September 30th
TIME: 5:30 PM
ADDRESS: Zoom Meeting: ID# 844 2326 2226
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The virtual meeting will be held at 5:30 p.m. via Zoom:
https://waldropengineering.zoom.us/j/84423262226

For questions please contact:
Waldrop Engineering, P.A. c/o Alexis Crespo
28100 Bonita Grande Drive, Suite 305
(239) 850-8525 OR alexis.crespo@waldropengineering.com
AD# 4365491, Sep 9, 2020

EXHIBIT "C"

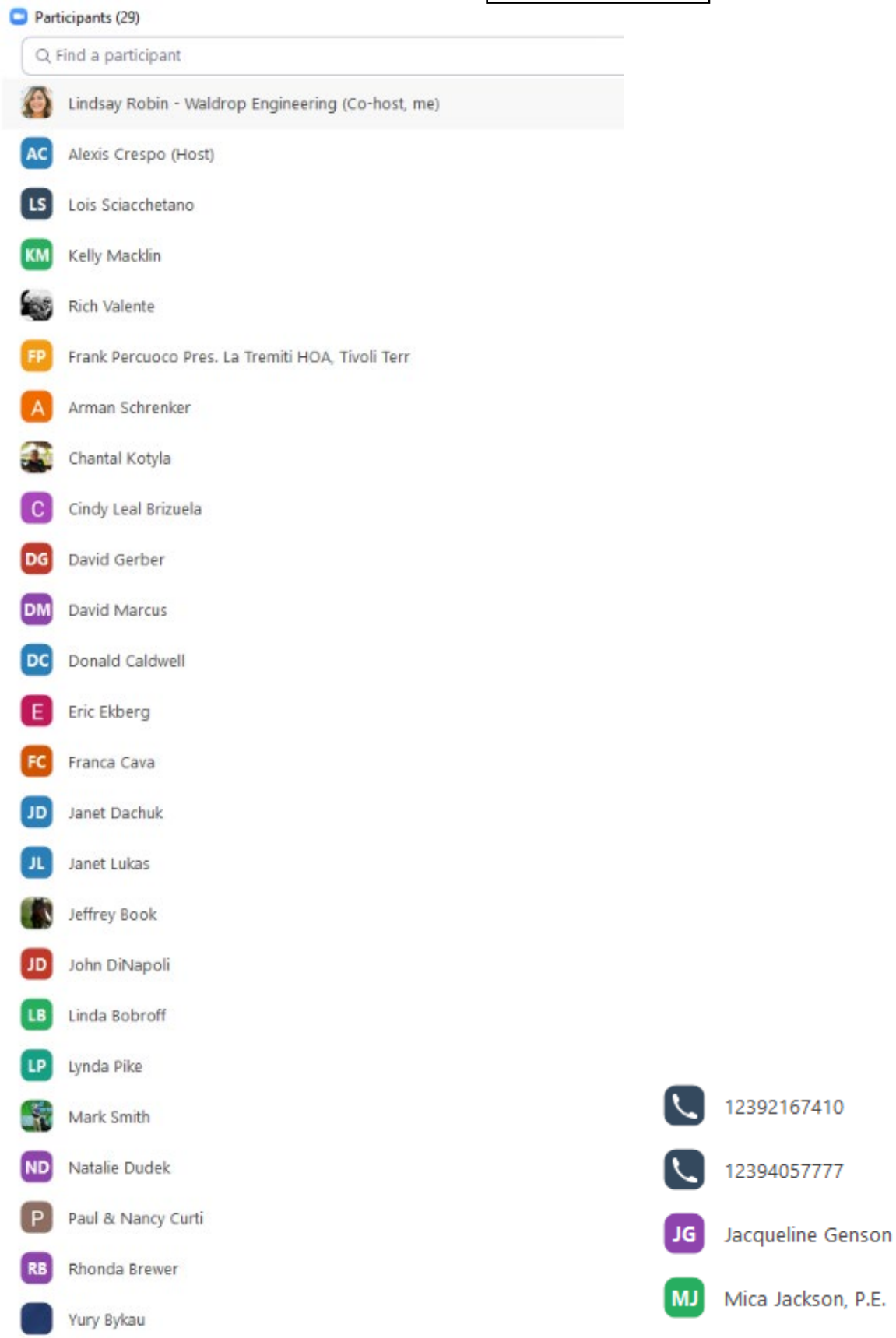

Participants (29)
Find a participant
Lindsay Robin - Waldrop Engineering (Co-host, me)
AC Alexis Crespo (Host)
LS Lois Sciacchetano
KM Kelly Macklin
Rich Valente
FP Frank Percuoco Pres. La Tremiti HOA, Tivoli Terr
A Arman Schrenker
Chantal Kotyla
C Cindy Leal Brizuela
DG David Gerber
DM David Marcus
DC Donald Caldwell
E Eric Ekberg
FC Franca Cava
JD Janet Dachuk
JL Janet Lukas
Jeffrey Book
JD John DiNapoli
LB Linda Bobroff
LP Lynda Pike
Mark Smith
ND Natalie Dudek
P Paul & Nancy Curti
RB Rhonda Brewer
Yury Bykau
12392167410
12394057777
JG Jacqueline Genson
MJ Mica Jackson, P.E.

EXHIBIT "D"

DON MAL ASSEMBLAGE

COMPREHENSIVE PLAN AMENDMENT

1ST NEIGHBORHOOD MEETING – SEPTEMBER 30, 2020

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

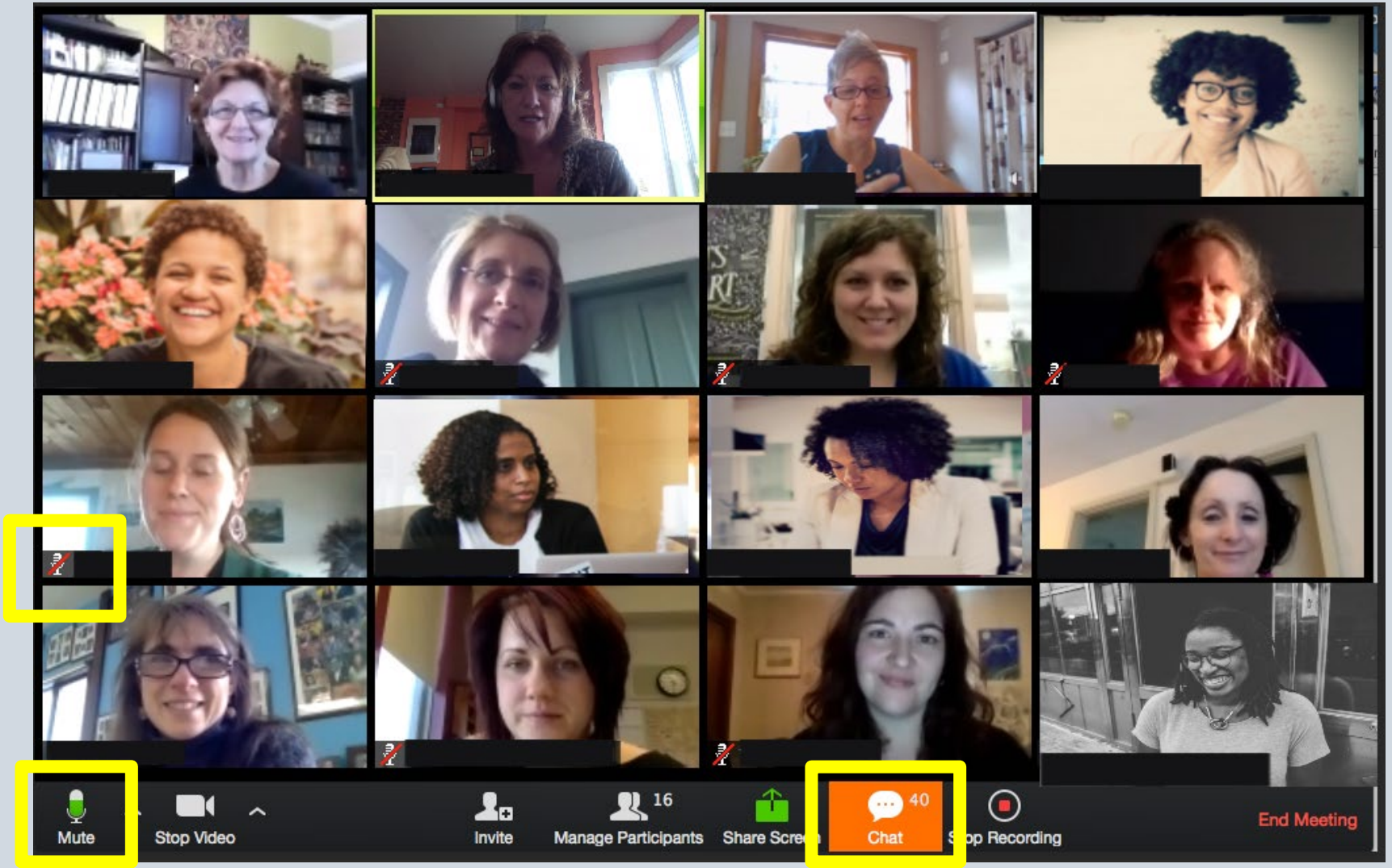
WELCOME & INTRODUCTIONS

- Don Malenick – Don Mal, LLC
- Neale Montgomery – Pavese Law Firm
- Ted Treesh & Yury Bakua – TR Transportation Consultants
- Barrett Stejskal – Bear Paws Environmental
- Alexis Crespo & Lindsay Robin – Waldrop Engineering

ZOOM TUTORIAL

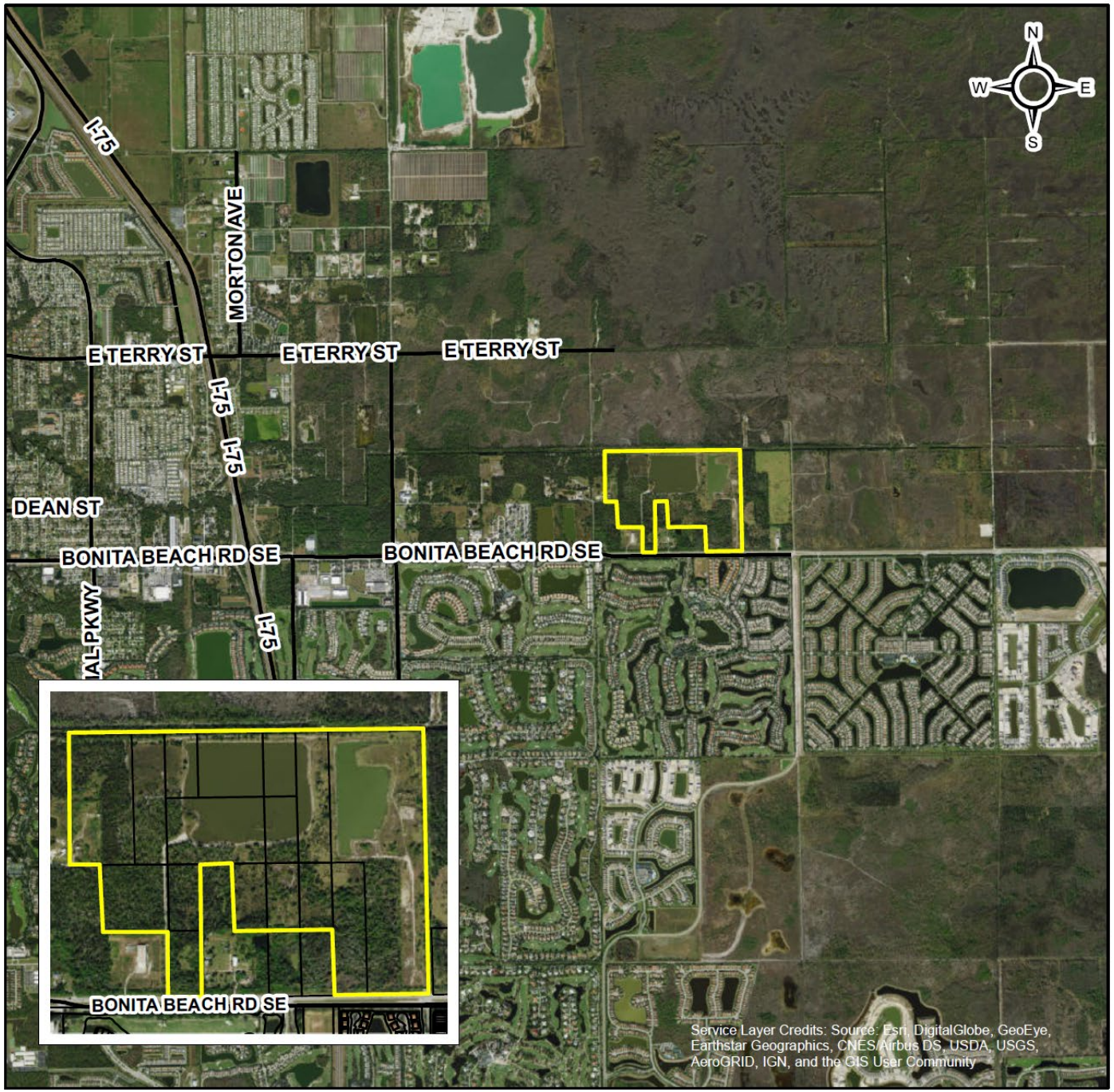
- Welcome to our ZOOM Neighborhood Meeting!
- Please keep your speaker on ***MUTE*** during our brief presentation
- Following the presentation we will open the meeting for Q&A
- Please type in questions using the “Chat” Tool – we will read these aloud and respond
- Please use the “raise hand” tool to indicate desire to speak after we go through written questions

ZOOM TUTORIAL



ZOOM TUTORIAL





DON MAL ASSEMBLAGE

AERIAL MAP

Prepared For:

DON MAL, LLC

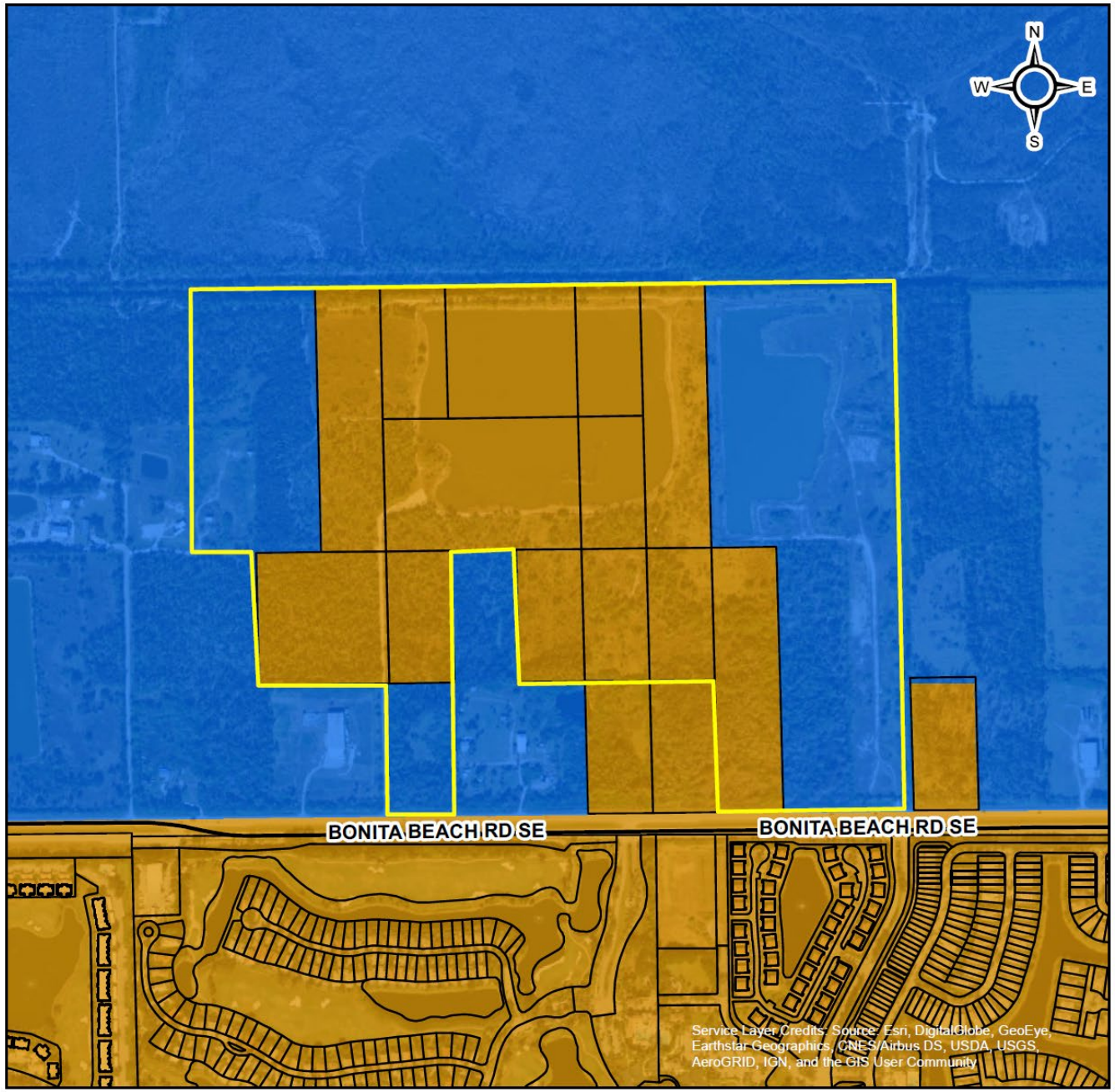
LEGEND

PROJECT BOUNDARY

Feet
0 1,800 3,600 7,200

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE



DON MAL ASSEMBLAGE

CITY/COUNTY BOUNDARY MAP

Prepared For:

DON MAL, LLC

LEGEND

PROJECT BOUNDARY

JURISDICTIONS

City of Bonita Springs

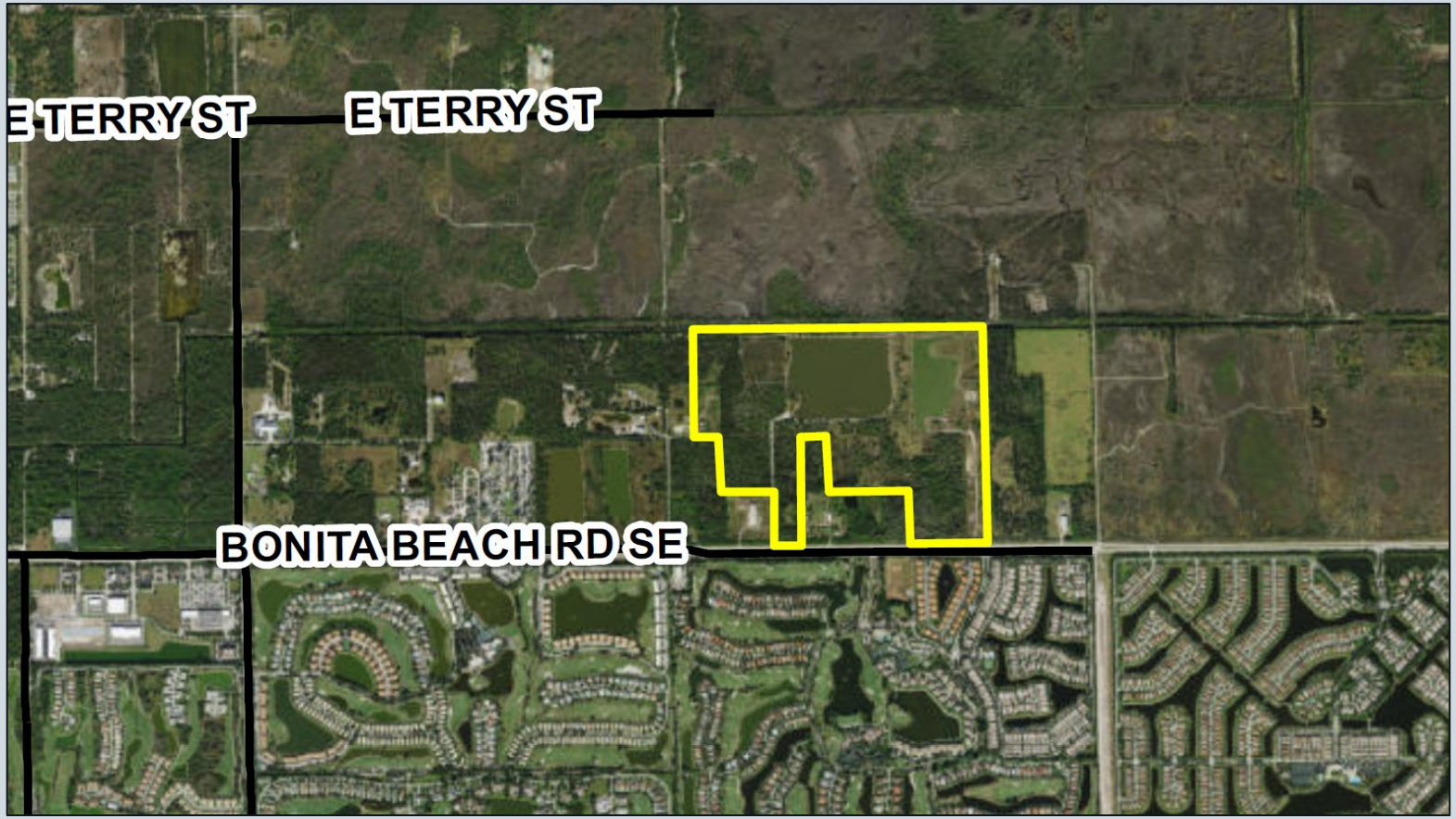
Unincorporated Lee County

Feet
0 345 690 1,380

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

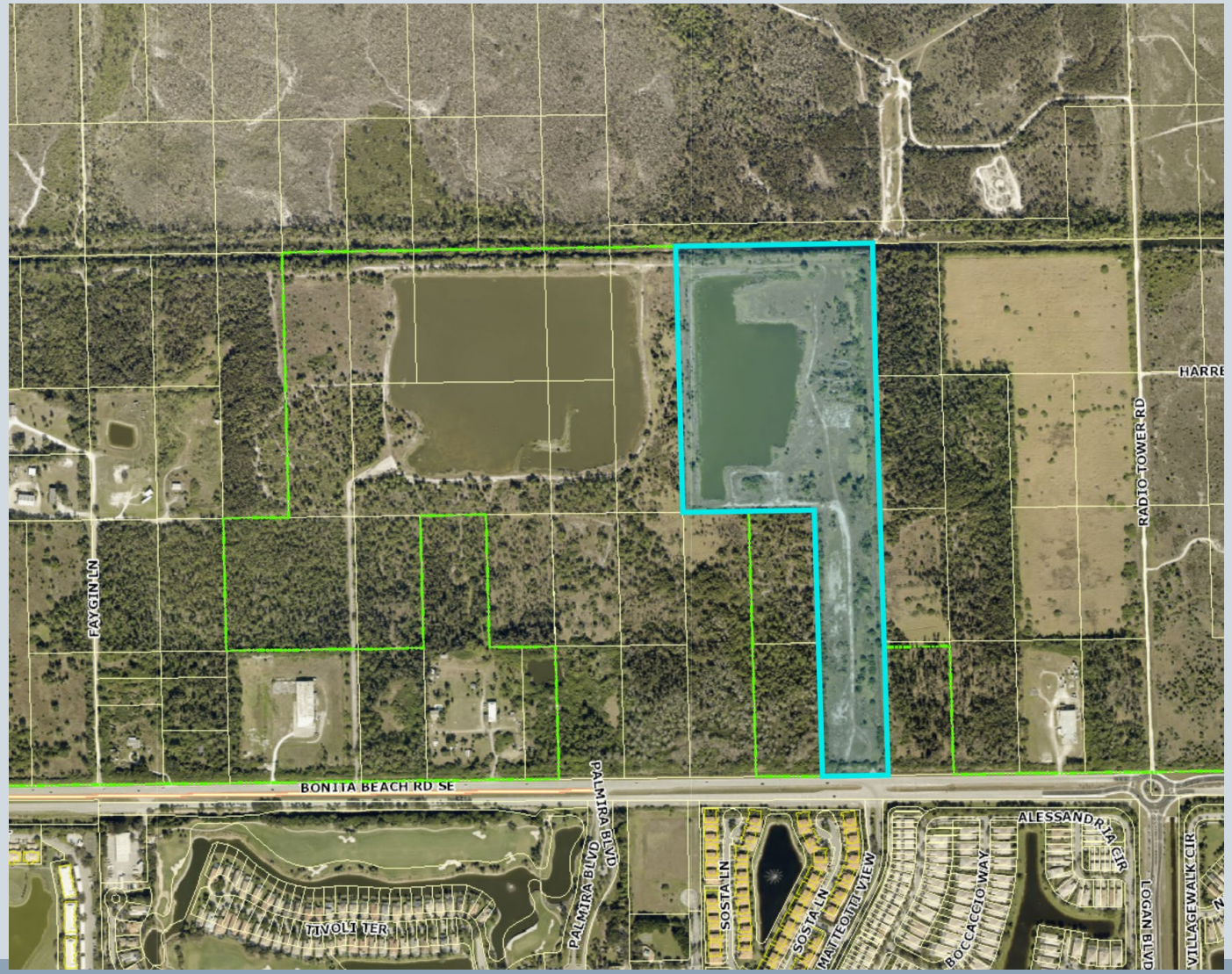
PROPERTY OVERVIEW



- 175+/-acres
  - 100+/-acres in the City
  - 75+/-acres in Lee County
- Accessed from Bonita Beach Road
- Heavily impacted due to historical mining activities

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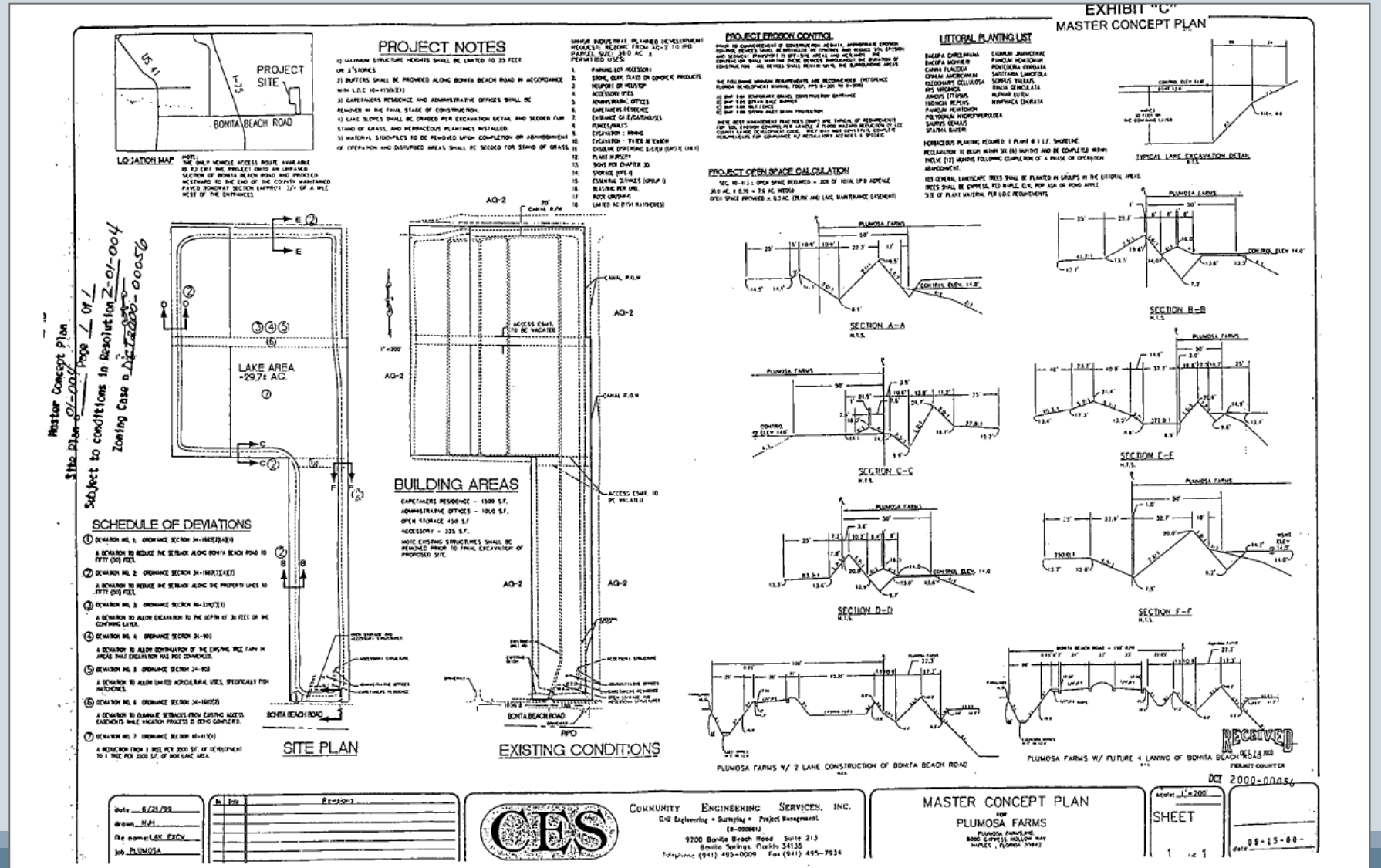
APPROVED MINE



- 37+/- acres zoned Industrial Planned Development
- Approved in 2001
- Mining Area allows for 30+/- acres (10+/-acres have been mined)
- Blasting Permitted
- Active Lee County Mine Permit

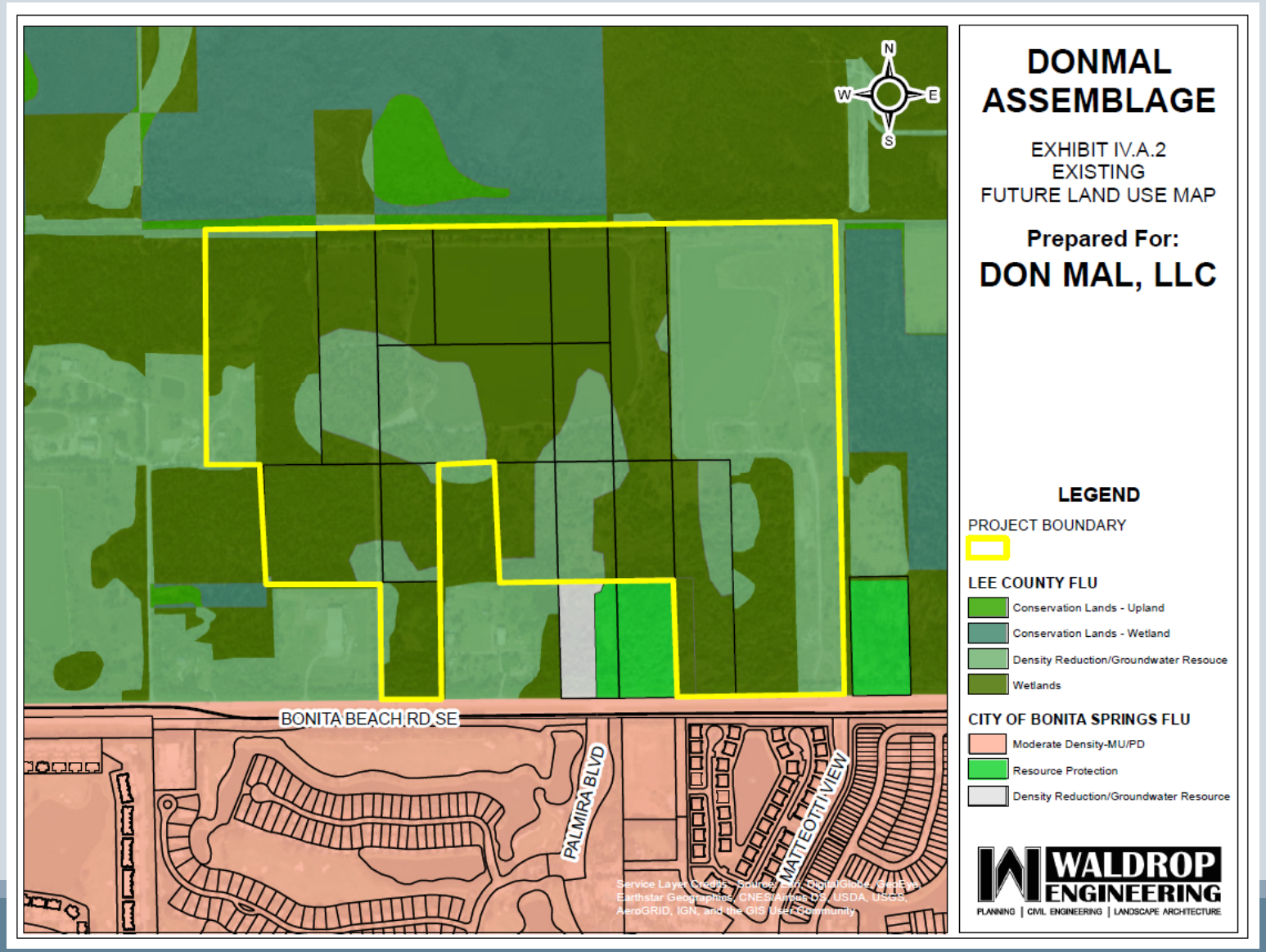
WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

APPROVED MINE

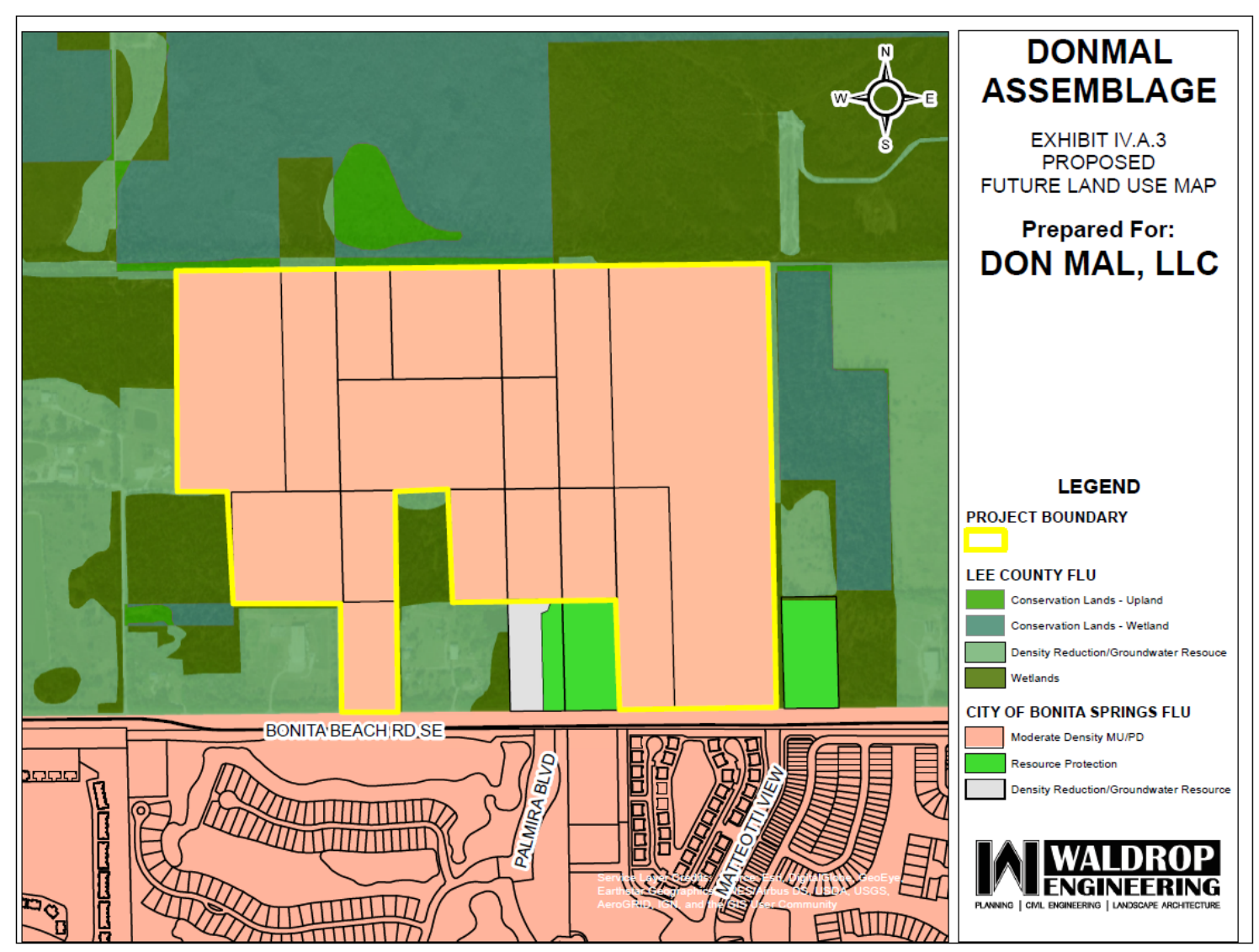


SLIDE 10

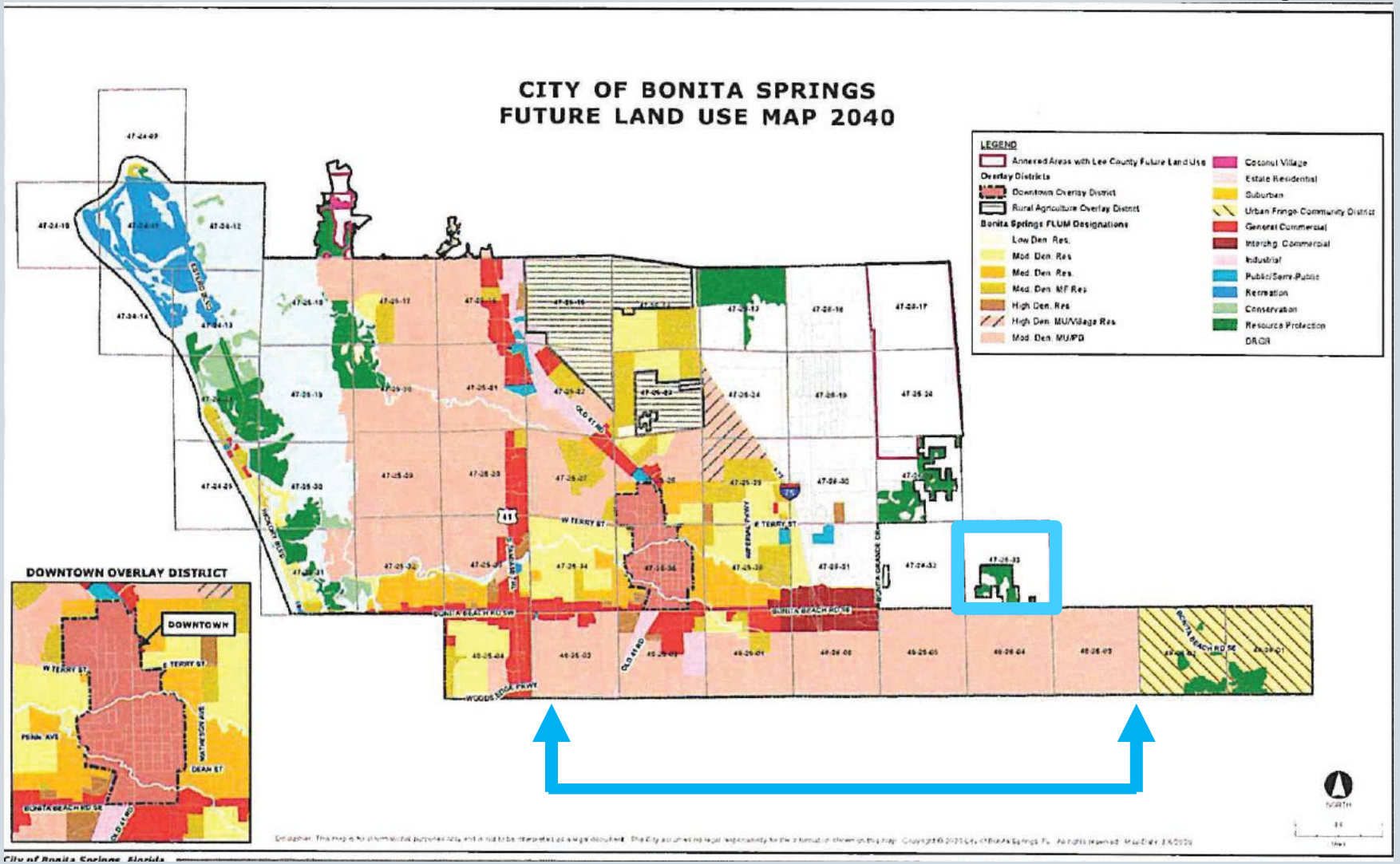
Current Future Land Use Map



Proposed Future Land Use Map



Proposed Future Land Use Map



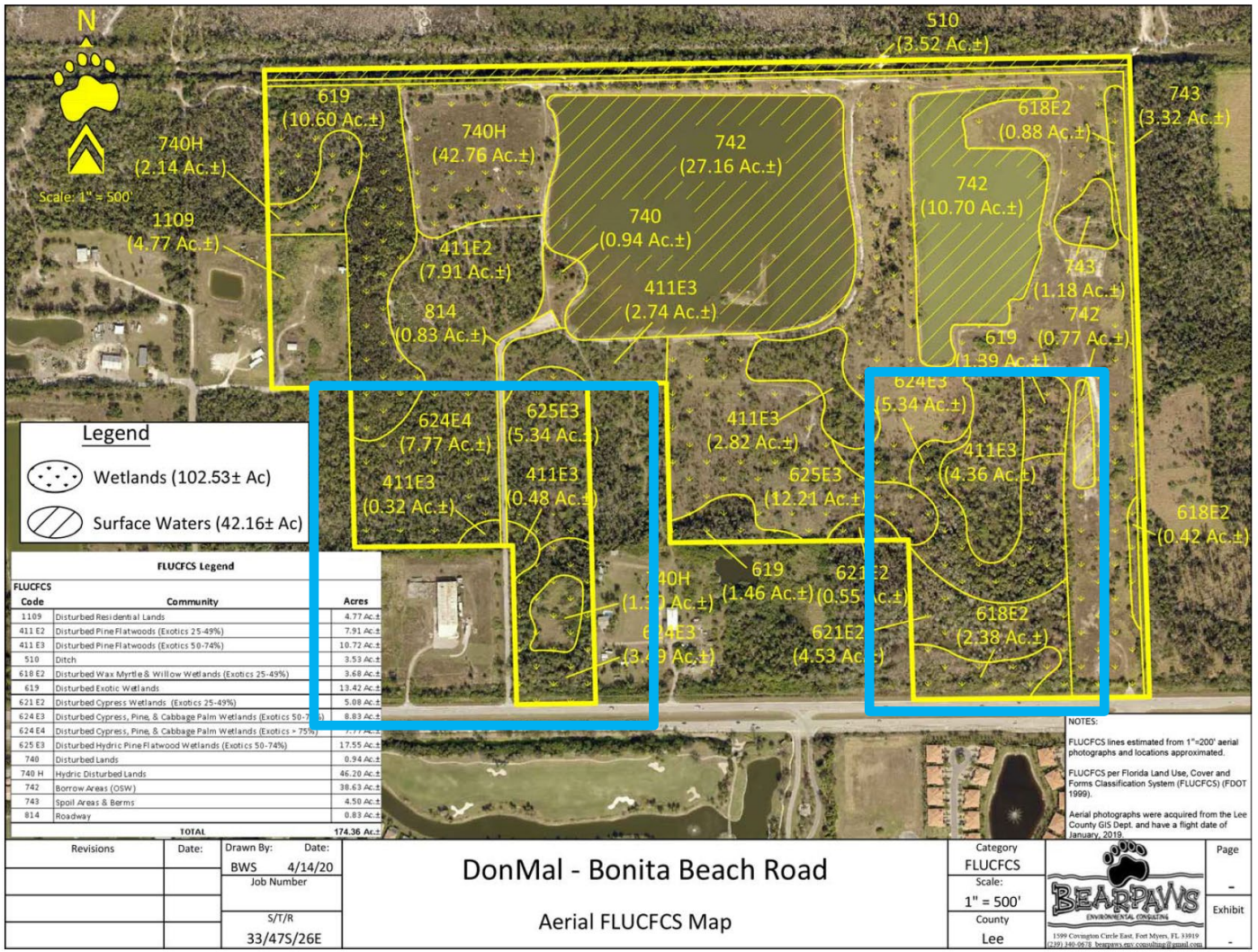
Amendment Request

- Requesting "Moderate Density Mixed Use/Planned Development Future Land Use" category
- Same category applicable to Palmira, Worthington, Village Walk, Quail West & Hunters Ridge
- "Appropriate uses within this category include ***the full range of residential uses***; ***residential amenities*** such as private golf courses and other recreation facilities; ***limited commercial and light industrial uses***; group homes and foster care facilities; ***schools and other public and semi-public uses***"
- Maximum density is 6 dwelling units per acre
- Must rezone through Planned Development process



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ENVIRONMENTAL



- Impacted Mining Areas
- Cleared Areas
- Mix of low to mid quality wetlands with nuisance/exotic vegetation
- Future Planned Development Plan will preserve highest quality wetlands along Bonita Beach Road and west side of site
- Focus development on impacted areas of the site

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PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

TRAFFIC

- Initial Traffic Study submitted with Comprehensive Plan Amendment
- Additional more detailed analysis will be prepared for the zoning once the exact unit count and type of units is known
- Will pay road impacts fees to City of Bonita Springs
- Will provide for any required improvements at the project entrance or along the Bonita Beach Road corridor triggered by the project

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

STORMWATER

- Waldrop Engineering prepared the Imperial River & Estero River Storm Assessment following Hurricane Irma
- Must obtain water management permits from the South Florida Water Management District
- Must obtain local construction plan approval from City of Bonita Springs and meet the local code requirements
- Forthcoming Planned Development Rezone will include conditions to address water management and water quality enhancement



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CITY PROCESS

Annexation & Comprehensive Plan Amendment

- Establishes general range of uses, maximum density & intensity

Planned Development Rezone

- Site-Specific Concept Plan, Types of Homes & Development Standards (Setbacks, Buffers & Building Height)

Local Development Order, State & Federal Permits

- Detailed Site Plan, Allows for actual construction activities to commence

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

NEXT STEPS…

- ✓ File Annexation Agreement & Comprehensive Plan Amendment
- Undergo review by City Staff
- Follow-Up Neighborhood Meeting(s) & Public Hearings
- City Council votes to “transmit” - or send the amendment to the Department of Economic Opportunity for state review
- Final Adoption Public Hearings
- File Planned Development Rezone Petition, DO & State Permits

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

STAY INVOLVED & INFORMED

Alexis.Crespo@waldropengineering.com

Lindsay.Robin@waldropengineering.com

(239) 405-7777

COMMUNITY INPUT

1) Responses to "Chat" Questions

2) Additional Q & A using the "Raise Hand" tool

3) Email/Call with additional input

EXHIBIT III.E.1 & 2
CURRENT & PROPOSED DENSITY CALCULATIONS

Table 1: CURRENT FUTURE LAND USE DENSITY CALCULATION

FUTURE LAND USE		DENSITY	ACREAGE	UNIT COUNT
Lee County	DR/GR	1 DU/10 AC	54.21 AC	5.4 DU
Lee County	Wetland	1 DU/20 AC	35.81 AC	1.79 DU
Bonita Springs	Resource Protection	1 DU/20 AC	11.41 AC	0.57 DU
Bonita Springs	DR/GR*	1 DU/10 AC	30.79 AC	3.07
Bonita Springs	Wetlands*	1 DU/20 AC	72.06 AC	3.6
			TOTAL 204.28 AC	**14.4 DU**

*Include those annexed lands within the City of Bonita Springs municipal boundary that retained Lee County FLU

Table 2: Residential Land Area - Urban Fringe Community

FUTURE LAND USE	ACREAGE	MAXIMUM DENSITY	UNIT COUNT
Urban Fringe Community (Upland)	157.48 AC	2.77 DU/AC	436.22 DU
Resource Protection	42 AC	2.77 DU/AC	116.34 DU
		Proposed Maximum per FLUM	**552.56 DU**
		Proposed Maximum Per Companion PUD	**388 DU**

Table 3: Commercial Land Use Area - Urban Fringe Community

FUTURE LAND USE	ACREAGE	MAXIMUM FLOOR AREA RATIO	COMMERCIAL SQUARE FOOTAGE
Urban Fringe Community (Commercial)	3.6 AC	0.35[1]	105,066
Resource Protection (Commercial)	1.20 AC	0.35[1]	35,022
		Proposed Maximum FLU	**140,088**
		Proposed Maximum Commercial Square Foot	**139,500**

[1] Properties north of Bonita Beach Rd are permitted a floor area ratio of up to .67 for commercial uses excluding clubhouses, amenity buildings, and recreational facilities per proposed Text Amendment.

BONITA SPRINGS
FIRE CONTROL & RESCUE DISTRICT

27701 BONITA GRANDE DRIVE, BONITA SPRINGS, FL 34135

ADMINISTRATION
TEL: (239) 949-6200
FAX: (239) 949-6207

FIRE PREVENTION
TEL: (239) 949-6211
FAX: (239) 949-6216

STEVE LOHAN
CHAIRMAN

LAWRENCE P. KOSILLA, JR.
VICE-CHAIRMAN

JAMES P. MURPHY
SECRETARY/TREASURER

JEFFREY MATURO
COMMISSIONER

STEVEN SLACHTA
COMMISSIONER

GREGORY L. DEWITT
FIRE CHIEF

www.bonitafire.org

April 20, 2020

Dear Ms. Robin,

The Bonita Springs Fire Control and Rescue District is governed by a five member board elected by the voters of Bonita Springs. This board has given direction that they would like to have a four to six minute response time throughout the community of Bonita Springs. The Bonita Springs Fire Control and Rescue District operates seven stations throughout the Bonita Springs community. Every first out apparatus is a state licensed Advanced Life Support (ALS) unit. Your project is located approximately 1.8 miles from our Station 24 and 1.7 miles away from our Station 26. Station 24 is equipped with an ALS engine that can pump 2,000 gallons per minute. This station also has a brush truck capable fighting of any grass or urban interface type fire. Station 26 is currently equipped with a 107' aerial apparatus, this unit is ALS too. The Bonita Springs Fire Control and Rescue District is fully capable of handling any type of emergency that you may encounter with this proposed development. Should you have any questions or concerns please feel free to contact me directly.

Yours in Service,

Greg DeWitt,

Fire Chief

Bonita Springs Fire Control and Rescue District

From:	Abes, Benjamin
To:	Lindsay Robin
Cc:	Alexis Crespo
Subject:	RE: Donmal Assemblage - EMS Letter of Service Availability
Date:	Friday, September 18, 2020 1:45:43 PM
Attachments:	image001.png image002.png

WARNING - EXTERNAL EMAIL: PLEASE VERIFY SENDER BEFORE OPENING ATTACHMENTS OR CLICKING ON LINKS.

Lindsay,

Thank you for the information. The County has not been authorized to review and provide comments on municipal development permits, including in the City of Bonita Springs.

Our review or assistance on such matters is typically provided by interlocal agreements, Resolutions, Ordinances, and in limited circumstances through the 163 F.S., Comprehensive Plan Amendment process. If no such agreement exists, the County is without that authority.

Ben

Benjamin Abes
Director, Lee County Public Safety
239-533-3911

From: Lindsay Robin <Lindsay.Robin@waldropengineering.com>
Sent: Friday, September 18, 2020 1:41 PM
To: Abes, Benjamin <Benjamin.Abes@leegov.com>
Cc: Alexis Crespo <Alexis.Crespo@waldropengineering.com>
Subject: [EXTERNAL] RE: Donmal Assemblage - EMS Letter of Service Availability

Yes, the project will be in the City limits.

Lindsay F. Robin MPA
Project Manager

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

lindsay.robin@waldropengineering.com | waldropengineering.com
o (239) 405-7777 | d (239) 908-3079 | c (561) 704-7633

BONITA SPRINGS | FORT MYERS | ORLANDO | SARASOTA | TAMPA
28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135

NOTICE. Upon receipt of any electronic file/data from Waldrop Engineering, P.A., you are agreeing to the following: This file/data is for informational purposes only. It is the responsibility of the recipient to reconcile this electronic file/data with the actual project site conditions. Recipient agrees to indemnify and hold harmless Waldrop Engineering, P.A. for any defects or errors in this file/data.

From: Abes, Benjamin <Benjamin.Abes@leegov.com>
Sent: Friday, September 18, 2020 1:39 PM
To: Lindsay Robin <Lindsay.Robin@waldropengineering.com>
Cc: Alexis Crespo <Alexis.Crespo@waldropengineering.com>
Subject: RE: Donmal Assemblage - EMS Letter of Service Availability

---

WARNING - EXTERNAL EMAIL: PLEASE VERIFY SENDER BEFORE OPENING ATTACHMENTS OR CLICKING ON LINKS.

Hello Lindsay,

Is this contained within the incorporated limits of the City of Bonita Springs?

Ben

Benjamin Abes
Director, Lee County Public Safety
239-533-3911

From: Lindsay Robin <Lindsay.Robin@waldropengineering.com>
Sent: Friday, September 18, 2020 9:42 AM
To: Abes, Benjamin <Benjamin.Abes@leegov.com>
Cc: Alexis Crespo <Alexis.Crespo@waldropengineering.com>
Subject: [EXTERNAL] RE: Donmal Assemblage - EMS Letter of Service Availability

Good morning Chief Abes,

My apologies, but there was an error in the original request. I've revised the single-family unit count from 545 to 585, which is the correct number. Please see the revised request attached.

Thank you,

Lindsay F. Robin MPA
Project Manager

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

lindsay.robin@waldropengineering.com | waldropengineering.com
o (239) 405-7777 | d (239) 908-3079 | c (561) 704-7633

BONITA SPRINGS | FORT MYERS | ORLANDO | SARASOTA | TAMPA
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From: Lindsay Robin
Sent: Wednesday, September 16, 2020 4:12 PM
To: 'Benjamin.Abes@leegov.com' <Benjamin.Abes@leegov.com>
Cc: Alexis Crespo <Alexis.Crespo@waldropengineering.com>
Subject: Donmal Assemblage - EMS Letter of Service Availability

Good afternoon Chief Abes –

Attached please find a request for EMS service availability. This is in reference to a project located in the City of Bonita Springs known as the Donmal Assemblage. The Property Owner is filing a Comprehensive Plan Map Amendment. Specific details are included in the attached request.

Please let me know if you need additional information.

Thank you,

Lindsay F. Robin MPA
Project Manager

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

lindsay.robin@waldropengineering.com | waldropengineering.com
o (239) 405-7777 | d (239) 908-3079 | c (561) 704-7633

BONITA SPRINGS | FORT MYERS | ORLANDO | SARASOTA | TAMPA
28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135

NOTICE. Upon receipt of any electronic file/data from Waldrop Engineering, P.A., you are agreeing to the following: This file/data is for informational purposes only. It is the responsibility of the recipient to reconcile this electronic file/data with the actual project site conditions. Recipient agrees to indemnify and hold harmless Waldrop Engineering, P.A. for any defects or errors in this file/data.

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Carmine Marceno
Sheriff

"Proud to Serve"

State of Florida
County of Lee

September 21, 2020

Lindsay F. Robin
Waldrop Engineering
28100 Bonita Grande Dr. Suite 305
Bonita Springs, Florida 34135

Ms. Robin,

The requested Comprehensive Plan Amendment for the Donmal Assemblage, a 175.4 +- acre site north of Bonita Beach Road and approximately 2 miles east of Interstate 75, does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. Therefore, we have no objections to a maximum of 585 dwelling units at the site and changing the property's land use designation from the Density Reduction/Groundwater Recharge and Wetlands to Moderate Density/Mixed Use Planned Unit Development.

This agency will provide law enforcement services from our South District substation in Bonita Springs. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at (239) 258-3287 with any questions regarding the CPTED study.

Respectfully,

9/21/20

Carmine Marceno
Sheriff

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

BONITA SPRINGS Tampa Orlando Sarasota

28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

September 18, 2020

Sheriff Carmine Marceno
Lee County Sheriff
14750 Six Mile Cypress Parkway
Fort Myers, FL 33912

RE: Donmal Assemblage – Comprehensive Plan Amendment
Letter of Service Availability

Dear Sheriff Marceno,

Waldrop Engineering, P.A. is preparing a Comprehensive Plan Amendment application for the above referenced project. The property consists of 175.4+/- acres and is located north of Bonita Beach Road, and approximately 2 miles east of I-75. An aerial location map depicting the subject property has been attached for your reference.

The Applicant is proposing a Large-Scale Comprehensive Plan Map Amendment to change the Future Land Use designation of the property from the Density Reduction/Groundwater Recharge (DRGR) and Wetlands to Moderate Density/Mixed Use Planned Unit Development, which will allow for a maximum of 585 dwelling units.

The proposed population at build out is estimated at 1,463 (maximum of 585 dwelling units X 2.5 persons per unit). Buildout is anticipated to occur by 2030; however this date is variable depending upon market demand.

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities are capable of serving this future project. I greatly appreciate your time and consideration of this matter. If you have and further questions, please feel free to contact me directly at (239) 405-7777, ext. 2232, or lindsay.robin@waldropengineering.com.

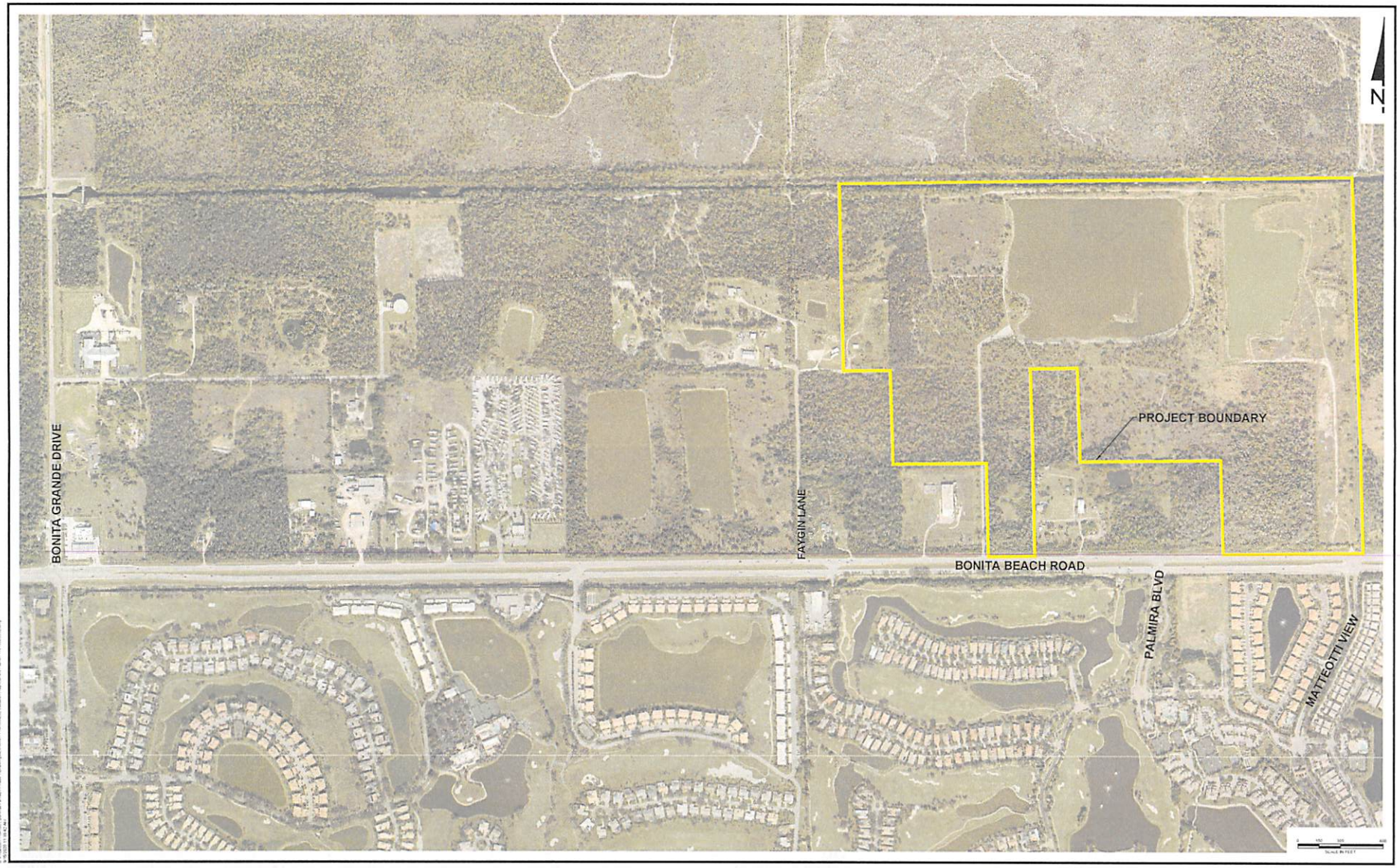
Sincerely,

WALDROP ENGINEERING, P.A.

L. Robin

Lindsay F. Robin, MPA
Project Manager

Enclosure



WALDROP ENGINEERING

DONMAL PARCEL

LOCATION MAP

15 September 2020

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

September 22, 2020

Ms. Lindsay Robin, MPA
Waldrop Engineering
28100 Bonita Grande Dr., Suite 305
Bonita Springs, FL 34135

SUBJECT: Donmal Assemblage – Comprehensive Plan Amendment
Letter of Service Availability

Dear Ms. Robin,

Lee County Solid Waste is capable of providing solid waste collection service for the proposed Moderate Density/Mixed Use Planned Unit Development for the above project through our franchised hauling contractors. Disposal of the solid waste generated from the approx. 585 dwelling units will be performed at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Solid Waste Ordinance (11-27) defines those residential dwelling units that are eligible to receive curbside residential collection service and requirements for those as multi-family and/or commercial dwellings. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

Brigitte Kantor

Brigitte Kantor
Public Utilities Manager
Solid Waste Department

Lee County
Southwest Florida
BOARD OF COUNTY COMMISSIONERS

3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0340

John E. Manning
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

September 17, 2020

Lindsay F. Robin, MPA
Waldrop Engineering, P.A.
28100 Bonita Grande Dr.
City of Bonita Springs, FL 34135

RE: **Request for Letter of Availability**
Donmal Assemblage

Dear Ms. Robin,

LeeTran has reviewed your request for service availability in regards to a proposed development, on the referenced subject area located approximately 2 miles east of I-75, north of Bonita Beach Road, Bonita Springs. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

- Subject area is not within one-quarter mile of a fixed-route corridor
- Closest fixed-route corridor is the route 150 along Bonita Grande Drive & Bonita Beach Road
- The 2016 TDP does not identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because pedestrian access from subject parcels to closest stop is greater than one-quarter mile.

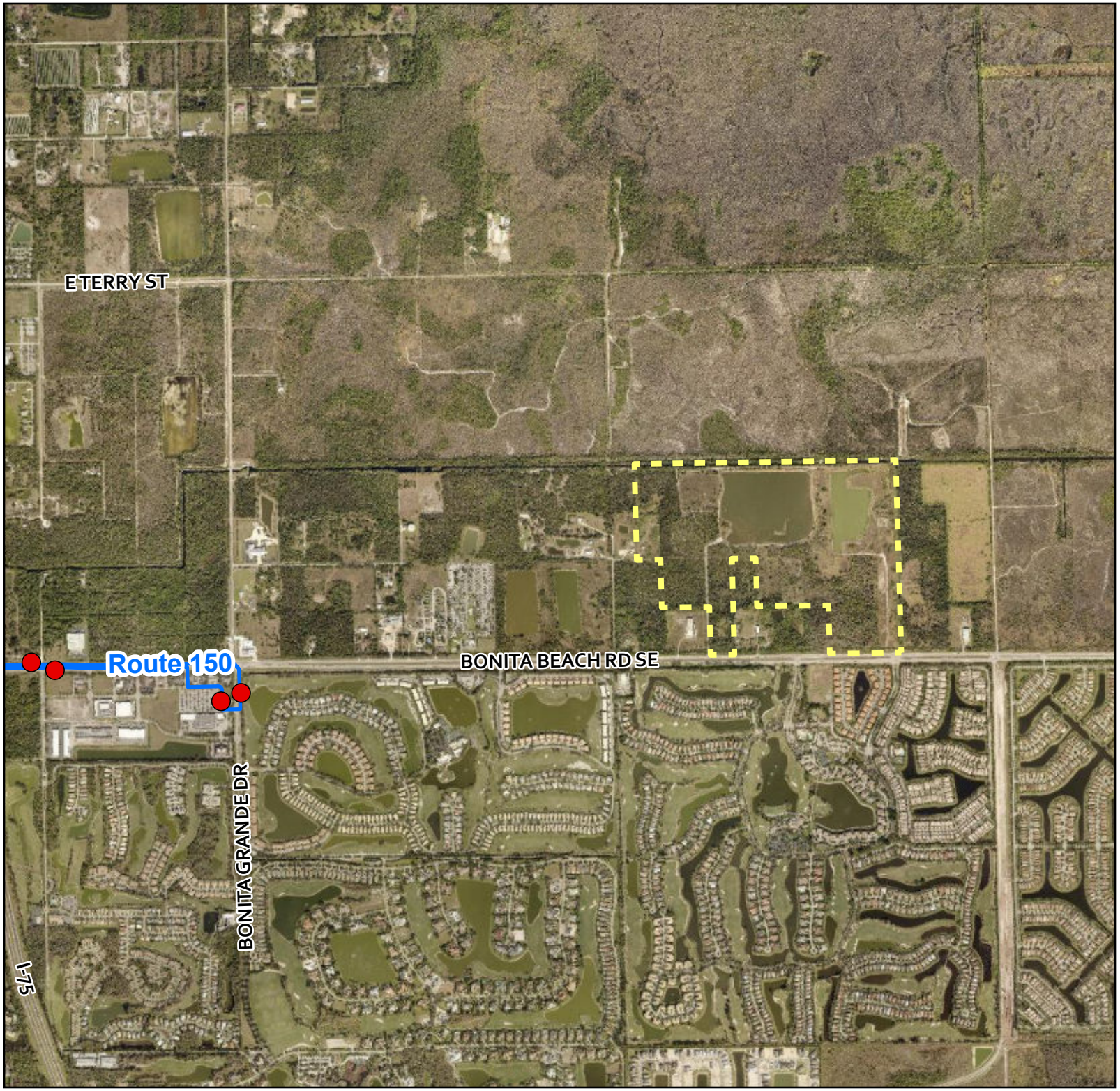
If transit services have been modified within one-quarter mile of the subject parcels at time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

Attached is a map of our route serves in relation to the subject parcels. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or jpuente@leegov.com.

Sincerely,

Jorge J Puente

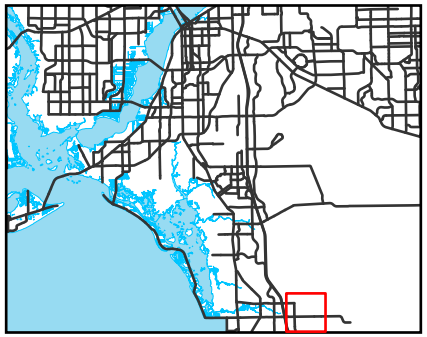
Jorge J Puente, Transit Service Planner
Lee County Transit



Development Review

LOSA
Proposed
Development
Donmal
Assemblage

- Bus Stops
- Bus Routes
- Development Review



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Prepared by LeeTran Planning Department

THE SCHOOL DISTRICT OF LEE COUNTY

Cindy Leal Brizuela
Senior Planner
2855 Colonial Boulevard, Fort Myers, FL 33966 | **O:** 239.335.1432

September 22, 2020

Lindsay F. Robin, MPA
Project Manager
Waldrop Engineering, P.A.
28100 Bonita Grande Dr., Suite 305
Bonita Springs, FL 34135

RE: Donmal Assemblage Comprehensive Plan Amendment

Dear Mrs. Robin:

This letter is in response to your request for concurrency review dated September 18, 2020 for the subject property in unincorporated Lee County in regard to educational impact. The project is located in the South Choice Zone, S3.

This development is a request for 585 single-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family homes, the generation rate is .297 and further broken down by grade level into the following, .149 for elementary, .071 for middle and .077 for high. A total of 68 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is not an issue within the Concurrency Service Area (CSA).

Thank you and if I may be of further assistance, please contact me at 239-335-1432

Sincerely,

Cindy Leal Brizuela, Senior Planner

BOARD MEMBERS **MARY FISCHER,** Chair, District 1 | **DEBBIE JORDAN,** Vice Chair, District 4 | **GWYNETTA S. GITTENS,** District 5
CHRIS N. PATRICCA, District 3 | **MELISA W. GIOVANNELLI,** District 2 | **BETSY VAUGHN,** District 6 | **CATHLEEN O'DANIEL MORGAN,** District 7
GREGORY K. ADKINS, Ed.D., Superintendent | **ALAN L. GABRIEL, ESQ.,** Board Attorney

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY	Lee County School District
NAME/CASE NUMBER	Donmal Assemblage - CPA
OWNER/AGENT	Waldrop Engineering
ITEM DESCRIPTION	CPA impacts in South CSA, sub area S3
LOCATION	STRAP 33-47-26-00-00001.002A & others
ACRES	175.40
CURRENT FLU	DRGR & Wetlands
CURRENT ZONING	AG-2, IPD

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
585	0	0

	Student Generation Rates			
STUDENT GENERATION	**SF**	**MF**	**MH**	**Projected Students**
Elementary School	0.149			87.17
Middle School	0.071			41.54
High School	0.077			45.05

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2023/24	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	13,291	11,993	1,298	87	1211	91%	
South CSA, Middle	6,904	5,561	1,343	42	1301	81%	
South CSA, High	8,703	8,347	356	45	311	96%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Cindy Leal Brizuela, Senior Planner

Bonita Springs Utilities, Inc.

September 19, 2020

Lindsay Robin, MPA
Waldrop Engineering
28100 Bonita Grande Road, Suite 305
Bonita Springs, FL 34135

Sent via e-mail: lindsey.robin@waldropengineering.com

Re: DonMal Assemblage

Dear Ms. Robin,

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

You have estimated the usage to be 146,250 gallons per day. Bonita Springs Utilities, Inc. has the capacity to provide the above estimated gallonage from its 17.56 million gallon per day Water Treatment Plant. The Water Reclamation Facilities have the capacity to treat the above estimated gallonage from the plants currently rated at 11.0 million gallon per day.

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

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

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

Respectfully,
Bonita Springs Utilities, Inc.

Kim Hoskins, P.E.
Director of Engineering

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

September 22, 2020

Lindsay F. Robin MPA
Project Manager

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

In response to your inquiry of September 22, 2020, the Florida Master Site File lists no cultural resources recorded at the designated area in Section 33 Township 47S, Range 26E.

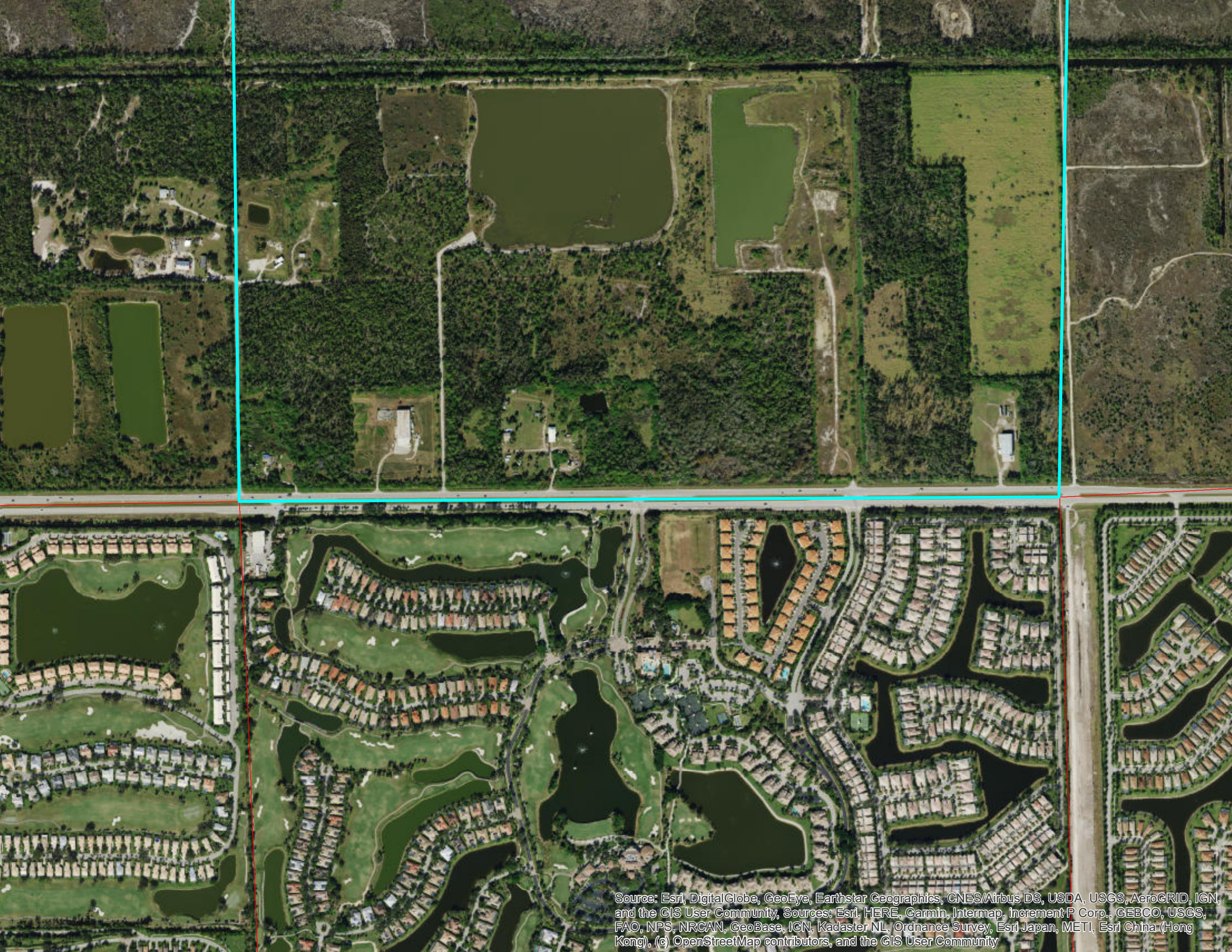
When interpreting the results of our search, please consider the following information:

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

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

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Lee County Archaeological Sensitivity Map

Legend

- Sensitivity Level 1
- Sensitivity Level 2
- Previously Surveyed

Lee County Southwest Florida

N
W E
S

0.950.475 0 0.95 1.9 2.85 3.8

Miles

Map Generated: December 2014

Adopted December 21, 1988
Land Development Code Chapter 22-106

LOCATION OF SUBJECT PROPERTY

Charlotte Harbor
Captiva Pass
Pine Island Sound
Gulf of Mexico
San Carlos Bay
Estero Bay
Caloosahatchee River

CHARLOTTE COUNTY
CHARLOTTE COUNTY
COLLIER COUNTY
COLLIER COUNTY
COLLIER COUNTY
HENDRY COUNTY

GASPARILLA RD
MAIN ST
PINE ISLAND RD NW
STRINGFELLOW RD
CAPTIVA DR
PERIWINKLE WAY
SANIBEL CAUSEWAY
OLEANDER ST
BURNT STORE RD N
WILMINGTON PKWY
DEL PRADO BLVD N
LITTLETON RD
DIPLOMAT PKWY E
TROPICANA PKWY E
NE PINE ISLAND RD
HANCOCK BRIDGE PKWY
SE 8TH ST
VISCAYA PKWY
TRAFALGAR PKWY
VETERANS PKWY
GLEASON PKWY
CAPE CORAL PKWY W
EL DORADO PKWY W
SUMMERLIN RD
IONA RD
GLADIOLUS DR
BONITA BEACH RD SW
ESTERO BLVD
S TAMIAMI TRL
OLD 41 RD
E TERRY ST
BONITA BEACH RD SE
IMPERIAL ST
BONITA GRANDE BLVD
CORKSCREW RD
BROADWAY W
WILLIAMS RD
COCONUT RD
THREE OAKS PKWY
ALICO RD
SAN CARLOS BLVD
LEE RD
CIRCLE RD
ISLAND PARK RD
WINKLER RD
BASS RD
SAN CARLOS BLVD
DAVIS RD
SIX MILE CYPRESS PKWY
BRIARCLIFF RD
DANIELS PKWY
CRYSTAL DR
BRANTLEY RD
COLLEGE PKWY
CYPRESS LAKE DR
MCGREGOR BLVD
MCGREGOR BLVD
METRO PKWY
PLANTATION RD
S CLEVELAND AV
CLEVELAND AV
FOWLER ST
SURFSIDE BLVD
CHIQUITA BLVD S
DEL PRADO BLVD S
SANTA BARBARA BLVD
CHIQUITA BLVD N
EL DORADO BLVD N
SANTA BARBARA BLVD
ORANGE GROVE BLVD
MCCLELAND AVE
PONDELLA RD
SECOND ST
DR M L KING JR BLVD
EDISON AV
WINKLER AV
COLONIAL BLVD
COLONIAL BLVD
ORTIZ AV
STALEY RD
PALM BEACH BLVD
BAYSHORE RD
HART RD
LAUREL DR
MELLOW DR
ORANGE RIVER BLVD
TICE ST
CEMETERY RD
BUCKINGHAM RD
N RIVER RD
N RIVER RD
NALLE GRADE RD
SLATER RD
NALLE RD
SR 31
SR 80
SUNSHINE BLVD N
12TH ST W
LEE BLVD
LEONARD BLVD
GUNNERY RD S
HOMESTEAD RD S
ROOSEVELT AVE
SR 82
SR 82
SR 92
A TAMIAMI TRL
41
41
41

Revana Lakes MPUD
Comprehensive Plan Amendment & Planned Development Rezone
Neighborhood Meeting

Wednesday, 27 2023, 5:30 p.m.
Bonita Springs Fire Department, Station 24
27701 Bonita Grande Drive, Bonita Springs, FL 34135
& Via Zoom (Virtual)

Seagate Revana, LLC and their consultant team hosted their pre-hearing Neighborhood Meeting at the Bonita Springs Fire Department Station 24, and virtually utilizing the Zoom platform, at 5:30 p.m., on Wednesday, September 27, 2023. The meeting was held for the Comprehensive Plan Amendment and the Planned Development Rezone application. The meeting was noticed to property owners listed on Exhibit "A" attached, and the meeting notice was published in the News-Press on September 7, 2023. The Affidavit of Publication is attached as Exhibit "B".

The list of participants is attached as Exhibit "C" and demonstrates approximately 11 in-person attendees were present at the meeting including the consultant team. There were also approximately 8 people in attendance virtually via Zoom.

Alexis Crespo welcomed attendees, introduced the project, the Applicant and consultant team, presented a PowerPoint presentation attached as Exhibit "D". After the presentation, the Applicant opened the floor for attendees to ask questions and make comments.

The Applicant explained the proposed rezoning and comprehensive plan amendment seeks 388 dwelling units and 139,000 SF of Commercial within 204 +/- acres. The Comprehensive Plan Amendment proposes to redesignate Density Reduction Groundwater Resource (DR/GR) and Wetlands future land use categories to the Urban Finge Community and Resource Protection future land use categories. The request also includes the annexation of 90 acres of the 204 acres from Lee County into the City.

Comments raised from attendees in-person and via Zoom included:

- The primary concern expressed traffic lights at the project's intersection with Palmira along Bonita Beach Road. It was explained that the traffic generated by this project did not warrant a traffic signal, but the project would be required to be designed to assure safe turning movements between both developments;
- There was a question asked if the property would have to be elevated. It was explained that the property would have to be elevated to meet current flood elevation requirements;
- There was a question regarding the cell tower in this area and if anything was going to happen to it. It was explained that the radio tower was the property to the north and will not be affected by this development.

Following the discussion and public comment, the Applicant thanked the attendees and provided contact information. The meeting was concluded at approximately 6:05 p.m.

Revana Lakes MPD
NIM 2 Mailing List

STRAP	OwnerName	OwnerName2	MailAddres	MailAddress2	MailCity	MailSt	MailZip	MailCountry
33-47-26-00-00001.002A	SEAGATE REVANA LLC		9921 INTERSTATE COMMERCE DR		FORT MYERS	FL	33913	
33-47-26-00-00001.012A	THIEL WENDY L		PO BOX 1703		BONITA SPRINGS	FL	34133	
33-47-26-00-00001.012C	GOOD ENOUGH FARM LLC		PO BOX 366748		BONITA SPRINGS	FL	34136	
33-47-26-B3-00001.0040	BEACH ROAD & 29 LLC		PO BOX 366748		BONITA SPRINGS	FL	34136	
33-47-26-B3-00001.0370	HAINES CRAIG P +		10467 SPRUCE PINE CT		FORT MYERS	FL	33913	
32-47-26-00-00001.0100	CRISAFULLI INVESTMENT GROUP LL		6184 JAYS WAY		MILTON	FL	32570	
32-47-26-00-00001.0180	HEATH JOHN PORTER +		8958 SW 52ND CT		COOPER CITY	FL	33328	
32-47-26-00-00001.0260	DACHUK DONALD		13060 RIO GRANDE DR		BONITA SPRINGS	FL	34135	
32-47-26-00-00001.0300	GLASE GOLF INC		27730 FAYGIN LN		BONITA SPRINGS	FL	34135	
32-47-26-00-00001.0310	4JAKS LTD		677 MYRTLE RD		NAPLES	FL	34108	
32-47-26-L1-U2693.1352	SOUTH FLA WATER MGMT DIST	LAND MANAGEMENT	PO BOX 24680		WEST PALM BEACH	FL	33416	
33-47-26-00-00001.0030	HENKE GORDON TR		700 11TH ST S PH3		NAPLES	FL	34102	
33-47-26-00-00001.0080	UNKNOWN HEIRS OF		1208 WALDEN DR		FORT MYERS	FL	33901	
33-47-26-00-00001.0110	FRISBEE DENNIS		6600 SW 4TH ST		PEMBROKE PINES	FL	33023	
33-47-26-00-00001.0130	FERCHAU HUGO ALFRED SR +		48715 COUNTY RD X		SAGUACHE	CO	81149	
33-47-26-00-00001.0190	BONITA SPRINGS ISLAMIC CENTER		27721 FAYGIN LN		BONITA SPRINGS	FL	34135	
33-47-26-00-00001.0230	VANDERVEEN CATHLEEN T +	RUCKER	440 PALM CIR E		NAPLES	FL	34102	
33-47-26-00-00001.0270	LEE COUNTY		PO BOX 398		FORT MYERS	FL	33902	
33-47-26-00-00001.0310	SOUTH FLA WATER MGMT DIST +	LAND MANAGEMENT	PO BOX 24680		WEST PALM BEACH	FL	33416	
33-47-26-00-00001.1000	MANLEY FARMS INC		2748 TIBURON BLVD E # 205		NAPLES	FL	34109	
33-47-26-00-00001.1020	GAIL CARTER MARTIN TRUST	WARREN MARTIN	18330 SW 112TH CT		MIAMI	FL	33157	
33-47-26-00-00001.1030	POOLE STANLEY R TR		2 FARM LN		ROCKPORT	MA	1966	
33-47-26-00-00001.1060	POKLEMBA DEBRA S		28049 E BROOK DR		BONITA SPRINGS	FL	34135	
33-47-26-00-00002.1000	PINNACLE TOWERS INC		4017 WASHINGTON RD PMB 353		MCMURRAY	PA	15317	
33-47-26-00-00003.0100	BONITA SPRINGS UTILITIES INC		11900 E TERRY ST		BONITA SPRINGS	FL	34135	
33-47-26-L4-U2795.1281	TIITF STATE OF FLORIDA	DEPT OF ENVIR PROTECTION	3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399	
03-48-26-B1-U2960.1262	CITY OF BONITA SPRINGS		9101 BONITA BEACH RD		BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0010	DESENA EMELIA TR		14137 TIVOLI TER		BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0020	ANTONOPOULOS EVELYN H TR		14133 TIVOLI TER		BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0030	HOWELL LEN & JOAN		14129 TIVOLI TER		BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0040	PERFETTO ROBERT J TR		PO BOX 366174		BONITA SPRINGS	FL	34136	
04-48-26-B1-00101.0050	CUNNINGHAM CAROL A +		14121 TIVOLI TER		BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0060	MILLER GINA M +		14117 TIVOLI TER		BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0070	DELIO ANTHONY P III TR		28526 AZZILI WAY		BONITA SPRINGS	FL	34134	
04-48-26-B1-00101.0080	GASPAR PAUL L & HELEN MARY		14109 TIVOLI TER		BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0090	PENNACCHIA DANTE R TR		14105 TIVOLI TER		BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0100	MASON LESLIE A		24 SANDY RIDGE RD		STERLING	MA	1564	
04-48-26-B1-00101.0110	SCIACCHETANO VICTOR + LOIS		14093 TIVOLI TER		BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0120	ARMBRUSTER PATRICIA ANN		14087 TIVOLI TER		BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0130	JONATHAN F GRULL TRUST +		4106 FALLS RD		MANCHESTER	MD	21102	

04-48-26-B1-00101.0140	PETRANDO SUSAN A TR		14079 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0150	ONEIL PAUL M & MIRIAM DREW		14075 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0160	FRANZ JANICE E		14071 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0170	CAVALLI MARIO & ELENA		14067 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0180	FIORDALISO ARTHUR R &		14063 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0190	NAYLOR WILLIAM W &		14059 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0200	ROTHSTEIN NEAL		14055 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0210	CONGO ELLEN TR		14051 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0220	MILLER DANIEL G & CAROLYN B TR		14047 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0230	FRANCIS M PERCUOCO TRUST +		14043 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0240	WILSON TODD S & BROOKE E		4085 APPLE VALLEY DR	HOWARD	OH	43028	
04-48-26-B1-00101.0250	DESAI JITENDRA M & SARYU J		14035 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0260	FRANK MICHAEL H & JULIA C TR		14031 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0270	RICHTER VERENA E & ROBERT D TR		14030 TIVOLI TERRACE	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0280	BORKOWSKI GREGORY P TR		14745 STONEHEDGE DR	NOVELTY	OH	44072	
04-48-26-B1-00101.0290	EBELHAR LARRY &		14038 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0300	ZELLER PAMELA J TR		14042 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0310	QUINN GREGORY M &		34 SPRING RD	NEEDHAM	MA	2494	
04-48-26-B1-00101.0320	MISKULIN FREDERICK J &		14050 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0330	ABERNATHY JOHN M		1105 LAKE BLUFF CIR	LOUISVILLE	KY	40245	
04-48-26-B1-00101.0340	MCKINNEY DAWNE E TR		14058 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0350	GALE E GERALD & ELIZABETH A		14062 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0360	ZACCARDI STEVEN &		1060 WOODLAND CRESCENT	BELLE RIVER	ON	N0R 1A0	CANADA
04-48-26-B1-00101.0370	HAMM JEAN C & HARRY C JR		1764 MEADOWCREST DR	PITTSBURGH	PA	15241	
04-48-26-B1-00101.0380	ROHR MICHAEL W + JANET S		14074 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0390	CARROLL KEVIN E & TAMMY A		14078 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0400	DARDY WILLIAM A TR		14082 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0410	REID JOSEPH N & CLARE W		14086 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0420	ENNIS LEN E & CECILIA M		12300 ROS UNIT 501	TIMONIUM	MD	21093	
04-48-26-B1-00101.0430	MUSHINSKI STEPHEN J &		14094 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0440	NUTTALL DAVID W TR		14098 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0450	KOWALCHUK EDWARD L TR		14102 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0460	DESANDRE DAVID C TR		18072 MAPLE HILL CT	NORTHVILLE	MI	48168	
04-48-26-B1-00101.0470	METZLER CHARLES & PATRICIA TR		1064 NOONING TREE DR	CHESTERFIELD	MO	63017	
04-48-26-B1-00101.0480	ARNOFF GAIL P		420 EAST GLENGARY CIR	CLEVELAND	OH	44143	
04-48-26-B1-00101.0490	DEPEW DAVID W & MARGARET K		14118 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0500	CAREY MICHAEL F & KATHRYN		14122 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00101.0510	GRUBE RICHARD & BARBARA J		14126 TIVOLI TER	BONITA SPRINGS	FL	34135	
04-48-26-B1-00109.00CE	GOLF CLUB AT PALMIRA INC		28501 MATTEOTTI VIEW	BONITA SPRINGS	FL	34135	
04-48-26-B1-0010A.00CE	PALMIRA GOLF AND COUNTRY CLUB	KEB MANAGEMENT SERVICES LLC	6017 PINE RIDGE RD UNIT 262	NAPLES	FL	34119	
04-48-26-B1-001A1.0000	PARKLANDS WEST CDD	WRATHELL HUNT & ASSOCIATES LLC	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	

04-48-26-B1-001GC.1000	GOLF CLUB AT PALMIRA INC		28501 MATTEOTTI VW	BONITA SPRINGS	FL	34135
04-48-26-B1-001GC.100J	PARKLANDS WEST CDD	WRATHELL HUNT AND ASSOC LLC	9220 BONI STE 214	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0010	DONOHUE JOHN M & BEVERLY TR		29000 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0020	MAHMOUD HAYTHAM M &		29002 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0030	WALLACE DOUGLAS V &		6912 LOBELIA DR	NEW ALBANY	OH	43054
04-48-26-B2-00500.0040	BENES MARYANNE L/E		29008 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0050	SAUNDERS KIRK BRANT &		29012 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0060	LORD RICHARD S JR & ELLA V TR		5N961 PRAIRIE VALLEY DR	SAINT CHARLES	IL	60175
04-48-26-B2-00500.0070	WEINGARTNER CHERYL A +		364 JOSHUA TREE DR	COLLEGEVILLE	PA	19426
04-48-26-B2-00500.0080	BIEGEL ANDREW +		29020 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0090	PUMAREJO EDWARD		29024 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0100	GYURAK CSABA &		29026 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0110	LONG JOSEPH & CAROL		29030 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0120	CONWAY DANIEL J		29032 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0130	ARCIERE JEFFREY & CAMILLE		29036 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0140	UMAROV KHASAN &		29038 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0150	D'ENTREMONT JESSICA M &		29042 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0160	SAGGIO KEITH		29044 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0170	CARABELLI LOUIS JAMES +		29048 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0180	BONNER STEPHEN T & KAREN A		26 SANDPIPER LN	EAST ISLIP	NY	11730
04-48-26-B2-00500.0190	CHIPMAN RICK & LINDA		29054 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0200	IANUALE STEVEN		19 BOBOLINK CT	WAYNE	NJ	7470
04-48-26-B2-00500.0210	CORFIAS CATHY A		29060 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0220	FISCHBACH GIESELE		29062 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0230	BROAD TIMOTHY W TR		46 HAWTREE WAY	GROTON	MA	1450
04-48-26-B2-00500.0240	CACIO LOUIS J SR & BARBARA		29068 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0250	CIRIACO ANTHONY +		PO BOX 420	ERIE	CO	80516
04-48-26-B2-00500.0260	GEIBLINGER JOHANN & MARTA		29074 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0270	HOWARTH MATTHEW I &		29078 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0280	INTERNATIONAL CAPITAL		20 N MARTINGALE RD STE 180	SCHAUMBURG	IL	60173
04-48-26-B2-00500.0290	LINDBERG HOLDINGS LLC		13415 LARKIN DR	MINNETONKA	MN	55305
04-48-26-B2-00500.0300	HAGEN MASSIMO F TR		7 BALDWIN RD	LONDONDERRY	NH	3053
04-48-26-B2-00500.0310	BOYLAN DEBRA L		29090 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0320	CASSADY JAMES GARY II		29092 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.0330	BROPHY DANIEL D		29096 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1350	BARBOUNIS CONSTANTINE G TR		8741 HIDEAWAY HARBOR CT	NAPLES	FL	34120
04-48-26-B2-00500.1360	WALKER BRENDA L		29057 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1370	COLLINSON ANTHONY D		29051 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1380	CASEY KENNETH E & DIANE L		29049 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1390	BAKKEN PAMELA J		405 24TH AVE N	FARGO	ND	58102
04-48-26-B2-00500.1400	LUTKOWSKI ANDREW K &		29041 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135

04-48-26-B2-00500.1410	FOX JOANN & JAMES GARRY J		29037 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1420	CHANCE RICHARD J & ANITA L		29035 ALESSANDRIA CIRCLE	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1430	SAMAHA MONICA L		29031 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1440	CHIRICO PATRICIA M		29029 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1450	GREASER CHARLES E		29025 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1470	SULLIVAN KATHERINE M		29019 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1480	FERNANDEZ BERTA +		29017 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1490	PORCO PAUL		29 ROSES GROVE RD	SOUTHAMPTON	NY	11968
04-48-26-B2-00500.1500	CONTE JOSEPH J & ROSEMARY		29011 ALESSANDRIA CIR	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1510	DOERFLER FREDERICK J		28000 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1530	SETTINERI CYNTHIA		28020 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1540	ROHDENBURG MICHAEL		422 S WEST AVE	ELMHURST	IL	60126
04-48-26-B2-00500.1550	BRUMM RICHARD		28040 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1560	DECKER LISA D		28050 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1570	MARINO MARY ANN +		28060 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1580	PHELPS DENNIS + JANET		5359 PIN OAK CIR	SHEFFIELD VILLAGE	OH	44054
04-48-26-B2-00500.1590	THOMAS DANIEL & MAMIE		28066 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1600	SHANDY REAL ESTATE INC		4003 UPOLO LN	NAPLES	FL	34119
04-48-26-B2-00500.1610	DITTAMORE CHARLES E &		28072 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1620	BENNETT ERNEST J		28074 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1630	EBLAN CHERYL		28078 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1640	WAYSACK ROBERT D TR		28080 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1650	FREDERICKSEN ROBIN		28084 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1660	SORBELLINI JAMES L/E		28086 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1670	GRAHAM CONSTANCE J TR		28094 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1680	MGN REAL ESTATE LLC		3958 BERING CT	NAPLES	FL	34119
04-48-26-B2-00500.1690	POLAND JENNA N &		1656 SCITUATE AVE	CRANSTON	RI	2921
04-48-26-B2-00500.1700	PHILLIPS DENNIS K TR		3400 ALDERSGATE RD	DAYTON	OH	45440
04-48-26-B2-00500.1710	BRADLEY PEGGY		28123 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1720	PRAZER KATHLEEN S & MARK A TR		28121 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1730	VARGA KATHLEEN NORA	JEAN FLEURY	8980 MADRID CIR	NAPLES	FL	34104
04-48-26-B2-00500.1740	CALABRIA JOHN J &		28115 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1750	BARDEN KIMBERLY S &		28111 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1760	SKELLY DENNIS M & DEBORAH A TR		28109 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1770	HOLCOMB WARREN N & MARCIA R		8950 STONEWICK WAY	ZIONSVILLE	IN	46077
04-48-26-B2-00500.1780	OPORTUS SERGIO CHACON &		28103 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1790	CARMODY MARIA A +		17113 HILLCREST MEADOW DR	CHESTERFIELD	MO	63005
04-48-26-B2-00500.1800	KELLY-LINDSEY JAMILLE L TR		28097 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1810	SIMON ARTHUR E		80 BARBERRY DR	OCEAN	NJ	7712
04-48-26-B2-00500.1820	WRATZ DAVID & COLLEEN		5208 S GLENVIEW RD	SIOUX FALLS	SD	57108
04-48-26-B2-00500.1830	DETWILER JAMES M JR &		43 DICKINSON CT	RED BANK	NJ	7701

04-48-26-B2-00500.1850	RICCIOLI CARMINE A &	28081 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1860	WERTZ JUDY	28079 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1870	EVANS MICHAEL J &	28077 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1880	JACKSON LORI W	28075 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1890	NOTARIANNI BRAD J & DANA	3732 HUNTING RUN RD	MEDINA	OH	44256
04-48-26-B2-00500.1900	GARCIA JOSEPH E TR	4121 DEL MAR VILLAGE DR SW	GRANDVILLE	MI	49418
04-48-26-B2-00500.1910	CLOVNING STEVEN C & LISA M	28065 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1920	SECOL STEPHAN H & DOROTHY	3 BOXWOOD DR	OCEAN	NJ	7712
04-48-26-B2-00500.1930	WILLIAM RICKARD FAMILY TRUST +	280 WINDSOR GATE COVE	ATLANTA	GA	30342
04-48-26-B2-00500.1940	WALKER GREGORY K &	28059 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1950	CHOATE WILFORD L TR	28055 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1960	CLARK KATHERINE	19619 GLEN SHADOWS DR	COLORADO SPRINGS	CO	80908
04-48-26-B2-00500.1970	WALKER ROY C & CHERYL G	28035 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.1980	SZYMANSKI NANCY LAWS & JOHN	28025 BOCCACCIO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.2000	WOJCIECHOWSKI MICHAEL &	9240 RUTH CT	SAINT JOHN	IN	46373
04-48-26-B2-00500.2040	COX KENNETH S &	535 EDGEWOOD DR	NEW CASTLE	IN	47362
04-48-26-B2-00500.2050	TOUGAS THOMAS REED &	14820 CARDUCCI CT	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.2060	NELSON JAMES E	14810 CARDUCCI CT	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.2070	WESKALNIES CURTIS L &	14800 CARDUCCI CT	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3280	STEMPIEN RONALD EDWARD L/E	28160 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3290	ECHTERLING THOMAS R TR	28150 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3300	POMPOSELLO NANCY +	28130 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3310	PRAINO ROBERT	28120 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3320	BONFIELD PHYLLIS MARY TR	28110 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3330	FAGAN LEONA M	28100 GROSSETTA WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3340	WARD JANE +	10 ISABEL CT	ALBANY	NY	12205
04-48-26-B2-00500.3350	VICANEK MICHAL	28080 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3360	SANDERS-BEY EDWARD &	17 KELLEY BLVD	NORTH ATTLEBORO	MA	2760
04-48-26-B2-00500.3370	DODDS DAVID WILLIAM &	28060 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3380	HEINS JANET +	PO BOX 354	PECONIC	NY	11958
04-48-26-B2-00500.3390	CONCEPCION JEFFREY A	276 E PIONEER TRL	AURORA	OH	44202
04-48-26-B2-00500.3400	LOCKWALD MEGEN MARIE	28020 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3410	KNOWLES TRACY	28010 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3420	MOORE DENNIS & FAITH	28005 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3430	TERRA NOSTRA ENTERPRISES INC	619 ROUTE 523	WHITEHOUSE STATI(	NJ	8889
04-48-26-B2-00500.3440	CHATER GARY +	28244 JEWEL FISH LN	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3450	TYNION DANIEL & HANNAH	28035 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3460	LEHMAN EMIL G JR TR	28115 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3470	STRELL STACEY LYNN	28125 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3480	ADAMS THOMAS J & CYNTHIA L	8124 W 147TH AVE	CEDAR LAKE	IN	46303
04-48-26-B2-00500.3490	STOVALL INGER BENEDIKTE	PO BOX 1177	BONITA SPRINGS	FL	34133

04-48-26-B2-00500.3500	MAHER TIMOTHY J &		28155 GROSSETTO WAY	BONITA SPRINGS	FL	34135
04-48-26-B2-00500.3510	STARK JON A & PEGGY-ANN		17 GARDEN ST	LINCOLN PARK	NJ	7035
04-48-26-B2-00500.C1CE	SAN REMO AT PALMIRA HOMEOWNERS		4500 PGA BLVD STE 400	PALM BEACH GARDE	FL	33418
04-48-26-B2-0050A.00CE	SAN REMO AT PALMIRA HO ASSN		4500 PGA BLVD STE 400	PALM BEACH GARDE	FL	33418
04-48-26-B2-0060A.0100	PARKLANDS LEE CDD	WRATHELL HUNT & ASSOCIATES LLC	2300 GLADES RD STE 410W	BOCA RATON	FL	33431
04-48-26-B2-0060A.11CE	SEA CASTLE DEVELOPMENT LLC		27499 RIVERVIEW CENTER BLVD	BONITA SPRINGS	FL	34134
04-48-26-B2-00614.0040	SORRENTO CONDOMINIUM ASSOCIATI		28051 SOSTA LN	BONITA SPRINGS	FL	34135
04-48-26-B2-00614.004A	PARKLANDS LEE COUMMUNITY DEVE	WATHALL HUNT AND ASSOC LLC	9220 BONITA BEACH RD STE 214	BONITA SPRINGS	FL	34135
04-48-26-B2-01000.00CE	SORRENTO CONDOMINIUM ASSN					
04-48-26-B2-01001.0001	CHINERY KIMBERLY ANN		28090 SOSTA LN #1	BONITA SPRINGS	FL	34135
04-48-26-B2-01001.0002	MARTINEZ KARLEY		28090 SOSTA LN #2	BONITA SPRINGS	FL	34135
04-48-26-B2-01001.0003	HUTCHINSON MARK +		28090 SOSTA LN #3	BONITA SPRINGS	FL	34135
04-48-26-B2-01001.0004	YU XUELI		6 DEER HAVEN DR	HAYDENVILLE	MA	1039
04-48-26-B2-01002.0001	BRADY LOIS L/E		28086 SOSTA LN #1	BONITA SPRINGS	FL	34135
04-48-26-B2-01002.0002	NUANEZ LAWRENCE A &		28086 SOSTA LN #2	BONITA SPRINGS	FL	34135
04-48-26-B2-01002.0003	LIGUORI SORRENTO LLC		11 NEWTON ST	SAYVILLE	NY	11782
04-48-26-B2-01002.0004	MCQUILLAN MITCHELL &		5000 EVANS RD	HOLLY	MI	48442
04-48-26-B2-01003.0001	RAIMONDI PETER & DONNA M		28082 SOSTA LN UNIT 1	BONITA SPRINGS	FL	34135
04-48-26-B2-01003.0002	PAPPAS JOHN S & DIANE MARIE		28082 SOSTA LN #2	BONITA SPRINGS	FL	34135
04-48-26-B2-01003.0003	CAPOBIANCO PAUL +		515 FIRST AVE	BAYPORT	NY	11705
04-48-26-B2-01003.0004	FEENEY TAMMY M & PETER M +		28082 SOSTA LN #4	BONITA SPRINGS	FL	34135
04-48-26-B2-01004.0001	NEUNER SUZANNE		28078 SOSTA LN #1	BONITA SPRINGS	FL	34135
04-48-26-B2-01004.0002	GERONIMO BARBARA T		28078 SOSTA LANE #2	BONITA SPRINGS	FL	34135
04-48-26-B2-01004.0003	MILLER MARCI & JOSEPH J		266 PEEL RD	LANGHORNE	PA	19047
04-48-26-B2-01004.0004	OCCIANO BETH		28078 SOSTA LN #4	BONITA SPRINGS	FL	34135
04-48-26-B2-01005.0001	DUDEK FRANCIS & NATALIE		28074 SOSTA LN UNIT 1	BONITA SPRINGS	FL	34135
04-48-26-B2-01005.0002	BROMAN STEPHEN E		28074 SOSTA LN #2	BONITA SPRINGS	FL	34135
04-48-26-B2-01005.0003	PERKO KATHLEEN		28074 SOSTA LN # 3	BONITA SPRINGS	FL	34135
04-48-26-B2-01005.0004	TENREIRO KELLI		28074 SOSTA LN #4	BONITA SPRINGS	FL	34135
04-48-26-B2-01006.0001	MERGLER DON H II &		28070 SOSTA LN #1	BONITA SPRINGS	FL	34135
04-48-26-B2-01006.0002	DUSOLD DAVID R +		53 ORCHARD LN	SPRINGFIELD	IL	62712
04-48-26-B2-01006.0003	ESTREM CARY ELAINE		28070 SOSTA LN #3	BONITA SPRINGS	FL	34135
04-48-26-B2-01006.0004	FARINA WILLIAM G & LYNDA T		10A JOES WAY	HOLLIS	NH	3049
04-48-26-B2-01007.0001	GERY CHRISTINA + MARK		28062 SOSTA LN UNIT 1	BONITA SPRINGS	FL	34135
04-48-26-B2-01007.0002	CHESKIN BRYAN LEIGH		26987 WILDWOOD PINES LN	BONITA SPRINGS	FL	34135
04-48-26-B2-01007.0003	CAMP BYRON LOUIS		28062 SOSTA LN # 3	BONITA SPRINGS	FL	34135
04-48-26-B2-01007.0004	NARANJO GIOVANNI ALBERTO &		28062 SOSTA LN #4	BONITA SPRINGS	FL	34135
04-48-26-B2-01008.0001	BIENKOWSKI EDMUND ROBERT &		28058 SOSTA LN UNIT 1	BONITA SPRINGS	FL	34135
04-48-26-B2-01008.0002	LIGUORI LORA ALISON &		39 RIVER ST	SAYVILLE	NY	11782
04-48-26-B2-01008.0003	GIRTS WENDY L TR		8359 FOURS SEASONS TRAIL	POLAND	OH	44514
04-48-26-B2-01008.0004	DENNY BRIAN JOHN +		28058 SOSTA LN #4	BONITA SPRINGS	FL	34135

04-48-26-B2-01009.0001	RUTH DONALD C SR & VIVIAN M L/	28054 SOSTA LN #1	BONITA SPRINGS	FL	34135	
04-48-26-B2-01009.0002	BOOK JEFFREY	28054 SOSTA LN #2	BONITA SPRINGS	FL	34135	
04-48-26-B2-01009.0003	HALL MITCHELL J & AMY L	28054 SOSTA LN #3	BONITA SPRINGS	FL	34135	
04-48-26-B2-01009.0004	GRIMMENGA MARK A & NANCY J +	28622 SAN LUCAS LN #202	BONITA SPRINGS	FL	34135	
04-48-26-B2-01013.0001	RODEWALD TERRY L TR	230 1ST ST	CRYSTAL LAKE	IL	60014	
04-48-26-B2-01013.0002	TALARICO MICHAEL A &	26 REGENCY CRT	BRADFORD	ON	L3Z 2R2	CANADA
04-48-26-B2-01013.0003	MCNALLY JOHN & LISA DIBELLA	35 SPRAGUE AVE	STATEN ISLAND	NY	10307	
04-48-26-B2-01013.0004	GANZ KEVIN D & LISA B	28051 SOSTA LN #4	BONITA SPRINGS	FL	34135	
04-48-26-B2-01014.0001	CARLSON MARJORIE L	28055 SOSTA LN #1	BONITA SPRINGS	FL	34135	
04-48-26-B2-01014.0002	FINNEREN BRIAN & WENDY	28055 SOSTA LN UNIT 2	BONITA SPRINGS	FL	34135	
04-48-26-B2-01014.0003	KUEPER KIMBERLY MARIE &	801 PIONEER CT	BREESE	IL	62230	
04-48-26-B2-01014.0004	RYAN JAMES J & LYNN M	187 NORTHCLIFFE DR	ROCHESTER	NY	14616	
04-48-26-B2-01015.0001	CATANZARO ANTHONY J JR TR	25 MARGARETTA CT	STATEN ISLAND	NY	10301	
04-48-26-B2-01015.0002	MAREK DOROTHY J	28059 SOSTA LN UNIT 2	BONITA SPRINGS	FL	34135	
04-48-26-B2-01015.0003	RIEDESEL CHARLES & SUSAN	641 SUNSET DR	LODI	WI	53555	
04-48-26-B2-01015.0004	MONTEIRO CHRISTOPHER &	27 LANDERS RD	STONEHAM	MA	2180	
04-48-26-B2-01016.0001	PUSATERA MICHAEL A +	28063 SOSTA LN #1	BONITA SPRINGS	FL	34135	
04-48-26-B2-01016.0002	GARRISON STEPHEN & BARBARA	2911 HAMPTON AVE	NORTH AURORA	IL	60542	
04-48-26-B2-01016.0003	BOVA JENNIFER DIANE	105 VILLAGE DR	PITTSBURGH	PA	15227	
04-48-26-B2-01016.0004	BROWN THOMAS A & MICHELE M	28063 SOSTA LN #4	BONITA SPRINGS	FL	34135	
04-48-26-B2-01017.0001	KOCIK THOMAS F & DOROTHY J	28067 SOSTA LN # 1	BONITA SPRINGS	FL	34135	
04-48-26-B2-01017.0002	LAROSA DAVID FRANCIS &	2547 MONARCH WAY	BEL AIR	MD	21015	
04-48-26-B2-01017.0003	DESIMONE DIANE M &	270 PARK LN	GRAND ISLAND	NY	14072	
04-48-26-B2-01017.0004	MOULDEN MARY	194 WILSON ST E	ANCASTER	ON	L9G 2B7	CANADA
04-48-26-B2-01018.0001	FISHER LOUISE +	28071 SOSTA LN UNIT 1	BONITA SPRINGS	FL	34135	
04-48-26-B2-01018.0002	KAPOOR BEENU & SANJAY	28071 SOSTA LN #2	BONITA SPRINGS	FL	34135	
04-48-26-B2-01018.0003	DEZOTTI LUIGINO & DONNA L	4635 REGE UNIT #38	MISSISSAUGA	ON	L5R 1X5	CANADA
04-48-26-B2-01018.0004	MURPHY JANICE A & WILLIAM P	28071 SOSTA LN #4	BONITA SPRINGS	FL	34135	
04-48-26-B2-01019.0001	MCDOWELL JONATHAN	28075 SOSTA LN #1	BONITA SPRINGS	FL	34135	
04-48-26-B2-01019.0002	MACKAY ROBERT A &	28075 SOSTA LN #2	BONITA SPRINGS	FL	34135	
04-48-26-B2-01019.0003	ZERILLI STEVEN & LISA	43 LOOP DR	SAYVILLE	NY	11782	
04-48-26-B2-01019.0004	DION DONALD D & KATHY A	28075 SOSTA LN # 4	BONITA SPRINGS	FL	34135	
04-48-26-B2-01020.0001	MESENBRINK VIRGIL P &	6116 W 105TH ST	BLOOMINGTON	MN	55438	
04-48-26-B2-01020.0002	MASTRIPOLITO ROBERT &	111 RAMBLEWOOD DR	GLENMOORE	PA	19343	
04-48-26-B2-01020.0003	MEEHAN DOUGLAS	74 LONGMEADOW DR	BREWER	ME	4412	
04-48-26-B2-01020.0004	ROUILLE DENNIS A	PO BOX 2303	SOUTH BURLINGTON	VT	5407	
04-48-26-B2-01021.0001	MILLER WAYNE JOHN &	28087 SOSTA LN #1	BONITA SPRINGS	FL	34135	
04-48-26-B2-01021.0002	SMITH MARK FREDERIC &	28087 SOSTA LN UNIT 2	BONITA SPRINGS	FL	34135	
04-48-26-B2-01021.0003	MARSALA MARCO & JENNIFER	28087 SOSTA LN #3	BONITA SPRINGS	FL	34135	
04-48-26-B2-01021.0004	ABREU OSVALDO LUIS +	28087 SOSTA LN #4	BONITA SPRINGS	FL	34135	
04-48-26-B2-01022.0001	HARTMAN DIANA A +	1 COURT OF HARBORSIDE APT 303	NORTHBROOK	IL	60062	

04-48-26-B2-01022.0002	MCCOY CHAD MITCHELL &	82 PIKES PEAK WAY	BOWLING GREEN	KY	42104
04-48-26-B2-01022.0003	CIPI ARBEN & DHONA	28091 SOSTA LN #3	BONITA SPRINGS	FL	34135
04-48-26-B2-01022.0004	MENDES RALPH JAMES &	28091 SOSTA LN # 4	BONITA SPRINGS	FL	34135
04-48-26-B2-01023.0001	LEVY DAVIS & MARIA D +	28029 SOSTA LN # 1	BONITA SPRINGS	FL	34135
04-48-26-B2-01023.0002	RINIKER EDWIN HENRY &	6232 GREENBRIAR LN	CEDAR RAPIDS	IA	52404
04-48-26-B2-01023.0003	MYHRE KATHERINE SUE	24917 BAY CEDAR DR	BONITA SPRINGS	FL	34134
04-48-26-B2-01023.0004	MAUKONEN CHELSEA C +	28029 SOSTA LN #4	BONITA SPRINGS	FL	34135
04-48-26-B2-01024.0001	GHANNAM JACOB P & LAUREN L	18276 WILDBLUE BLVD	FORT MYERS	FL	33913
04-48-26-B2-01024.0002	SHIELDS WARREN K +	3131 WILDWOOD DR	MC DONALD	OH	44437
04-48-26-B2-01024.0003	CARPENTER WILLIAM J &	28025 SOSTA LN #3	BONITA SPRINGS	FL	34135
04-48-26-B2-01024.0004	DOMANOSKI MICHAEL &	28025 SOSTA LN #4	BONITA SPRINGS	FL	34135
04-48-26-B2-01025.0001	CAVA RORY L & FRANCA M	60 WASCO DR	THUNDER BAY	ON	P7G 1A2 CANADA
04-48-26-B2-01025.0002	LARKIN WARREN J & SUSAN	16307 20TH ROAD	WHITESTONE	NY	11357
04-48-26-B2-01025.0003	YEAGER JOHN M & VIVIAN K	7625 S SHERMAN DR	INDIANAPOLIS	IN	46237
04-48-26-B2-01025.0004	OLSEN ROBERT & ROBIN	105 CANTERBURY LN	MORGANVILLE	NJ	7751
04-48-26-B2-01026.0001	DAHLQUIST BRIAN & TRACY E	1938 KEIM DR	WHEATON	IL	60189
04-48-26-B2-01026.0002	PERRY ALAN G + DEBRA A	60 BOWMAN DR	WARWICK	RI	2889
04-48-26-B2-01026.0003	DECHANTS LOUIS + JOANNE C	28017 SOSTA LN #3	BONITA SPRINGS	FL	34135
04-48-26-B2-01026.0004	WILKENS ROBERT J + HELEN P	100 OLD PALISADE RD UNIT 1612	FORT LEE	NJ	7024
04-48-26-B2-01027.0001	JUAREZ CYNTHIA	28013 SOSTA LN #1	BONITA SPRINGS	FL	34135
04-48-26-B2-01027.0002	FREDERICK MARK A & LORI A	10233 HYLAND RUN	PLAIN CITY	OH	43064
04-48-26-B2-01027.0003	SAPONJA MILAN & DIJANA	2886 VISTA CT	UNIONTOWN	OH	44685
04-48-26-B2-01027.0004	SAYLOR J PHILLIPS +	28013 SOSTA LN #4	BONITA SPRINGS	FL	34135
04-48-26-B2-01028.0001	JOHNSON DONALD ALLEN +	10234 QUEEN AVE S	BLOOMINGTON	MN	55431
04-48-26-B2-01028.0002	LEWIS RICHARD &	1387 SHIRE CIR	INVERNESS	IL	60067
04-48-26-B2-01028.0003	GEFFNER DAVID & CINDY TR	135 SUNSET DR	SAYVILLE	NY	11782
04-48-26-B2-01028.0004	BRANDT MICHAEL L & DENISE S TR	15376 BRIARCREST CIR	FORT MYERS	FL	33912
04-48-26-B2-01029.0001	DOBBERSTEIN JOAN C	28005 SOSTA LN # 1	BONITA SPRINGS	FL	34135
04-48-26-B2-01029.0002	FORTE MICHAEL B & REBECCA J	33 ROLLINGWOOD DR	JOHNSTON	RI	2919
04-48-26-B2-01029.0003	JULIEN RON W & AMY T	6 NORTH CONWAY CT	SOUTH ELGIN	IL	60177
04-48-26-B2-01029.0004	GEMME RAYMOND L &	PO BOX 433	GUILDERLAND	NY	12084
04-48-26-B2-01030.0001	PRICE CELINE NICOLE	28001 SOSTA LN #1	BONITA SPRINGS	FL	34135
04-48-26-B2-01030.0002	ROBERTS CAROLYN	28001 SOSTA LN #2	BONITA SPRINGS	FL	34135
04-48-26-B2-01030.0003	WILLIAM E THEISS TRUST +	9557 BANYON TREE CT	SAINT LOUIS	MO	63126
04-48-26-B2-01030.0004	GASBARRE ANN MARIE	456 TRAILWOOD CT	WEBSTER	NY	14580
04-48-26-B2-01031.0001	DUMMITT JOSEPH F +	28000 SOSTA LN #1	BONITA SPRINGS	FL	34135
04-48-26-B2-01031.0002	SHAPIRO AUDREY	28000 SOSTA LN #2	BONITA SPRINGS	FL	34135
04-48-26-B2-01031.0003	STARKS MONICA TR	14501 BELL UNIT 202	BONITA SPRINGS	FL	34135
04-48-26-B2-01031.0004	WHITE SEAN E	28000 SOSTA LN UNIT 4	BONITA SPRINGS	FL	34135
04-48-26-B2-01032.0001	PACHORI ZUBIN TR	18101 LAGOS WAY	NAPLES	FL	34110
04-48-26-B2-01032.0002	KLERSY KEVIN J & DAWN C	44 WALDENMAIER RD	FEURA BUSH	NY	12067

Revana Lakes MPD
NIM 2 Mailing List

04-48-26-B2-01032.0003	JONES KATHRYN R	28004 SOSTA LN #3	BONITA SPRINGS	FL	34135
04-48-26-B2-01032.0004	ORIENTE VINCENT ARTHUR &	28004 SOSTA LN #4	BONITA SPRINGS	FL	34135
04-48-26-B2-01033.0001	SOMMER VINCENT P TR	948 PRAIRIE HILL CT	CARY	IL	60013
04-48-26-B2-01033.0002	MORGAN DIANNE	28008 SOSTA LN #2	BONITA SPRINGS	FL	34135
04-48-26-B2-01033.0003	SHANKLETON TRACY	28008 SOSTA LN #3	BONITA SPRINGS	FL	34135
04-48-26-B2-01033.0004	GOVIA-LEE NICOLE C &	28008 SOSTA LN #4	BONITA SPRINGS	FL	34135
04-48-26-B2-01034.0001	GERBER DAVID J + PHYLLIS P	28012 SOSTA LN #1	BONITA SPRINGS	FL	34135
04-48-26-B2-01034.0002	LEHKY JEROME & MARY ALICE TR	3005 SOUTHERN RD	RICHFIELD	OH	44286
04-48-26-B2-01034.0003	DHRUV PROPERTIES LLC	4242 CAPE MAY DR	MARLBORO	NJ	7746
04-48-26-B2-01034.0004	KAISER STEFAN + LAURIE J	28012 SOSTA LN #4	BONITA SPRINGS	FL	34135
04-48-26-B2-01035.0001	BANAS ROBERT W & SANDRA S	5228 AVERY PL	OAK LAWN	IL	60453
04-48-26-B2-01035.0002	TAVIS FE IGNACIO	28018 SOSTA LN # 2	BONITA SPRINGS	FL	34135
04-48-26-B2-01035.0003	NAPOLITANO JOSEPH M	28018 SOSTA LN #3	BONITA SPRINGS	FL	34135
04-48-26-B2-01035.0004	FORREST TODD & LISA	1074 BUINEVERE DR	ROCHESTER	NY	14626
04-48-26-B2-01036.0001	NASH-THOMASON MAXI +	28022 SOSTA LN # 1	BONITA SPRINGS	FL	34135
04-48-26-B2-01036.0002	ALLYN WANDA	28022 SOSTA LN #2	BONITA SPRINGS	FL	34135
04-48-26-B2-01036.0003	SANTACROSE DIANE MARIE	28022 SOSTA LN #3	BONITA SPRINGS	FL	34135
04-48-26-B2-01036.0004	DOUGHERTY JAMES T &	365 BERRHILL DR	WILLIAMSTOWN	NJ	8094
04-48-26-B2-01037.0001	BALAVAGE JOSEPH & TAMI	28026 SOSTA LN #1	BONITA SPRINGS	FL	34135
04-48-26-B2-01037.0002	LILKE PAUL GREGORY &	28026 SOSTA LN # 2	BONITA SPRINGS	FL	34135
04-48-26-B2-01037.0003	EKBERG ERIC J & MARYANN	9 ROBERT DR	WARWICK	NY	10990
04-48-26-B2-01037.0004	CONROY KAREN J & JOHN M	460 N LAKE PINE DR #1	MARBLEHEAD	OH	43440
04-48-26-B2-01038.0001	BASILE JOSIE TR	28030 SOSTA LN #1	BONITA SPRINGS	FL	34135
04-48-26-B2-01038.0002	LAUMER JAMES W TR	12623 HOMESTEAD DR N	WHITE BEAR LAKE	MN	55110
04-48-26-B2-01038.0003	FALUDY ERIKA TR	28030 SOSTA LN #3	BONITA SPRINGS	FL	34135
04-48-26-B2-01038.0004	RANDO GREGORY	28030 SOSTA LN #4	BONITA SPRINGS	FL	34135
	CITY OF BONITA SPRINGS	9101 BONITA BEACH ROAD	BONITA SPRINGS	FL	34135
	CITY OF BONITA SPRINGS	9220 BONITA BEACH ROAD	BONITA SPRINGS	FL	34135

EXHIBIT "A"

CRISAFULLI INVESTMENT GROUP LL
6184 JAYS WAY
MILTON,FL 32570

HEATH JOHN PORTER +
8958 SW 52ND CT
COOPER CITY,FL 33328

DACHUK DONALD
13060 RIO GRANDE DR
BONITA SPRINGS,FL 34135

GLASE GOLF INC
27730 FAYGIN LN
BONITA SPRINGS,FL 34135

4JAKS LTD
677 MYRTLE RD
NAPLES,FL 34108

SOUTH FLA WATER MGMT DIST LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH,FL 33416

TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE,FL 32399

DONMAL LLC
4461 WAYSIDE DR
NAPLES,FL 34119

HENKE GORDON TR
1441 RIDGE ST
NAPLES,FL 34103

BEACH ROAD & 29 LLC
PO BOX 366748
BONITA SPRINGS,FL 34136

PAVESE FRANK A
1208 WALDEN DR
FORT MYERS,FL 33901

FRISBEE DENNIS
6600 SW 4TH ST
PEMBROKE PINES,FL 33023

GOOD ENOUGH FARM LLC
PO BOX 366748
BONITA SPRINGS,FL 34136

THIEL WENDY L
PO BOX 1703
BONITA SPRINGS,FL 34133

GOOD ENOUGH FARM LLC
PO BOX 366748
BONITA SPRINGS,FL 34136

GOOD ENOUGH FARM LLC
PO BOX 366748
BONITA SPRINGS,FL 34136

FERCHAU HUGO ALFRED SR +
48715 COUNTY RD X
SAGUACHE,CO 81149

BONITA SPRINGS ISLAMIC CENTER
25221 BERNWOOD DR STE 9 & 10
BONITA SPRINGS,FL 34135

DONMAL LLC
4461 WAYSIDE DR
NAPLES,FL 34119

VANDERVEEN CATHLEEN T + RUCKER
440 PALM CIR E
NAPLES,FL 34102

FERCHAU HUGO ALFRED SR +
48715 COUNTY RD X
SAGUACHE,CO 81149

LEE COUNTY
PO BOX 398
FORT MYERS,FL 33902

VANDERVEEN CATHLEEN T + RUCKER
440 PALM CIR E
NAPLES,FL 34102

SOUTH FLA WATER MGMT DIST + LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH,FL 33416

HAINES CRAIG P +
26370 HICKORY BLVD APT 502
BONITA SPRINGS,FL 34134

MANLEY FARMS INC
2748 TIBURON BLVD E # 205
NAPLES,FL 34109

TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE,FL 32399

GAIL CARTER MARTIN TRUST WARREN MARTIN
18330 SW 112TH CT
MIAMI,FL 33157

POOLE STANLEY R TR
2 FARM LN
ROCKPORT,MA 1966

POKLEMBA DEBRA S
28049 E BROOK DR
BONITA SPRINGS,FL 34135

SOUTH FLA WATER MGMT DIST LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH,FL 33416

PINNACLE TOWERS INC
4017 WASHINGTON RD PMB 353
MCMURRAY,PA 15317

SOUTH FLA WATER MGMT DIST LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH,FL 33416

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

LEE COUNTY
PO BOX 398
FORT MYERS,FL 33902

TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE,FL 32399

DESENA RONALD & EMELIA
14137 TIVOLI TER
BONITA SPRINGS,FL 34135

ANTONOPOULOS JOHN A + EVELYN H
14133 TIVOLI TER
BONITA SPRINGS,FL 34135

NELSON BARBARA BURGESS
5919 CENTERVILLE RD
NORTH OAKS,MN 55127

PERFETTO ROBERT J TR
PO BOX 366174
BONITA SPRINGS,FL 34136

CUNNINGHAM CAROL A +
14121 TIVOLI TER
BONITA SPRINGS,FL 34135

MILLER GINA M +
14117 TIVOLI TER
BONITA SPRINGS,FL 34135

DELIO ANTHONY P TR
14113 TIVOLI TER
BONITA SPRINGS,FL 34135

GASPAR PAUL L + HELEN MARY
14109 TIVOLI TER
BONITA SPRINGS,FL 34135

GROSSMAN BRUCE G & CHERYL L TR
14105 TIVOLI TER
BONITA SPRINGS,FL 34135

GROSSMAN BRUCE G & CHERYL L TR
14105 TIVOLI TER
BONITA SPRINGS,FL 34135

VITAGLIANO EUGENE & MISSEY
71 TREADMILL AVE
MADISON,NJ 7940

SCIACCHETANO VICTOR + LOIS
14093 TIVOLI TER
BONITA SPRINGS,FL 34135

ARMBRUSTER PATRICIA ANN
14087 TIVOLI TER
BONITA SPRINGS,FL 34135

BEANPOT REALTY TRUST I LLC
119 HILL ST
TOPSFIELD,MA 1983

PETRANDO SUSAN A TR
14079 TIVOLI TER
BONITA SPRINGS,FL 34135

GORAL HOLDINGS LLC
1421 CLARKVIEW RD
BALTIMORE,MD 21209

MONAHAN BRIAN & BRIDGET
14071 TIVOLI TER
BONITA SPRINGS,FL 34135

CAVALLI MARIO + ELENA
14067 TIVOLI TER
BONITA SPRINGS,FL 34135

FIORDALISO ARTHUR R + LANI L
14063 TIVOLI TER
BONITA SPRINGS,FL 34135

NAYLOR WILLIAM W &
14059 TIVOLI TER
BONITA SPRINGS,FL 34135

HURLEY COLIN J + JENELLE B
14055 TIVOLI TER
BONITA SPRINGS,FL 34135

CONGO JOHN + ELLEN
14051 TIVOLI TER
BONITA SPRINGS,FL 34135

MILLER CAROL & DANIEL
14047 TIVOLI TER
BONITA SPRINGS,FL 34135

FRANCIS M PERCUOCO TRUST +
14043 TIVOLI TER
BONITA SPRINGS,FL 34135

ROBERT L WILSON TRUST
14039 TIVOLI TER
BONITA SPRINGS,FL 34135

DESAI JITENDRA M & SARYU J
14035 TIVOLI TER
BONITA SPRINGS,FL 34135

FRANK MICHAEL H & JULIA C TR
14031 TIVOLI TER
BONITA SPRINGS,FL 34135

RICHTER VERENA E + ROBERT D TR
14030 TIVOLI TERRACE
BONITA SPRINGS,FL 34135

BORKOWSKI GREGORY P TR
14745 STONEHEDGE DR
NOVELTY,OH 44072

EBELHAR LARRY +
14038 TIVOLI TER
BONITA SPRINGS,FL 34135

ZELLER PAMELA J TR
1818 GREENBRIAR DR
PORTAGE,MI 49024

QUINN GREGORY M &
34 SPRING RD
NEEDHAM,MA 2494

MISKULIN FREDERICK J &
14050 TIVOLI TER
BONITA SPRINGS,FL 34135

ABERNATHY JOHN M
1105 LAKE BLUFF CIR
LOUISVILLE,KY 40245

SHIELDS ALAN & CYNTHIA
14058 TIVOLI TER
BONITA SPRINGS,FL 34135

GALE E GERALD + ELIZABETH A
14062 TIVOLI TER
BONITA SPRINGS,FL 34135

BARRA JOSE M + MELISSA
9688 GEISLER RD
EDEN PRAIRIE,MN 55347

HAMM JEAN C + HARRY C JR
1764 MEADOWCREST DR
PITTSBURGH,PA 15241

ROHR MICHAEL W + JANET S
14074 TIVOLI TER
BONITA SPRINGS,FL 34135

ROHR MICHAEL W + JANET S
14074 TIVOLI TER
BONITA SPRINGS,FL 34135

CARROLL KEVIN E & TAMMY A
14078 TIVOLI TER
BONITA SPRINGS,FL 34135

DARDY WILLIAM A +
14082 TIVOLI TER
BONITA SPRINGS,FL 34135

MCGOWN MICHAEL LYNN TR +
195 MCGREGOR ST #417
MANCHESTER,NH 3102

ENNIS LEN E + CECILIA M
12300 ROSLARE RIDGE RD
UNIT 501
TIMONIUM,MD 21093

MUSHINSKI STEPHEN J &
14094 TIVOLI TER
BONITA SPRINGS,FL 34135

NUTTALL DAVID W TR
14098 TIVOLI TER
BONITA SPRINGS,FL 34135

KOWALCHUK EDWARD L TR
14102 TIVOLI TER
BONITA SPRINGS,FL 34135

DESANDRE DAVID C TR
18072 MAPLE HILL CT
NORTHVILLE,MI 48168

METZLER CHARLES & PATRICIA
1064 NOONING TREE DR
CHESTERFIELD,MO 63017

ARNOFF GAIL P
420 EAST GLENGARY CIR
CLEVELAND,OH 44143

WALFORD NANCY B TR
14118 TIVOLI TER
BONITA SPRINGS,FL 34135

CAREY MICHAEL F + KATHRYN
14122 TIVOLI TER
BONITA SPRINGS,FL 34135

GRUBE RICHARD & BARBARA J
14126 TIVOLI TER
BONITA SPRINGS,FL 34135

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VIEW
BONITA SPRINGS,FL 34135

PALMIRA GOLF + COUNTRY CLUB KEB
MANAGEMENT SERVICES LLC
6017 PINE RIDGE RD UNIT 262
NAPLES,FL 34119

PARKLANDS WEST CDD WRATHELL HUNT &
ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON,FL 33431

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VIEW
BONITA SPRINGS,FL 34135

PARKLANDS WEST CDD WRATHELL HUNT &
ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON,FL 33431

DONOHUE JOHN M + BEVERLY
29000 ALESSANDRIA CIRCLE
BONITA SPRINGS,FL 34135

MAHMOUD HAYTHAM M + KIMBERLY
29002 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

WALLACE DOUGLAS V + MARILYN J
340 WAGON WHEEL CT
PULASKI,PA 16143

BENES MARYANNE
29008 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

SAUNDERS KIRK BRANT
29012 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

LORD RICHARD S JR + ELLA V
5N961 PRAIRIE VALLEY DR
SAINT CHARLES,IL 60175

WEINGARTNER CHERYL A +
364 JOSHUA TREE DR
COLLEGEVILLE,PA 19426

BIEGEL ANDREW +
29020 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

PUMAREJO EDWARD
29024 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

HAMILTON JARED C
29026 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

LONG JOSEPH & CAROL
29030 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

LONG JOSEPH & CAROL
29030 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CONWAY DANIEL J
29032 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

ARCIERE JEFFREY + CAMILLE
29036 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

UMAROV KHASAN &
29038 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

WHISTON EILEEN A +
38 BELVER DR
BOHEMIA,NY 11716

SAGGIO KEITH
29044 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CARABELLI LOUIS JAMES +
16204 ABERDEEN AVE
NAPLES,FL 34110

BONNER STEPHEN T + KAREN A
26 SANDPIPER LN
EAST ISLIP,NY 11730

CHIPMAN RICK + LINDA
29054 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

IANUALE STEVEN
19 BOBOLINK CT
WAYNE,NJ 7470

CORFIAS JOHN C + CATHY A
29060 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

FISCHBACH GIESELE
29062 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

BROAD TIMOTHY W + MAAME M TR
46 HAWTREE WAY
GROTON,MA 1450

CACIO LOUIS J SR + BARBARA
29068 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CIRIACO ANTHONY +
PO BOX 420
ERIE,CO 80516

GEIBLINGER JOHANN & MARTA
29074 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

PLATT JOAN E
29078 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

INTERNATIONAL CAPITAL
20 N MARTINGALE RD STE 180
SCHAUMBURG,IL 60173

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA,MN 55305

HAGEN MASSIMO F TR
7 BALDWIN RD
LONDONDERRY,NH 3053

MAURO FRANK L + EDITH A
29090 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CASSADY JAMES GARY II
29092 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

BROPHY DANIEL D
29096 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

BARBOUNIS CONSTANTINE G TR
8741 HIDEAWAY HARBOR CT
NAPLES,FL 34120

WALKER JACK D + BRENDA L
29057 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

COLLINSON ANTHONY D
29051 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CASEY KENNETH E + DIANE L
29049 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

BAKKEN PAMELA J
405 24TH AVE N
FARGO,ND 58102

LUTKOWSKI ANDREW K + DEBORAH A
380 PRIVATE RD 27
SOUTHOLD,NY 11971

FOX JOANN & JAMES GARRY J
29037 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

FOX JOANN & JAMES GARRY J
29037 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

NOVAK JERALD + VITALINA
352 CENTER STREET
GRAYSLAKE,IL 60030

SAMAHA MONICA L
29031 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CHIRICO PATRICIA M
29029 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

COMFORT ZONE REAL ESTATE LLC
1884 SENEGAL DATE DR
NAPLES,FL 34119

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA,MN 55305

SULLIVAN KATHERINE M
29019 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

FERNANDEZ BERTA +
29017 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

VENUTO ASHLEY &
29013 ALESSANDRIA CIR
BONITA SPRINGS,FL 34135

CONTE JOSEPH J & ROSEMARY
15 MAPLE AVE
OCEANPORT,NJ 7757

DOERFLER FREDERICK J
28000 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA,MN 55305

PARENTE LOUIS + YVONNE
28020 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

ROHDENBURG MICHAEL
422 S WEST AVE
ELMHURST,IL 60126

FOGEL ROBERT W TR
16252 BONITA LANDING CIR
BONITA SPRINGS,FL 34135

WARE JOHN A
1964 YUMA TRL
OKEMOS,MI 48864

MARINO MARY ANN +
28060 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

PHELPS DENNIS + JANET
5359 PIN OAK CIR
SHEFFIELD VILLAGE,OH 44054

THOMAS DANIEL & MAMIE
28066 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

SHANDY REAL ESTATE INC
4003 UPOLO LN
NAPLES,FL 34119

HARVEY ANNA KATALIN
28072 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

BENNETT ERNEST J
28074 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

EBLAN CHERYL
28078 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

WAYSACK ROBERT D TR
28080 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

FREDERICKSEN ROBIN
28084 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

SORBELLINI JAMES
28086 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

GRAHAM CONSTANCE J TR
28094 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

GRECO CAROLYN A
28096 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

POLAND JENNA N &
1656 SCITUATE AVE
CRANSTON,RI 2921

LAM JUDITH ELIZABETH TR
1629 APPLE LN
BLOOMFIELD HILLS,MI 48302

LAM JUDITH ELIZABETH TR
1629 APPLE LN
BLOOMFIELD HILLS,MI 48302

TRIONFO ANTHONY P TR
28123 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

NAIDS DANIEL J +
28121 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

ROVERSI JANET M
28117 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

CALABRIA JOHN J &
28115 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

KELLY-LINDSEY JAMILLE L TR
28097 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

SIMON ARTHUR E
80 BARBERRY DR
OCEAN,NJ 7712

WRATZ DAVID & COLLEEN
5208 S GLENVIEW RD
SIOUX FALLS,SD 57108

ROBERTS CHUCK
263 9TH AVE PHC
NEW YORK,NY 10001

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA,MN 55305

RICCIOLI CARMINE A + DIANE C
28081 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

WERTZ JUDY
28079 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

HUSSEY FARRAH
28077 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

JACKSON LORI W
PO BOX 1170
COTUIT,MA 2635

LANSDEN EVELYN E
224 KENMURE DR
FLAT ROCK,NC 28731

GARCIA JOSEPH + JOYCE
4121 DEL MAR VILLAGE DR SW
GRANDVILLE,MI 49418

ROBERTS TRACY SCOTT +
5223 SOUTH DAKOTA AVE NE
WASHINGTON,DC 20011

SECOL STEPHAN H & DOROTHY
2005 BOCCACCIO WAY
BONITA SPRINGS,FL 34136

RICKARD WILLIAM V + JUNE
6 LEAWARD WAY
SARATOGA SPRINGS,NY 12866

WALKER GREGORY K &
28059 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

CHOATE WILFORD L
28055 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

CLARK KATHERINE
19619 GLEN SHADOWS DR
COLORADO SPRINGS,CO 80908

WALKER ROY C + CHERYL G
28035 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

SZYMANSKI NANCY LAWS & JOHN
28025 BOCCACCIO WAY
BONITA SPRINGS,FL 34135

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA,MN 55305

WOJCIECHOWSKI MICHAEL &
9240 RUTH CT
SAINT JOHN,IN 46373

VICANEK MICHAL
28080 GROSSETTO WAY
BONITA SPRINGS,FL 34135

SANDERS-BEY EDWARD +
17 KELLEY BLVD
NORTH ATTLEBORO,MA 2760

DODDS DAVID WILLIAM &
3709 W LEE ST
MCHENRY,IL 60050

SCHROEDER ETHEL C
28050 GROSSETTO WAY
BONITA SPRINGS,FL 34135

SCHROEDER ETHEL C
28050 GROSSETTO WAY
BONITA SPRINGS,FL 34135

CONCEPCION JEFFREY A
276 E PIONEER TRL
AURORA,OH 44202

BROWER DANIEL VINCENT &
28020 GROSSETTO WAY
BONITA SPRINGS,FL 34135

KNOWLES TRACY
28010 GROSSETTO WAY
BONITA SPRINGS,FL 34135

SAN REMO AT PALMIRA HO ASSN
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VIEW
BONITA SPRINGS,FL 34135

PARKLANDS LEE CDD WRATHELL HUNT &
ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON,FL 33431

PALMS OF PALMIRA LLC
4021 N ANDREWS AVE STE 5
FORT LAUDERDALE,FL 33309

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VIEW
BONITA SPRINGS,FL 34135

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS,FL 33418

PALMS OF PALMIRA LLC
845 S FIRST ST
RONKONKOMA,NY 11779

SORRENTO CONDOMINIUM ASSN

HUXTABLE LAURIE J
1907 W WILLOW KNOLLS
PEORIA,IL 61614

GARRISON STEPHEN & BARBARA
2911 HAMPTON AVE
NORTH AURORA,IL 60542

ONDECK JOHN LOUIS TR +
28063 SOSTA LN #3
BONITA SPRINGS,FL 34135

BROWN THOMAS A & MICHELE M
28063 SOSTA LN #4
BONITA SPRINGS,FL 34135

TURCZYN ERICA MARIE
28071 SOSTA LN # 1
BONITA SPRINGS,FL 34135

KAPOOR BEENU & SANJAY
28071 SOSTA LN #2
BONITA SPRINGS,FL 34135

DEZOTTI LUIGINO + DONNA L
110 LITTLECREEK RD UNIT 3
MISSISSAUGA,ON CANADA 0

MURPHY JANICE A & WILLIAM P
28071 SOSTA LN #4
BONITA SPRINGS,FL 34135

MERGLER DON H II &
28070 SOSTA LN #1
BONITA SPRINGS,FL 34135

DUSOLD DAVID R +
53 ORCHARD LN
SPRINGFIELD,IL 62712

ESTREM CARY ELAINE
28070 SOSTA LN #3
BONITA SPRINGS,FL 34135

ESTREM CARY ELAINE
28070 SOSTA LN #3
BONITA SPRINGS,FL 34135

LIU TIANYANG +
28070 SOSTA LN # 4
BONITA SPRINGS,FL 34135

CRANDALL ANNA DAVIS L/E
28075 SOSTA LN #1
BONITA SPRINGS,FL 34135

MINERVA DOMINICK + ALLISON M +
2355 PERSHING BLVD UNIT 207
BALDWIN,NY 11510

ZERILLI STEVEN & LISA
43 LOOP DR
SAYVILLE,NY 11782

DION DONALD D + KATHY A
28075 SOSTA LN # 4
BONITA SPRINGS,FL 34135

NEUNER SUZANNE
28078 SOSTA LN #1
BONITA SPRINGS,FL 34135

GERONIMO BARBARA T
28078 SOSTA LANE #2
BONITA SPRINGS,FL 34135

MILLER MARCI + JOSEPH J
266 PEEL RD
LANGHORNE,PA 19047

OCCIANO BETH
28078 SOSTA LN #4
BONITA SPRINGS,FL 34135

DUDEK FRANCIS & NATALIE
7407 PINE ARROW CT
KINGWOOD,TX 77346

BROMAN STEPHEN E
1495 MIDDLE RD
EAST GREENWICH,RI 2818

PERKO KATHLEEN
28074 SOSTA LN # 3
BONITA SPRINGS,FL 34135

SALEMA JOSEPH P + ANNA RITA
1630 SAGEWOOD CT
MISSISSAUGA,ON CANADA 0

MESENBRINK VIRGIL P + CAROL B
6116 W 105TH ST
BLOOMINGTON,MN 55438

MASTRIPOLITO ROBERT +
111 RAMBLEWOOD DR
GLENMOORE,PA 19343

MEEHAN DOUGLAS
74 LONGMEADOW DR
BREWER,ME 4412

ROUILLE DENNIS A
PO BOX 2303
SOUTH BURLINGTON,VT 5407

NORMANDY THOMAS & SHERRY
28087 SOSTA LN #1
BONITA SPRINGS,FL 34135

SMITH MARK FREDERIC &
28087 SOSTA LN UNIT 2
BONITA SPRINGS,FL 34135

COCHRANE DENNIS +
28087 SOSTA LN UNIT 3
BONITA SPRINGS,FL 34135

ABREU OSVALDO LUIS +
28087 SOSTA LN #4
BONITA SPRINGS,FL 34135

RAIMONDI PETER & DONNA M
1116A NAMDAC AVE
BAY SHORE,NY 11706

MASON CARL RANDALL + KIMBERLY
28082 SOSTA LN #2
BONITA SPRINGS,FL 34135

CAPOBIANCO PAUL +
515 FIRST AVE
BAYPORT,NY 11705

FEENEY TAMMY M & PETER M +
28082 SOSTA LN #4
BONITA SPRINGS,FL 34135

CHINERY KIMBERLY ANN
28090 SOSTA LN #1
BONITA SPRINGS,FL 34135

MARTINEZ KARLEY
28090 SOSTA LN #2
BONITA SPRINGS,FL 34135

FITZGERALD MARTHA +
28090 SOSTA LN # 3
BONITA SPRINGS,FL 34135

MCBRIDE DANIEL & YU XUELI
6 DEER HAVEN DR
HAYDENVILLE,MA 1039

MCBRIDE DANIEL & YU XUELI
6 DEER HAVEN DR
HAYDENVILLE,MA 1039

RUSIN WOJCIECH +
28086 SOSTA LN # 1
BONITA SPRINGS,FL 34135

NUANEZ LAWRENCE A &
28086 SOSTA LN #2
BONITA SPRINGS,FL 34135

LIGUORI SORRENTO LLC
11 NEWTON ST
SAYVILLE,NY 11782

GOSNEY GREGORY S
28086 SOSTA LANE UNIT 4
BONITA SPRINGS,FL 34135

GERY CHRISTINA + MARK
125 CARILLON HILL
SELLERSVILLE,PA 18960

CHESKIN BRYAN LEIGH
10807 ALVARA WAY
BONITA SPRINGS,FL 34135

CAMP BYRON LOUIS
28062 SOSTA LN # 3
BONITA SPRINGS,FL 34135

NARANJO GIOVANNI ALBERTO &
28062 SOSTA LN #4
BONITA SPRINGS,FL 34135

CATANZARO ANTHONY J JR TR
25 MARGARETTA CT
STATEN ISLAND,NY 10301

MAREK DOROTHY J
28059 SOSTA LN UNIT 2
BONITA SPRINGS,FL 34135

WAKED GERALDINE HALLET LORENZO DE LA HIDALGA
409 B3 1101
SAN MATEO TLALTENANGO
05600 CUAJIMALPA DF CP, MEXICO

MONTEIRO CHRISTOPHER &
27 LANDERS RD
STONEHAM,MA 2180

HARTMAN DIANA A +
2713 LAKEVIEW DR
CHAMPAIGN,IL 61822

HEFLIN MICHAEL D +
28091 SOSTA LN #2
BONITA SPRINGS,FL 34135

CIPI ARBEN + DHONA
28091 SOSTA LN #3
BONITA SPRINGS,FL 34135

MENDES RALPH JAMES +
28091 SOSTA LN # 4
BONITA SPRINGS,FL 34135

PORCELLA MARK J +
22 TILDEN DR
EAST HANOVER,NJ 7936

SONZERO CALLA & CHARLES
2546 N 72ND CT
ELMWOOD PARK,IL 60707

GIRTS WENDY L TR
8359 FOURS SEASONS TRAIL
POLAND,OH 44514

DI CRASTO MARLO A
28058 SOSTA LN #4
BONITA SPRINGS,FL 34135

FIERRAS PATRICIA A TR
28054 SOSTA LN #1
BONITA SPRINGS,FL 34135

BOOK JEFFREY
28054 SOSTA LN # 2
BONITA SPRINGS,FL 34135

HALL MITCHELL J & AMY L
28054 SOSTA LN #3
BONITA SPRINGS,FL 34135

RIO RENTAL LLC
12580 WILDCAT COVE CIR
ESTERO,FL 33928

BRISCOE BRETT C
28036 SOSTA LN # 1
BONITA SPRINGS,FL 34135

SLATER GARY A &
28036 SOSTA LN #2
BONITA SPRINGS,FL 34135

EMIR MARCEL PHILIPPE &
28036 SOSTA LN #3
BONITA SPRINGS,FL 34135

KOTYLA CHANTAL F +
29 GLENBROOK RD
WEST HARTFORD,CT 6107

MACKLIN KELLY SCOTT + LINDA M
912 RICEWOOD DR
SAINT LOUIS,MO 63129

MACKLIN KELLY SCOTT + LINDA M
912 RICEWOOD DR
SAINT LOUIS,MO 63129

TALARICO MICHAEL A &
26 REGENCY CRT
BRADFORD,ON CANADA 0

FERRETTI ROBERT A &
28051 SOSTA LN # 3
BONITA SPRINGS,FL 34135

GANZ KEVIN D & LISA B
28051 SOSTA LN #4
BONITA SPRINGS,FL 34135

CARLSON MARJORIE L
28055 SOSTA LN #1
BONITA SPRINGS,FL 34135

GIPSON STUART W + KAREN L TR
28055 SOSTA LN UNIT 2
BONITA SPRINGS,FL 34135

MUSCARI ANTHONY &
28055 SOSTA LN # 3
BONITA SPRINGS,FL 34135

RYAN JAMES J + LYNN M
187 NORTHCLIFFE DR
ROCHESTER,NY 14616

KOCIK THOMAS F & DOROTHY J
28067 SOSTA LN # 1
BONITA SPRINGS,FL 34135

LAROSA DAVID FRANCIS &
28067 SOSTA LN # 2
BONITA SPRINGS,FL 34135

FRISBEE LYNN TR
PO BOX 220
WOOD DALE,IL 60191

SASEVICH-LORENZANA MICHAEL J
1716 NW 197TH ST
EDMOND,OK 73012

LEVY DAVIS & MARIA D +
28029 SOSTA LN # 1
BONITA SPRINGS,FL 34135

RINIKER EDWIN HENRY &
3705 MIDWAY RD
TODDVILLE,IA 52341

MYHRE KATHERINE SUE
9124 CRYSTAL CT
NAPLES,FL 34120

MAUKONEN CHELSEA C +
28029 SOSTA LN #4
BONITA SPRINGS,FL 34135

CARRILLO JOSE C & DIANA
28025 SOSTA LN #1
BONITA SPRINGS,FL 34135

SHIELDS WARREN K +
3131 WILDWOOD DR
MC DONALD,OH 44437

CARPENTER WILLIAM J &
28025 SOSTA LN #3
BONITA SPRINGS,FL 34135

DOMANOSKI MICHAEL &
28025 SOSTA LN #4
BONITA SPRINGS,FL 34135

CAVA RORY L & FRANCA M
60 WASCO DR
THUNDER BAY,ON CANADA 0

CALDWELL DONALD J &
8 REDBERRY LN
MARSTONS MILLS,MA 2648

VALDES MILTON J & ALINA
81 WILSON AVE
RUTHERFORD,NJ 7070

UNDERWOOD JAMES W &
28021 SOSTA LN #4
BONITA SPRINGS,FL 34135

LASKO ERIC & SHARON
1999 COVE DR
LARGO,FL 33774

PERRY ALAN G + DEBRA A
60 BOWMAN DR
WARWICK,RI 2889

DECHANTS LOUIS + JOANNE C
28017 SOSTA LN #3
BONITA SPRINGS,FL 34135

WILKENS ROBERT J + HELEN P
100 OLD PALISADE RD UNIT 1612
FORT LEE,NJ 7024

SOLIS JAMES VINCENT TR
11 BAYHILL DR
COAL VALLEY,IL 61240

FREDERICK MARK A & LORI A
1884 SMOKEY MEADOW DR
COLUMBUS,OH 43235

FREDERICK MARK A & LORI A
1884 SMOKEY MEADOW DR
COLUMBUS,OH 43235

LEVIN MELVYN GARY +
28013 SOSTA LN #3
BONITA SPRINGS,FL 34135

SAYLOR J PHILLIPS +
28013 SOSTA LN #4
BONITA SPRINGS,FL 34135

JOHNSON DONALD ALLEN +
10234 QUEEN AVE S
BLOOMINGTON,MN 55431

DESALVO PHILLIP F & CAROLYN TR
544 PHILIP DR
BARTLETT,IL 60103

RILEY J JOSEPH TR
1176 HILL VIEW RD
ALLENTOWN,PA 18103

BRANDT MICHAEL L & DENISE S
15376 BRIARCREST CIR
FORT MYERS,FL 33912

DOBBERSTEIN JOAN C
28005 SOSTA LN # 1
BONITA SPRINGS,FL 34135

FORTE MICHAEL B & REBECCA J
33 ROLLINGWOOD DR
JOHNSTON,RI 2919

JULIEN RON W & AMY T
6 NORTH CONWAY CT
SOUTH ELGIN,IL 60177

GEMME RAYMOND L +
PO BOX 433
GUILDERLAND,NY 12084

PRICE CELINE NICOLE
28001 SOSTA LN #1
BONITA SPRINGS,FL 34135

ROBERTS CAROLYN & JOHN A
28001 SOSTA LN #2
BONITA SPRINGS,FL 34135

THEISS WILLIAM E TR +
9557 BANYON TREE CT
SAINT LOUIS,MO 63126

GASBARRE ANN MARIE
456 TRAILWOOD CT
WEBSTER,NY 14580

DUMMITT JOSEPH F
28000 SOSTA LN #1
BONITA SPRINGS,FL 34135

GARLOTTA JOHN P JR
28000 SOSTA LANE # 2
BONITA SPRINGS,FL 34135

DINAPOLI JOHN J + ANGELA
4 CARY LN
FOXBOROUGH,MA 2035

JORDAN LAURA MARIANA
28000 SOSTA LN # 4
BONITA SPRINGS,FL 34135

CHESKIN BRYAN L + MONIQUE F
26987 WILDWOOD PINES LN
BONITA SPRINGS,FL 34135

CHILDS FAMILY TRUST FEE SIMPLE
4876 WELLINGTON CT
CINCINNATI,OH 45248

ADAMS MICHAEL D + MARY L
316 FAIRVIEW RD
RIEGELSVILLE,PA 18077

ORIENTE VINCENT A + JOY RUTH
28004 SOSTA LN
#4
BONITA SPRINGS,FL 34135

SOMMER VINCENT P TR
948 PRAIRIE HILL CT
CARY,IL 60013

MORGAN DIANNE
28008 SOSTA LN
#2
BONITA SPRINGS,FL 34135

RUIZ JEAN CLAUDE TISSOT +
CAMINO DEL MIRADOR 5800-8
COLONIA DEL PASEO RESIDENCIAL
MONTERREY NL,MEX MEXICO 64920

DEIEN TYLER + STEPHANIE A
28008 SOSTA LN
#4
BONITA SPRINGS,FL 34135

GERBER DAVID J + PHYLLIS P
28012 SOSTA LN #1
BONITA SPRINGS,FL 34135

ROBERT J SARACENO TRUST +
8 GLEN ST
SAUGUS,MA 1906

DHRUV PROPERTIES LLC
4242 CAPE MAY DR
MARLBORO,NJ 7746

DHRUV PROPERTIES LLC
4242 CAPE MAY DR
MARLBORO,NJ 7746

KAISER STEFAN + LAURIE J
28012 SOSTA LN #4
BONITA SPRINGS,FL 34135

BANAS ROBERT W & SANDRA S
5228 AVERY PL
OAK LAWN,IL 60453

TAVIS FE IGNACIO
28018 SOSTA LN # 2
BONITA SPRINGS,FL 34135

NAPOLITANO JOSEPH M
28018 SOSTA LN #3
BONITA SPRINGS,FL 34135

FROSTINO FRANK MARIO +
28018 SOSTA LN #4
BONITA SPRINGS,FL 34135

NASH-THOMASON MAXI +
28022 SOSTA LN # 1
BONITA SPRINGS,FL 34135

ALLYN WANDA
28022 SOSTA LN #2
BONITA SPRINGS,FL 34135

SANTACROSE DIANE MARIE
28022 SOSTA LN
#3
BONITA SPRINGS,FL 34135

WITZL PIROSKA
28022 SOSTA LN #4
BONITA SPRINGS,FL 34135

BALAVAGE JOSEPH & TAMI
28026 SOSTA LN #1
BONITA SPRINGS,FL 34135

LILKE PAUL GREGORY &
28026 SOSTA LN # 2
BONITA SPRINGS,FL 34135

EKBERG ERIC J & MARYANN
9 ROBERT DR
WARWICK,NY 10990

MARK H PICKETT IRA EQUITY TRUST
COMPANY CUST
5326 AMBELER CT
WARRENTON,VA 20187

GUERINOT JEANNE M L/E
28030 SOSTA LN #1
BONITA SPRINGS,FL 34135

GORETTI JOHN S & CHERYL A
22 SAINT ANDREWS WAY
SOUTH YARMOUTH,MA 2664

PASCHOAL ERNANI &
28030 SOSTA LN #3
BONITA SPRINGS,FL 34135

RANDO RONALD J & AUDREY G +
28030 SOSTA LN #4
BONITA SPRINGS,FL 34135

MILLER AMY C TR +
28050 SOSTA LN UNIT 1
BONITA SPRINGS,FL 34135

FORTNEY MARK + GERI LYN
19841 BITTERSWEET LN
ESTERO,FL 33928

BOUCHER RICHARD D + JOYCE T
274 STILLWATER RD
SMITHFIELD,RI 2917

SOLUTION WITH DTR LLC
60 S DORCHESTER RD
EMERSON,NJ 7630

SORRENTO CONDOMINIUM ASSOCIATI
28051 SOSTA LN
BONITA SPRINGS,FL 34135

PARKLANDS LEE COUMMUNITY DEVEL
WATHALL HUNT AND ASSOC LLC
9220 BONITA BEACH RD STE 214
BONITA SPRINGS,FL 34135

0005817153 / FNP-0000002582

The News-Press
media group
news-press.com A GANNETT COMPANY

Attn:
RVI PLANNING, INC
28100 BONITA GRANDE DR STE 305
BONITA SPRINGS, FL 34135

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

NOTICE OF PUBLIC INFORMATION MEETING DATE: Wednesday, September 27, 2023 TIME: 5:30 PM ADDRESS: Bonita Springs Fire Department, Station 24, 27701 Bonita Grand

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of or by publication on the newspaper's website, if authorized, on :

09/07/2023

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

Sworn to and Subscribed before me this 7th of September 2023, by legal clerk who is personally known to me.

K Felty
Affiant

Nicole Jacobs
Notary State of Wisconsin, County of Brown

8-21-26
My commission expires

# of Affidavits 1

This is not an invoice

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC INFORMATION MEETING
DATE: Wednesday, September 27, 2023

TIME: 5:30 PM

ADDRESS: Bonita Springs Fire Department, Station 24, 27701 Bonita Grande Drive, Bonita Springs, FL 34135

In compliance with the Bonita Springs Land Development Code requirements relating to Section 4-28, Seagate Revana, LLC, the owner and contract purchaser of 204+/-acres of real property located north of Bonita Beach Road and approximately 1 mile east of Bonita Grande Drive, is holding a second Neighborhood Meeting in advance of public hearings for a future land use amendment, comprehensive plan text amendment, and Planned Development Rezone.

The Comprehensive Plan Amendment proposes to redesignate Density Reduction Groundwater Resource (DR/GR) and Wetlands future land use categories to the Urban Fringe Community and Resource Protection future land use categories. Along with the companion Planned Development rezoning, the development proposes a maximum of 388 dwelling units and 100,000 square feet of neighborhood-scale commercial uses (EXCLUDING gas stations).

The purpose of the meeting is to educate community members and nearby landowners about the proposed development and to address any questions.

Attending virtually is also available via Zoom using ID# 691 105 7769
Passcode: 0000

***DISCLAIMER**: No responsibility is held for any technical issues experienced during the virtual attendance of this meeting. Virtual attendance is available only as a courtesy in addition to Neighborhood Meeting requirements.

For questions please contact:
RVi Planning + Landscape Architecture c/o Josephine Medina, AICP
28100 Bonita Grande Drive, Suite 305
(239) 908-3421 OR Jmedina@rviplanning.com

AD #5817153 Sept. 7, 2023

REVANA LAKES MPUD REZONE AND CPA
NEIGHBORHOOD INFORMATION MEETING

SEPTEMBER 27, 2023 – 5:30 p.m.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
GARRY JAMES	29037 ALESSANDRA	DUBLER52@
Wendy Thiel	14310 Bonita Beach Rd	YAHOO.COM
Rob+KATHY MACKAY	28075 SOSTA LN	RMACK1313@AOL.COM

RVi Planning + Landscape Architecture

REVANA LAKES PLANNED DEVELOPMENT

NEIGHBORHOOD INFORMATION MEETING

SEPTEMBER 27, 2023

WELCOME & INTRODUCTIONS

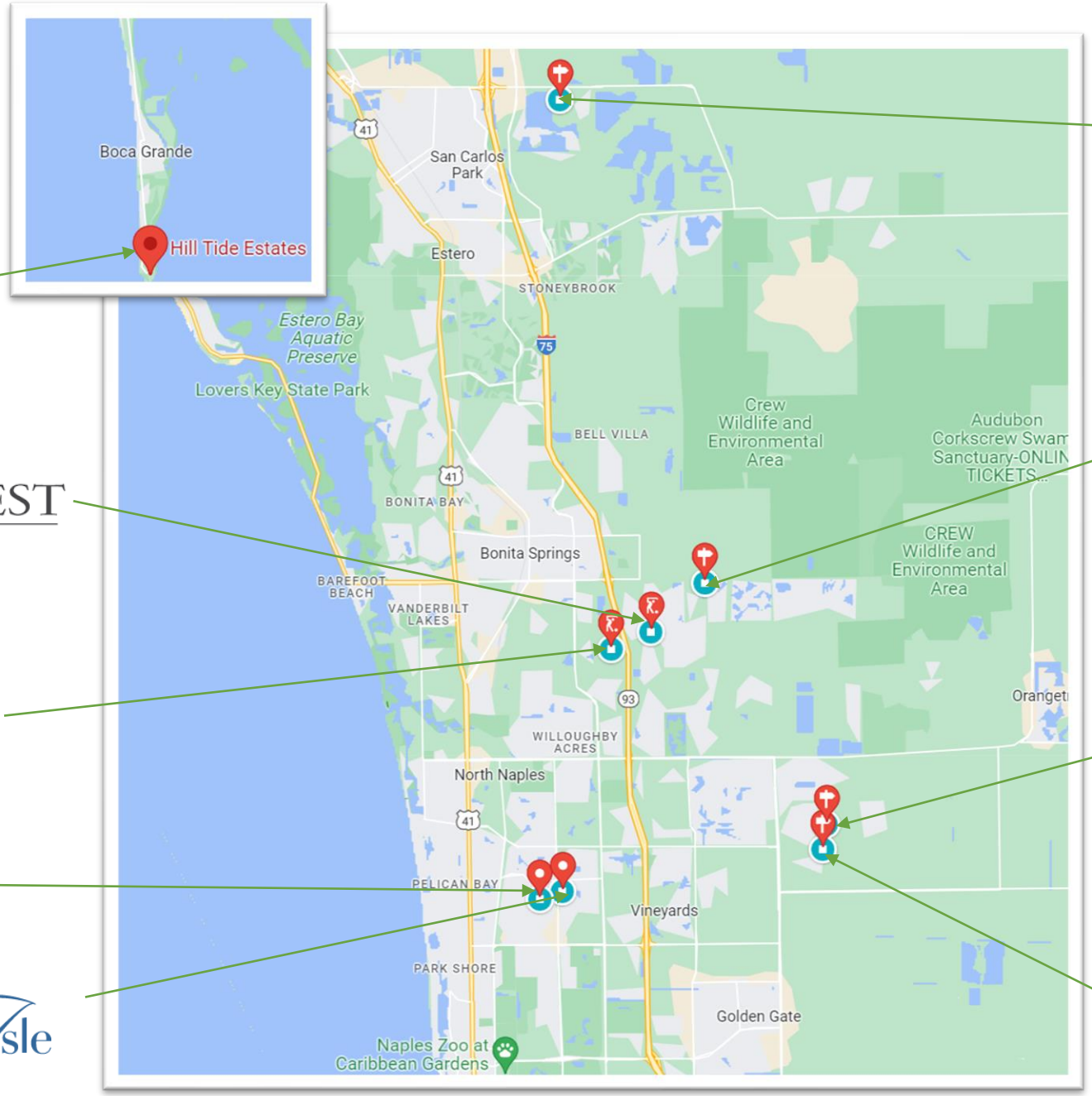
- Tim Byal & Keith Norton – Seagate Development Group
- Neale Montgomery, Esq. – Pavese Law Firm
- Alexis Crespo, AICP & Josephine Medina, AICP – RVi
- Jackie Larocque, P.E. & Brandon Hadlock, E.I. – Atwell
- Tyler King - Atwell
- Yury Bykau, E.I. – TR Transportation Consultants

SEAGATE DEVELOPMENT

- Successful world class communities across Southwest Florida
- Locally owned and operated
- Commitment to creating quality neighborhoods with strong sense of place and community
- Active Residential Projects:
  - Windward Isles - Naples
  - Quail West - Naples
  - Hill Tide Estates – Boca Grande
  - Esplanade Lake Club - Estero
  - Isola Bella at Talis Park - Naples



SEAGATE
DEVELOPMENT GROUP



ESPLANADE
LAKE CLUB

HILL TIDE
ESTATES

Revana Lakes

QUAIL WEST
NAPLES

TALIS PARK

Palisades

Windward Isle

Opus Stone
A Seagate Development Group Community

Revana Lakes

SEAGATE
DEVELOPMENT GROUP

- Currently planned luxury community priced from $2 to $6 Million
- Over 80% of the property is dedicated to lakes and preserves
- Majority of frontage along Bonita Beach Road will remain natural preserves
- Resort pool overlooking the large lake and clubhouse planned to include fitness, board room, demonstration kitchen, club room, outdoor bar, bocce ball courts, golf simulator, putting green, fire pit and children’s splash pad and playground
- Entry gatehouse and access to neighborhood commercial parcel

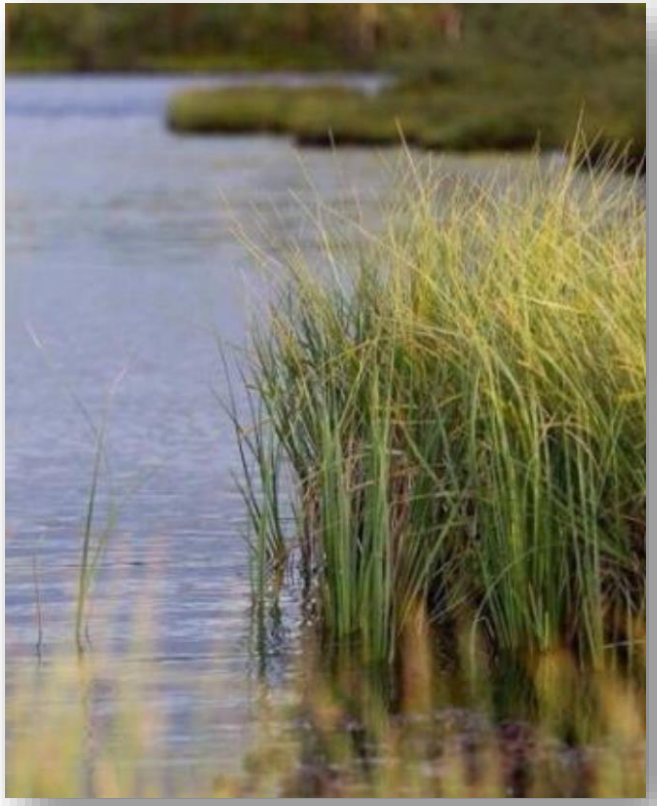


Landscaping Inspiration















Architectural Inspiration










Clubhouse Inspiration



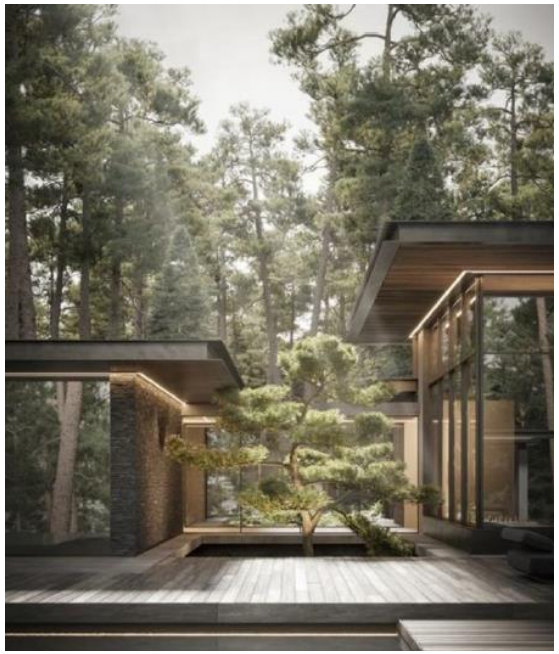


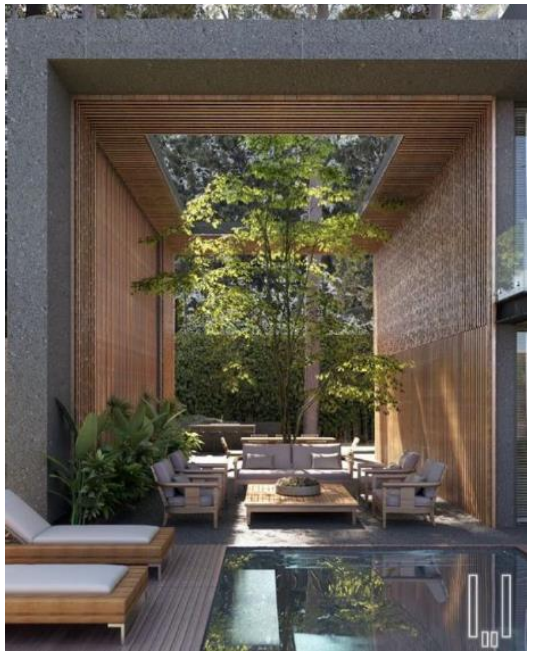








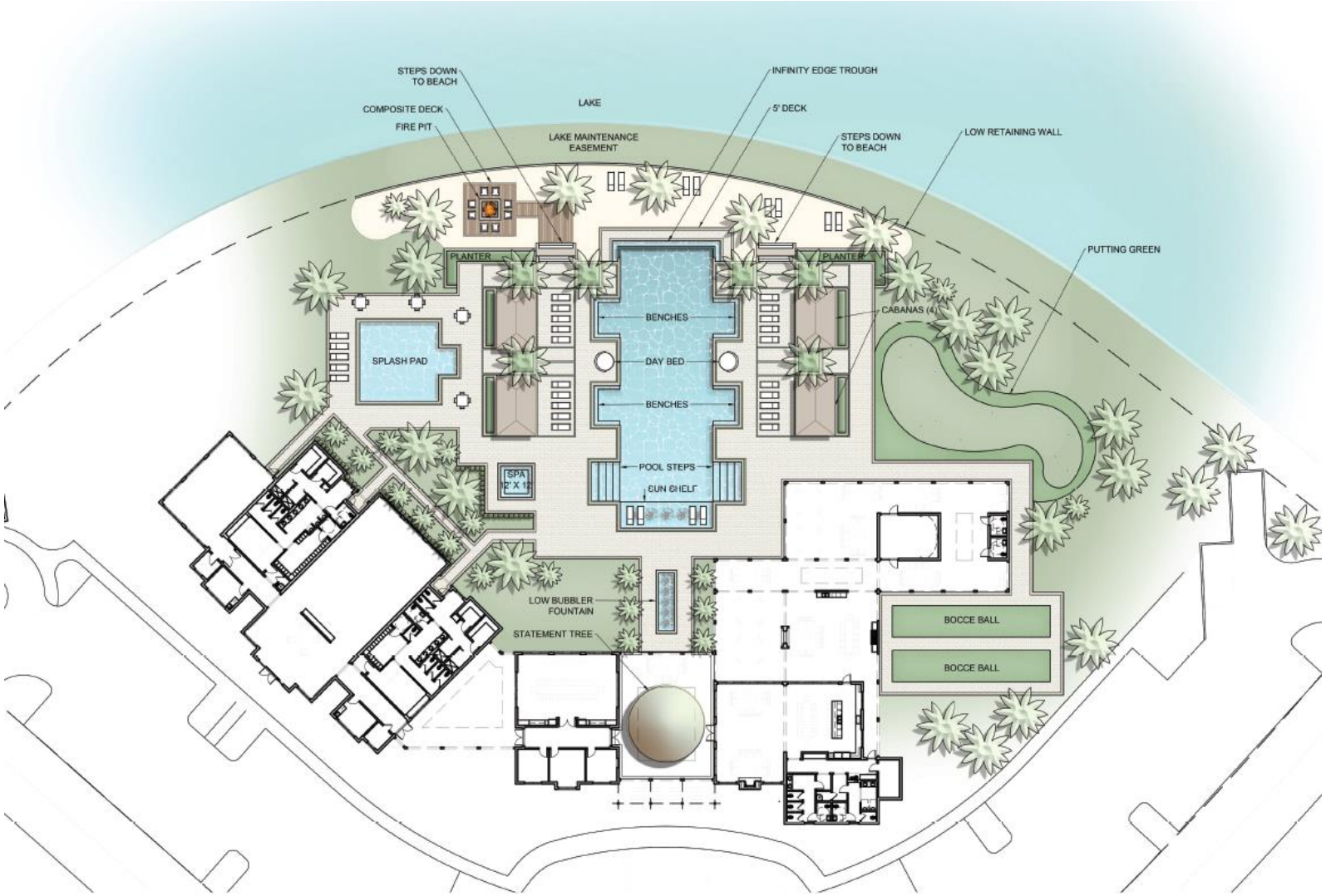






Revana Lakes

Preliminary



SEAGATE DEVELOPMENT GROUP

PROPERTY LOCATION MAP



PROPERTY OVERVIEW

- 204-acre property
  - 114 acres in the City
  - 90 acres in Lee County
- Accessed from Bonita Beach Road
- Heavily impacted due to historical mining activities
- Purchased by Seagate in December 2020

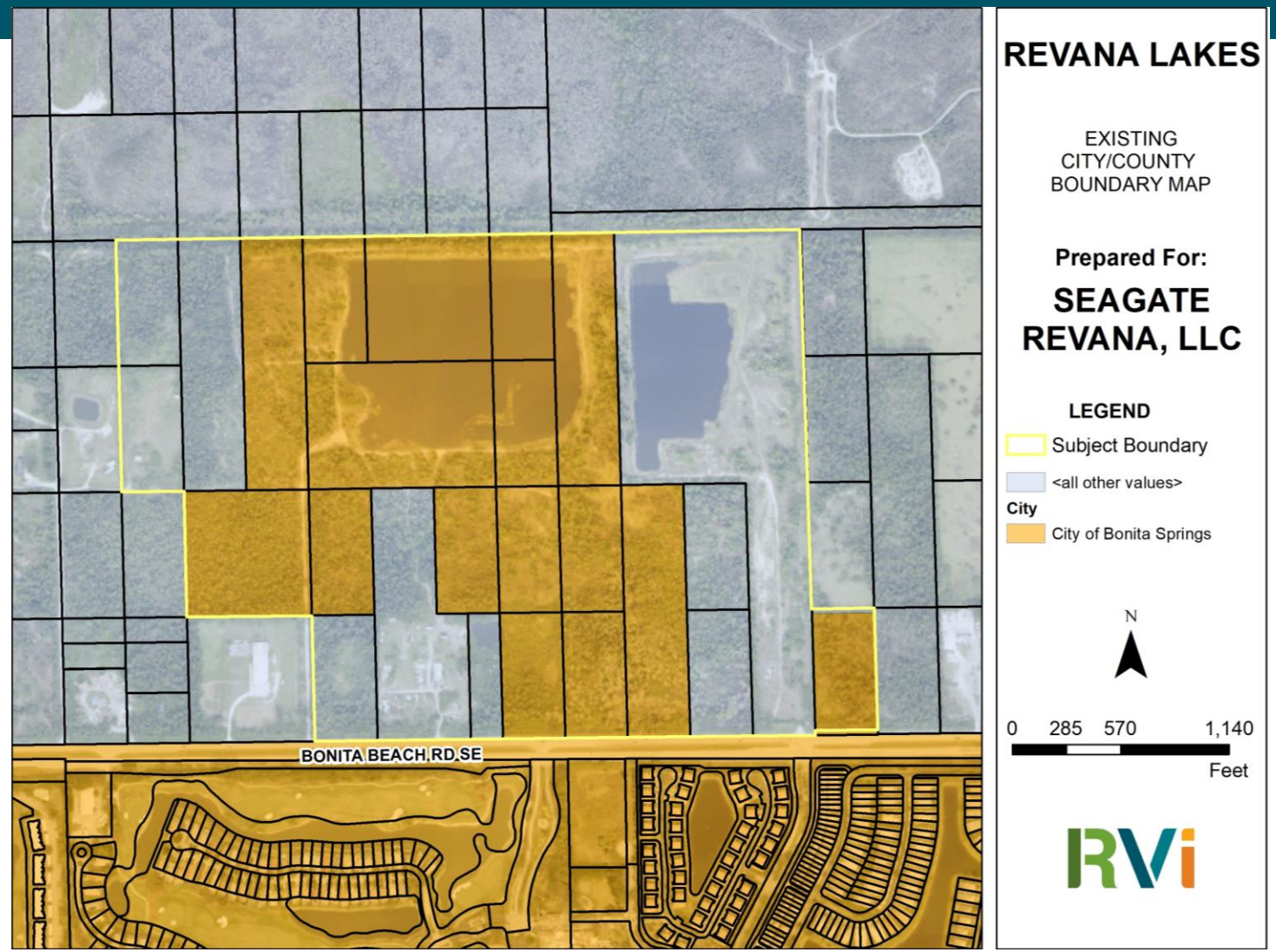


PROPERT HISTORY

- 37 +/- Acres are zoned Industrial Planned Development
- Approved in 2001
- Mining Area allows for 30+/- acres (10+/-acres have been mined)
- Blasting Permitted
- Active Lee County Mine Permit

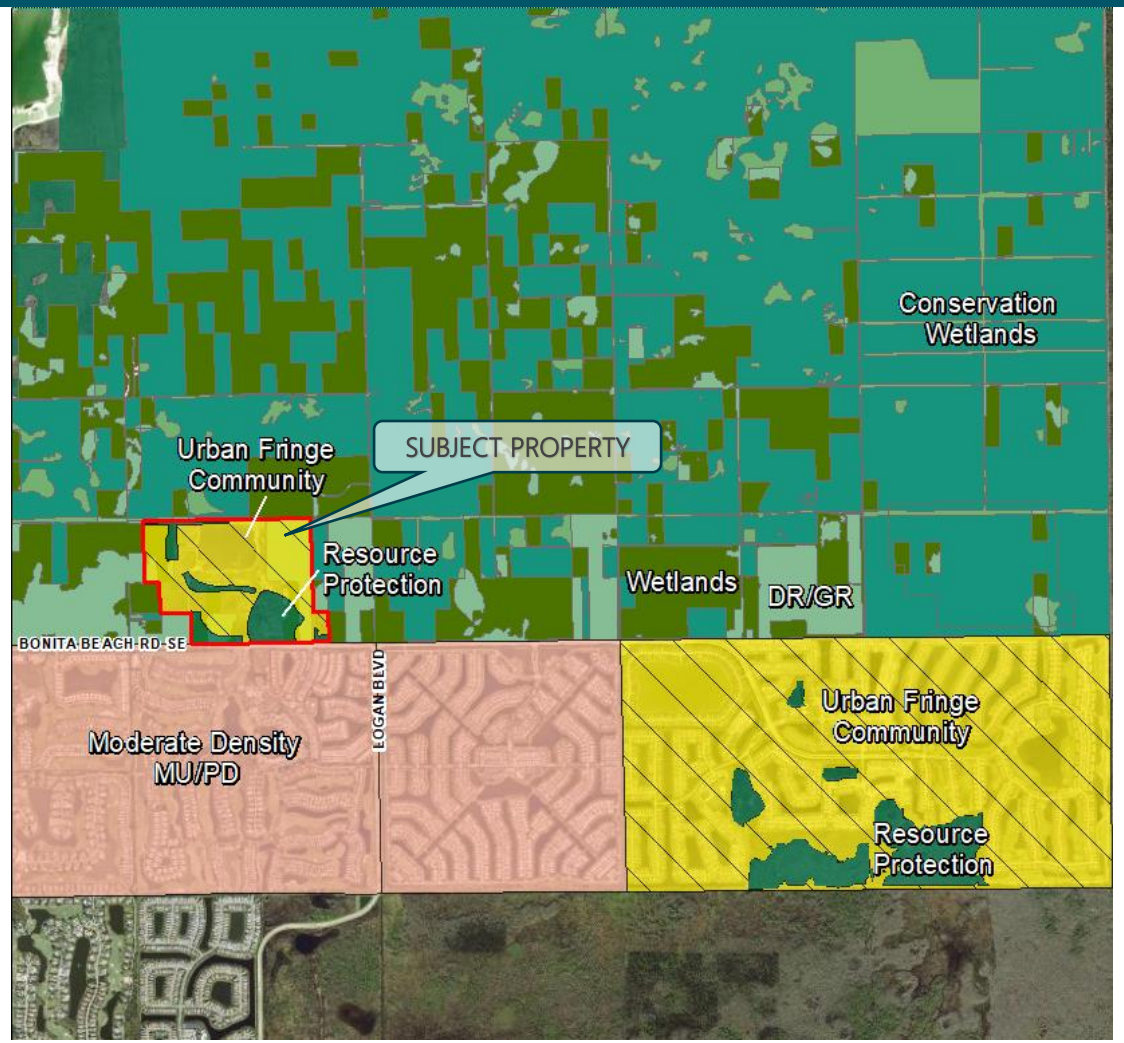


ANNEXATION

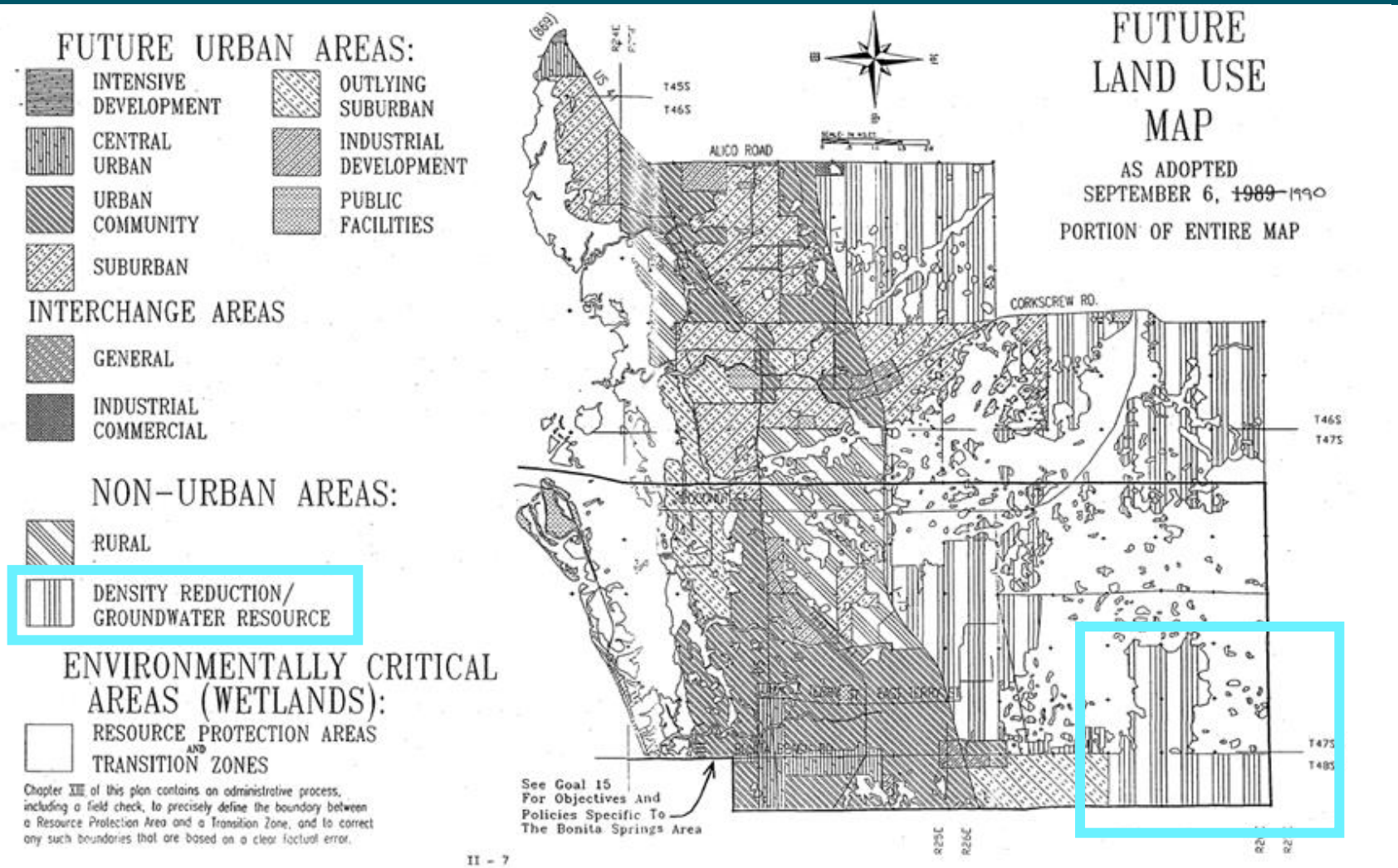

BONITA BEACH RD SE
REVANA LAKES
EXISTING
CITY/COUNTY
BOUNDARY MAP
Prepared For:
SEAGATE
REVANA, LLC
LEGEND
Subject Boundary
<all other values>
City
City of Bonita Springs
N
0 285 570 1,140
Feet
RVi

COMPREHENSIVE PLAN AMENDMENT REQUEST

- Redesignate 204 acres from “Density Reduction Groundwater Resource” (DR/GR), “Resource Protection” and “Wetlands” future land use categories to “Urban Fringe Community” and “Resource Protection”
- Same future Land Use Category applicable to Valencia & Bonita National communities
- Density proposed is less than 2 dwelling units per acre per PD rezoning
- Moderate Density FLU located south of Bonita Beach Road

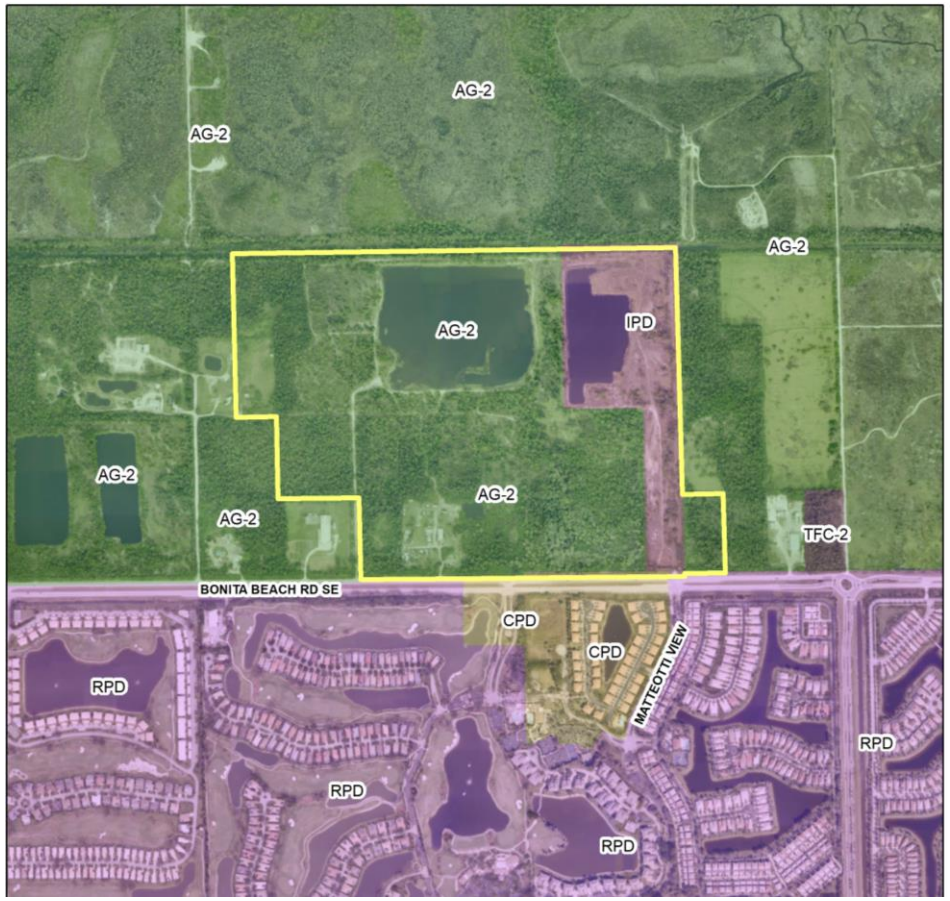


FUTURE LAND USE MAP - 1990

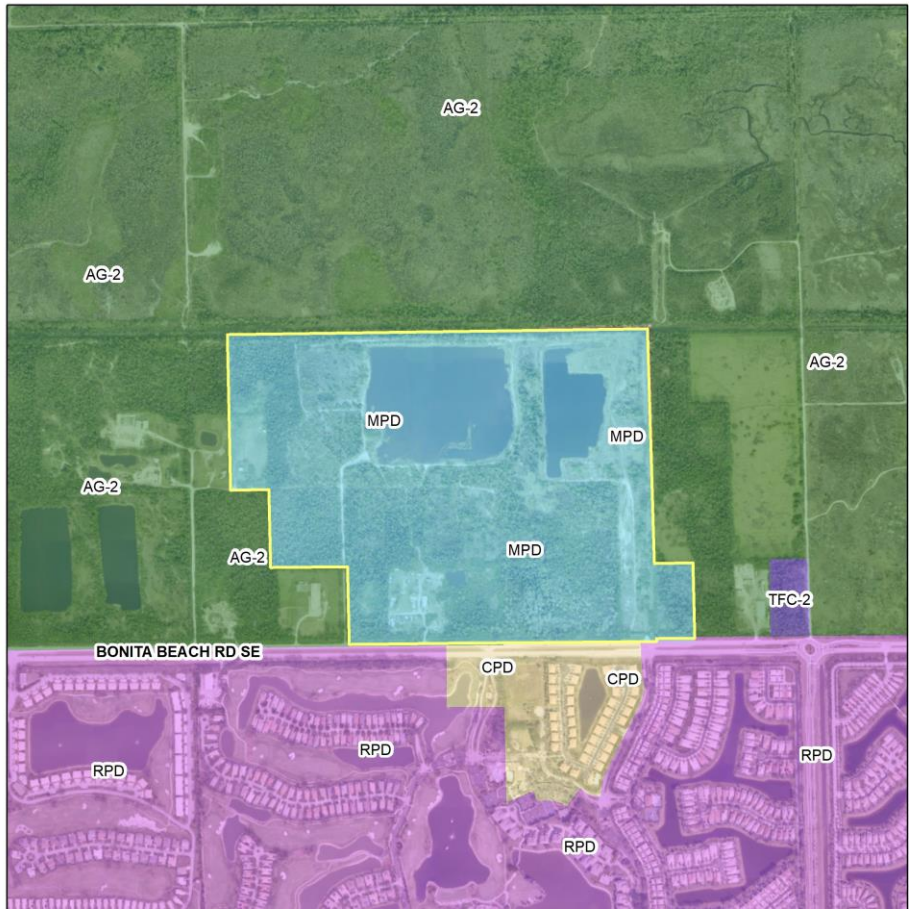


ZONING MAP

EXISTING ZONING



PROPOSED ZONING



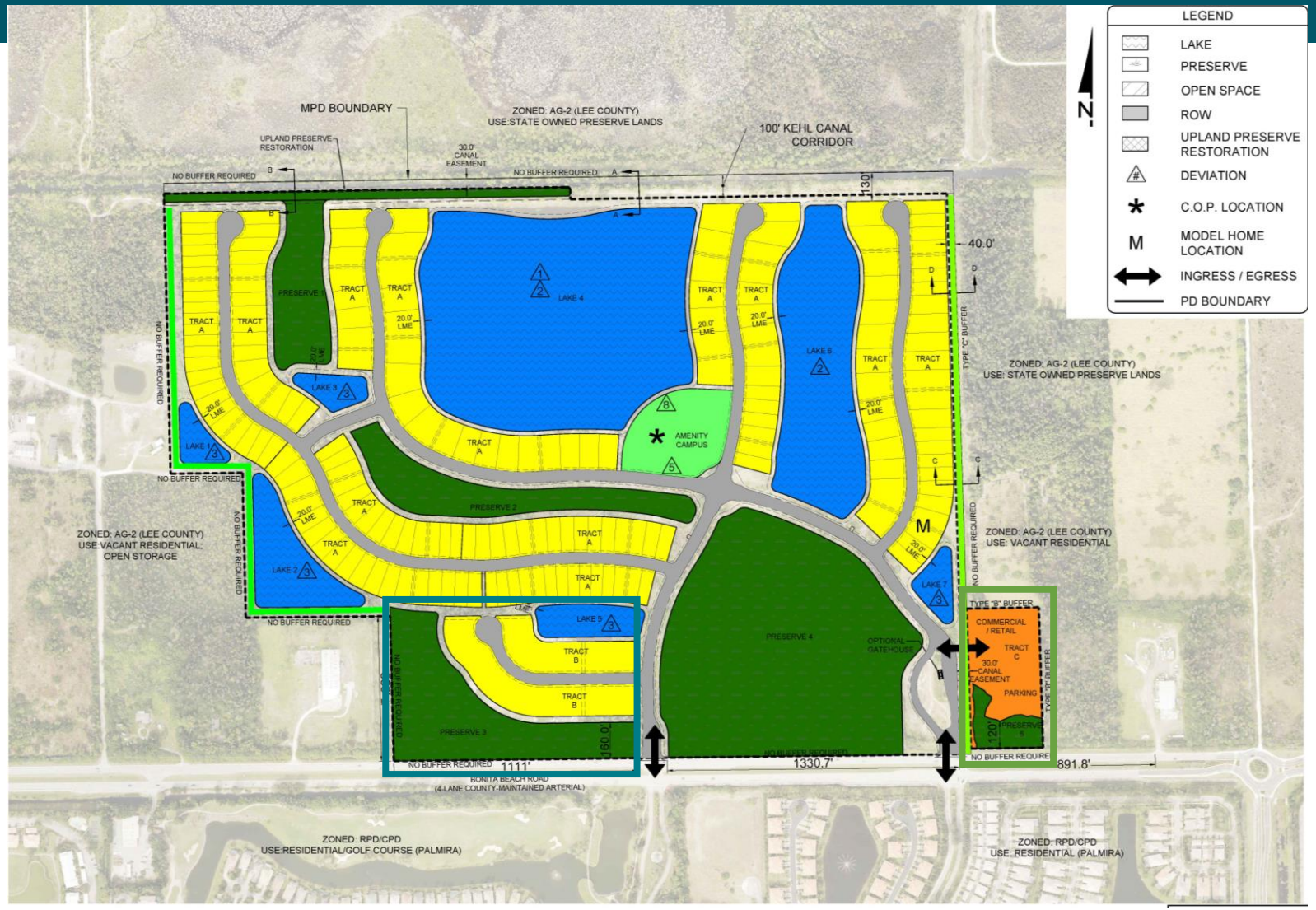
REZONE REQUEST

- Rezone from IPD & AG-2 to the Mixed-Use Planned Development (MPD) zoning district

- Maximum development potential ***REDUCED*** from initial application of 585 units to 388 residential units and ***INCREASED*** total project acreage from 175 acres to 204 acres since initial Neighborhood Meeting
  - Single-family, Villas & Multifamily dwellings
  - Maximum building height of 45 feet
  - On-site recreational facilities

- Maximum 139,500 +/- SF of Commercial
  - 100,000 SF ministorage
  - 39,500 SF of neighborhood commercial uses (Gas stations & carwashes ***NOT*** requested)

MASTER CONCEPT PLAN



- Potential Multifamily Limited to Tract B
- Commercial Limited to Tract C
- Bonita Beach Road and residential developments to the south protected through expansive dedicated on-site preserve areas.
- 55% percent of site dedicated to open space
  - 43 +/- acres of dedicated preserve area.

STORMWATER

- ❑ Stormwater management system will be designed in accordance with:
  - ✓ South Florida Water Management District (SFWMD) Regulations & Criteria
  - ✓ City of Bonita Springs Land Development Code
- ❑ Design undergoes lengthy review and approval by both SFWMD and the City Staff before permits are issued
- ❑ Process ensures the development will not adversely impact surrounding properties



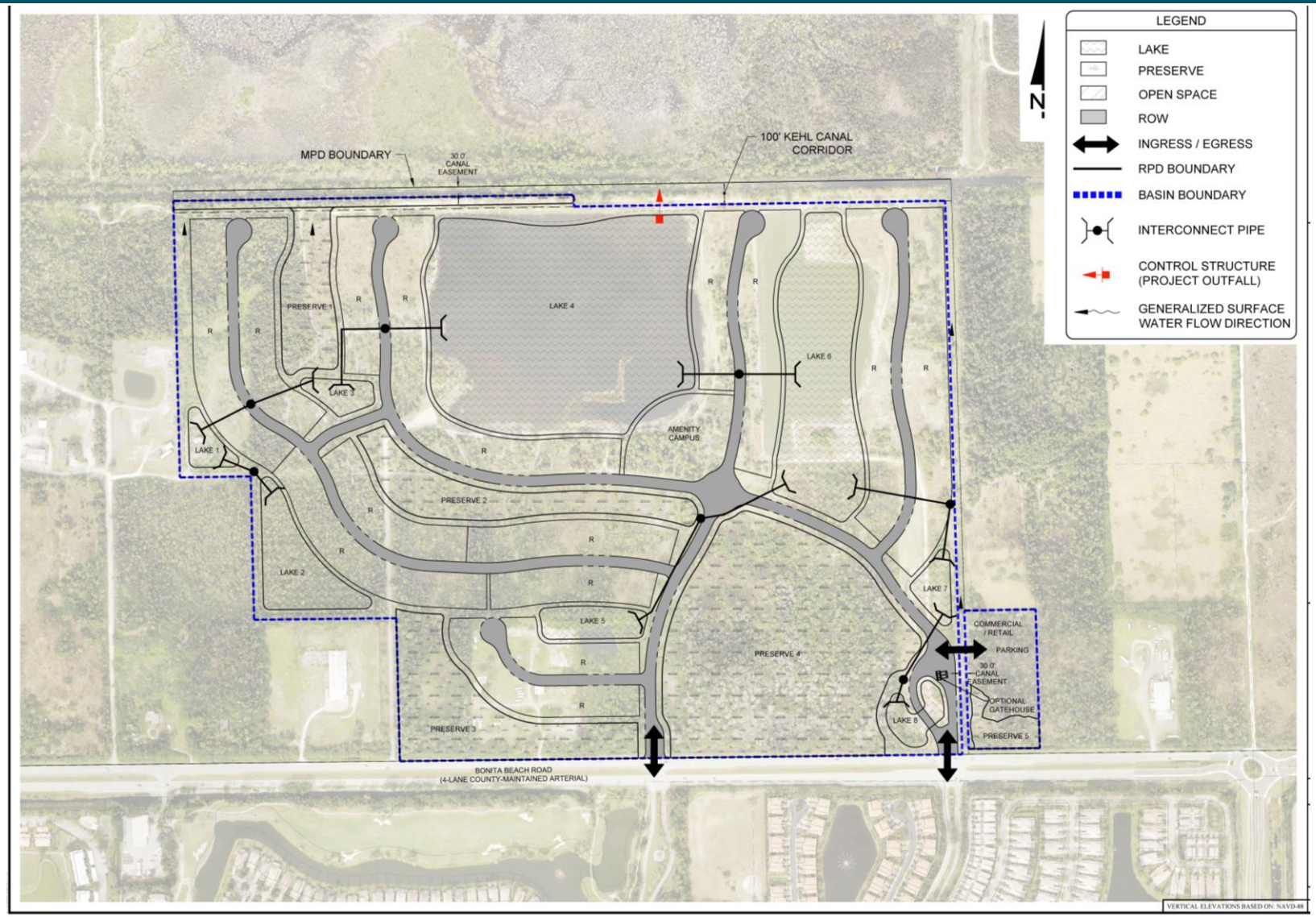
STORMWATER

- ❑ Stormwater management system will be designed to:
  - ✓ Collect stormwater run-off generated within the development footprint
  - ✓ Provide water quality and water quantity storage
  - ✓ Eventually discharge the detained water at a controlled rate off-site

- ❑ The stormwater management system will generally be comprised of:
  - ✓ Perimeter berm to contain water run-off in the property
  - ✓ Interconnected lakes to store and treat the run-off water
  - ✓ Structures to allow for the controlled release of the water off-site



STORMWATER MANAGEMENT PLAN



CITY PROCESS:

Annexation & Comprehensive Plan Amendment

- Establishes general range of uses, maximum density & intensity

Planned Development Rezone

- Site-Specific Concept Plan, Types of Homes & Development Standards (Setbacks, Buffers & Building Height)

Local Development Order, State & Federal Permits

- Detailed Site Plan, Allows for actual construction activities to commence

NEXT STEPS:

- ✓ File Annexation Agreement & Comprehensive Plan Amendment
- ✓ File Planned Rezone Application
- ✓ Undergo review by City Staff
- ✓ Follow-Up Neighborhood Meeting(s) & Public Hearings
- LPA & City Council hearings to “transmit” for state review
- Final Adoption Public Hearings before Zoning Board & City Council
- File Development Order Application & Apply for State Permits

THANK YOU!

QUESTIONS?

Revana Lakes
COMPREHENSIVE PLAN TEXT AMENDMENT

Exhibit XX – Text Amendment to Urban Fringe Community

Policy 1.1.10.1: Urban Fringe Community District. Intended to accommodate and provide flexibility for development in areas exhibiting substantial environmental resource protection lands combined with transitional urban characteristics. In order for land to be considered for this designation, land requested to be placed in this category shall be a minimum of 100 acres within the ~~1,165~~ 1,370 acres of gross land area in the land use category. Development within this category would be allowed from 1.89 ~~2.54~~ to 2.77 gross dwelling units per acre. Land developed within this Urban Fringe Community District must adhere to the following innovative design and planning principles.

1. All new development within the Urban Fringe Community District shall be required to be zoned as a Planned Development.
2. Development within this Urban Fringe Community District will be required to cluster in order to minimize loss of native vegetation and wetland function. Developments within the Urban Fringe District are permitted to be clustered at higher than gross density as long as the gross density and maximum number of units are not exceeded for the total acreage within the Urban Fringe District. Significant natural systems, or wetlands which require preservation in order to comply with Local, State and Federal Permitting, shall be placed in the Resource Protection Future Land Use category and for purposes of the Urban Fringe Community District, shall be included in gross acreage for density calculations.
3. Development within the Urban Fringe Community District is encouraged to provide a mix of uses, including a mix of residential types, recreational amenities, civic spaces and convenience and commercial uses intended to serve residents and their guests in order to minimize trips outside the Urban Fringe Community District.
4. Development is encouraged to provide creative site designs, and clustering is required to provide for greater common open space and mixed-use development. The planning flexibility provided through the planned development process shall encourage and facilitate creative design techniques.

    a. Residential Development. These areas shall include single and/or multiple family home site acreage, and shall include, but not be limited to, single-family attached and detached; duplexes and two-family units; and town homes and other multi-family dwelling types.

    b. Non-residential Development. These areas will include vehicular and pedestrian ways, commercial and institutional areas, club houses and associated facilities, utility buildings, maintenance areas, tennis courts and associated non-residential uses.

    c. Residential and Non-residential Development acreage may account for no more than 60% of the gross area within the Community Fringe District. Intensity/density standards for all uses within this category are set forth in the Intensity/Density Table below:

Land Use in Mixed Use	Minimum % Land Use Mix	Maximum % Land Use Mix	Maximum Density/Intensity
Residential	45%	58%	2.77 gross du/ac (3,300-36-du[1])
Commercial/Non-Residential[2]	2%	15%	0.35 FAR[3]
Open Space	40%	53%	0.25 FAR

[1] Gross Density Pursuant to Policy 1.1.10.1

[2] Commercial uses, excluding recreational facilities (including, but not limited to, the clubhouse, and ancillary facilities), will be limited to 5 total acres.

[3] Properties north of Bonita Beach Rd are permitted a floor area ratio of up to 0.67 for commercial uses, excluding clubhouses, amenity buildings, and recreational facilities.

d. Open Spaces. These areas will include preserved natural areas, buffers lakes, parks, golf courses, nature trails, retention areas, conservation areas, scenic resources, green belts, wetlands and associated areas and must account for a minimum of 40 percent of the Property within the Urban Fringe Community District. Golf course fairways will account for no more than 50 percent of the open space of the subject Urban Fringe Community District.

e. The owners will employ management strategies in and around any golf course to address the potential for pesticide/chemical pollution of the groundwater and surface water receiving areas. The owners will comply with the goals of the Audubon Cooperative Sanctuary Program for Golf Courses. The management practices will include:

i. The use of slow release fertilizers and/or carefully managed fertilizer applications which are timed to ensure maximum root uptake and minimal surface water runoff or leaching to the groundwater;

ii. The practice of integrated pest management when seeking to control various pests, such as weeds, insects, and nematodes. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is not acceptable. The management program will minimize, to the extent possible, the use of pesticides, and will include the use of the United States Department of Agriculture Soil Conservation Services Soil Pesticide Interaction Guide to select pesticides that have a minimum potential for leaching or loss to due runoff depending on the site-specific soil conditions. Application of pesticides within 25 feet of any Corkscrew Regional Ecosystem Watershed, or other adjacent public preserve lands, is prohibited;

iii. The coordination of the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any pesticides and nutrients;

iv. The utilization of a golf course manager who is licensed by the State to use restricted pesticides and who will perform the required management functions. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater; and

v. The storage, mixing and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.

f. Any required perimeter buffer zones pursuant to Policy 1.1.10.1(5)(c)(iv) must be replanted with vegetation after construction. Revegetation must adhere to the following:

i. Seventy five percent of the total number of replanted trees used in buffers and landscaping must be indigenous, and fifty percent of the replanted shrubs must be indigenous;

ii. Plant material must conform to the standards for Florida Number 1 or better as given in Grades and Standards for Nursery Plants 1973, and Grades and Standards for Nursery Plants, Part II, Florida Department of Agriculture and Consumer Services, Tallahassee.

iii. Australian pine, cajeput, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca, bishopwood, castor bean, common papaya, common snakeplant, day jessamine, hunters robe, Queensland umbrella tree, trailing wedelia may not be used as part of the revegetation of the property after construction.

g. The shorelines of any stormwater management lakes must be sinuous in configuration, and must be sloped or bermed. The littoral zones around the ponds must be planted with native wetland herbaceous plants, and trees or shrubs can be included within the herbaceous plants. At least four species must be planted. The minimum required number of plants will be one plant per linear foot of lake shoreline as measured at the control elevation water level. The littoral shelf should provide a feeding area for water dependent avian species. Alternatively, non-sinuous stormwater management lakes must be sloped or bermed and meet littoral zones requirements within the Urban Fringe Community except the minimum required number of plants will be three plant per linear foot of lake shoreline as measured at the control elevation water level. Littoral shelves shall be provided at a 10:1 slope for 10% of the linear feet of shoreline for each non-sinuous lake.

h. Height. Maximum allowable height for residential structures shall be 60 feet from the base flood elevation to the eaves.

i. In order to minimize adverse impacts that construction may have on wildlife, natural environmental values, and water quality, the developer will institute appropriate measures such as full compaction of any fill material placed around newly installed structures. In addition, clubhouse(s), golf course maintenance building(s), vehicular service areas and amenity centers that include outdoor pools, tennis courts, etc., must be located a minimum of 350 feet from the boundaries of the Urban Fringe Community District that abut a conservation area. This restriction does not apply to residential buildings. Further, a conservation easement of 100 feet in length shall be placed over Zone 1, which is described in Policy 1.1.10.1.5(c)(vi)(A), which is described in Policy 1.1.10.1.5(c)(vi)(A). The easement shall allow for landscaping, water management activities, passive

recreational uses and other uses as set forth in Policy 1.1.10.1.5(c)(vi)(A).

j. Because domestic animals can create conflicts with indigenous wildlife, no free-ranging domestic animals are permitted within the Urban Fringe Community District. All applicants for a local development order shall include a provision in their covenants and restrictions that prohibit free-ranging domestic animals. Such covenants and restrictions shall also address the implementation of a bear-proof garbage can program to minimize wildlife attractants.

5. All major Resource Protection areas over 20 acres in size shall be provided public vehicular access on non-gated roadways.

A. All naturally occurring wetlands, which have not been significantly degraded, must be designated as preserve areas and be subject to a conservation easement similar to that set forth in Section 704.06, Florida Statutes. Limited uses in preserve areas such as nature trails, bike paths, cart paths, boardwalks and the like will be allowed when permitted by appropriate State and Federal agencies. The use of wetland areas for water management, to the extent allowed by law, will not be precluded. Wetland areas being used as water management areas within the Urban Fringe Community District may be relocated if all approvals are obtained from appropriate local, State and Federal agencies and (2) where the affected wetland functions are replaced on property within the Urban Fringe Community District.

b. Where feasible, open space areas will be designed so as to provide connections between wetlands, preserve areas, and buffers on property within the Urban Fringe Community District. The design of these open space areas will seek to provide areas which will be integrated with on-site and adjacent preserve properties so as to enhance habitat for small mammals and wading birds. Golf courses, when constructed and maintained in compliance with this paragraph will be considered to be functional open space to the extent set forth above.

c. The design of functional open space areas must incorporate the following design features:

i. A surface water management system that mimics the functions of the natural system, in accordance with the following:

A. All development proposals within the Urban Fringe Community District must recognize areas where soils, vegetation, hydrogeology, topography, and other factors indicate that water flows or ponds; and require that these areas be utilized to the maximum extent possible, without significant structural alteration, for on-site stormwater management; and require that these areas be integrated into area-wide coordinated stormwater management schemes.

B. Where no natural features of flow or ponding exist on a site within the Urban Fringe Community District, the City will require that water management structures be designed and constructed in such a manner as to mimic the functions of natural systems. Special engineering and design standards for such structures will be incorporated into revised development regulations.

C. Within the Urban Fringe Community District where traditional drainage structures exist (ditches, canals, dikes, etc.), the City may permit their continued existence and maintenance, but will discourage their expansion or extension.

D. Where feasible within future urban areas, surface water management plans are encouraged that mimic the functions of natural systems, notwithstanding the type or intensity of development permitted.

E. The South Florida Water Management District must review any Development to ensure that adequate provision is made for a flowway through the proposed Urban Fringe Community District. Any changes to any ACOE or Environmental Resource Permit in effect at the time of the adoption of this Plan Amendment must ensure adequate provision for the transport of off-site flows through the property to the south, and shall address the creation of wading bird habitat.

F. The policies above (1.1.10.1.5(c)(i))are not intended to prohibit any permittable surface water management solution that is consistent with good engineering practices and adopted environmental criteria.

ii. Any Australian pine, cajeput, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca, bishopwood, castor bean, common papaya, common snakeplant, day jessamine, hunters robe, Queensland umbrella tree, trailing wedelia existing on the site at the time of the issuance of a development order must be removed.

iii. The vegetation that surrounds, or is within the open space areas should have the capacity to provide habitat for a diversity of wild life.

iv.For any area that drains to the Imperial River Basin, a surface water management system that is consistent with the Kehl Canal/Imperial River Basin study prepared by Agnoli, Barber & Brundage dated 1995 for the SFWMD.

v.Uses including, but not limited to, picnic areas, trails, benches, boardwalks, golf courses, water management systems, biking/jogging/equestrian trails, vita courses, bird viewing blinds/tower and interpretative facilities will be permitted within functional open areas.

vi. All development must incorporate buffers to protect adjacent natural areas from the impacts of development. The purpose of the buffer is the protect natural resources from the activities and impacts of development on property within the Urban Fringe Community District. The buffers shall be established in Zones according to the following:

A. Zone 1 will be a minimum of 100 feet wide and will extend completely along all portions of the eastern and southern boundary of the Urban Fringe Community District. These are the areas of the Urban Fringe Community District which are adjacent to the Collier County Line. The buffer will consist of selected native upland forest plant species such as south Florida slash pine, live oak, laurel oak, and saw palmetto. Selected species will be tolerant of drought conditions, and will not require fertilizers and pesticides to promote growth and survival. Exotic

plant species will be controlled by the periodic application of herbicides and mechanical removal. Wetland forest species will be used in situations where wetland functions remain on the Urban Fringe Community District and where soil and moisture conditions are suitable.

Zone 1 will incorporate the existing water management reservoirs which are located along the southern boundaries of the Urban Fringe Community District. These reservoirs will not require additional buffering. There will be no structures erected in Zone 1, however, passive recreation such as hiking, bird watching and nature study will be permitted. Construction of lakes in Zone 1 will be allowed. Existing berms and ditches will be allowed to remain in Zone 1.

B. Zone 2 will be adjacent to Zone 1 and will encompass an area that is at least 50 feet wide. This area will be free of lights and other structures such as fences, pools and sheds. The permanent placement of generators, pumps, and other fixed motors will be prohibited. Homesites may extend into Zone 2, but no portion of the residence itself may extend into this zone. If residential lots are incorporated into this zone, those portions of yard acreage will be planted and maintained in a fashion similar to that proposed for Buffer Zone 1. Passive recreation such as hiking, jogging, biking, and walking will be allowed along designated trails and boardwalk system. Golf courses and lakes may extend into this zone, but may not incorporate lights or structures other than drainage structures and cart paths. All golf course acreage in Zone 2 will be free of lights and structures and the use of golf carts will be permitted. If water, sewer or electrical lines are placed in Zone 2 they must be buried.

C. Zone 3 will be parallel to Zone 2 and will consist of residences and other infrastructure development in a 100-foot wide band. Exterior lighting in this zone may not project toward adjacent preserve land. Measures such as directional lighting, reduced-height light supports and other light abatement technology will be used.

D. <u>Properties within the Urban Fringe Community District located north of Bonita Beach Road and south of the Kehl Canal shall provide the following setbacks and buffers from adjacent conservation areas:</u>

    i. <u>A minimum 130-foot-wide buffer area containing at least 1.77-acre restoration plantings shall be provided along the northern property boundary where abutting the Khel Canal. There will be no structures erected within this area except an optional fence/wall will be permitted. However, passive recreation such as hiking, bird watching, and nature study will be permitted. Lakes, walking</u>

trails, benches, drainage and utility structures may extend into this area. Existing berms and ditches will be allowed to remain to accommodate the master stormwater management system.

ii. A minimum 40-foot-wide buffer area with Type C plantings containing an 8 foot tall fence/wall shall be provided adjacent to any boundary of the Urban Fringe Community District that abuts a conservation area, except when abutting the Khel Canal per (i) above. There will be no structures erected within this area. However, passive recreation such as hiking, bird watching, and nature study will be permitted. Lakes, walking trails, benches, drainage and utility structures may extend into this area.

6. Land areas amended to the Urban Fringe Community District will be tracked by the City of Bonita Springs to address the following for all property within the Urban Fringe Community District:

   i. maximum number of dwelling units,

   ii. maximum square footage of commercial,

   iii. locations of public sites, and

   iv. maximum amounts of non-public recreational uses to be provided.

   a. Every development within the Urban Fringe Community District shall enter into a Developer's Agreement with the City of Bonita Springs prior to issuance of a Development Order, in accordance with § 163.3220—3243, Florida Statutes or by any other mutually agreed upon legal instrument. The intent of the Developer's Agreement or appropriate legal instrument is to identify timing, density for the project, etc. to ensure that development matches the information tracked by the City.

   b. The Developer's Agreement or appropriate legal instrument will require an annual review in accordance with § 163.3220—3243.

   c. The Developer's Agreement or appropriate legal instrument will inform subsequent purchasers (excluding single lots not being subdivided) who will adhere to the requirements contained within the Developer's Agreement or appropriate legal instrument.

7. As individual zonings to Residential Planned Development (RPD) are submitted to the City they shall include as a minimum the following information:

   a. A showing of the amount of units as a part of the maximum approved for the parent parcel.

   b. A Traffic Analysis submitted in accordance with the City's TIS

requirements verifying that adequate capacity currently exists or will exist prior to the issuance of any Certificates of Occupancy.

8. Any lands included or amended into the Urban Fringe Community District category must demonstrate the non-existence of urban sprawl by:

a. Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.

b. Directing new growth to areas where public facilities exist, are planned within the City or County Five Year Capital Improvement Plan, or are committed to through a Developer Agreement, or otherwise assured to be funded by the appropriate agency.

c. Providing assurances through fiscal and other means that an amendment to the Urban Fringe Community District category will expedite any additionally needed infrastructure improvements so as to not adversely impact the surrounding community outside this District.

d. Requiring all development to be connected to central water and sewer.

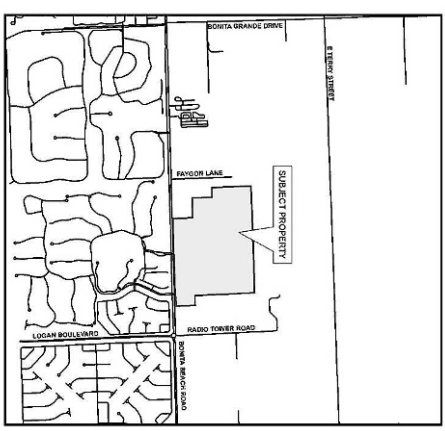
e. Assure that an amendment to the Urban Fringe Community District category meets the conditions outlined in F.S. 163.3162(4) for demonstrating the non- existence of urban sprawl, including assuring that land uses and intensities of use are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. Parcels larger than 640 acres must include appropriate new urbanism concepts such as those described in F.S. 163.3162(4).

CITY OF BONITA SPRINGS NOTICE OF PUBLIC HEARING

Notice is hereby given that the Bonita Springs Local Planning Agency will hold public hearings at 9:00 a.m., Thursday, May 16, 2024, at Bonita Springs City Hall, 9101 Bonita Beach Road SE, Bonita Springs, Florida 34135, to consider requests to amend the Bonita Springs Comprehensive Plan pursuant to the following case:

A. CPA20-74175-BOS, REVANA LAKES COMPREHENSIVE PLAN AMENDMENT

A REQUEST TO AMEND THE FUTURE LAND USE MAP TO DESIGNATE 204.5 +/- ACRES FROM THE DENSITY REDUCTION GROUNDWATER RESOURCE (DRGR), WETLANDS, AND RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, TO THE URBAN FRINGE COMMUNITY DISTRICT AND RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, AND TO AMEND THE TEXT OF THE URBAN FRINGE COMMUNITY DISTRICT.; LOCATED AT 33-47-26-00-00001.002A, 33-47-26-B4-00001.0060, 33-47-26-00-00001.0070, 33-47-26-00-00001.0090, 33-47-26-B3-00001.0100, 33-47-26-B4-00001.0120, 33-47-26-00-00001.012A, 33-47-26-00-00001.012C, 33-47-26-B3-00001.0140, 33-47-26-B4-00001.0170, 33-47-26-B4-00001.0180, 33-47-26-00-00001.019A, 33-47-26-00-00001.0210, 33-47-26-B4-00001.0330, 33-47-26-00-00001.0340, 33-47-26-B4-00001.0350, 33-47-26-B3-00001.0370, 33-47-26-B4-00001.0400, 33-47-26-B3-00001.0040, 33-47-26-B4-00001.0010, 33-47-26-00-00001.0220, 33-47-26-B3-00001.0260, 33-47-26-B4-00001.0360, 33-47-26-B4-00001.0160, 33-47-26-B4-00001.0050, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.



Interested parties are invited to attend and be heard. To submit your comment in writing, send your comment by email to CITYMEETINGS@CITYOFBONITASPRINGS.ORG by 12:00 Noon, May 15, 2024. Those unable to attend in person may view the live stream on the City's website, CityofBonitaSprings.org

The City of Bonita Springs is committed to equal opportunity and does not discriminate on the basis of race, color, national origin, gender, age, disability, religion, income, or marital status. Under the Americans with Disabilities Act, anyone who requires an ADA-qualified accommodation to participate in this proceeding should contact City Clerk Mike Sheffield at (239) 949-6248 at least 48 hours prior to the proceeding. Such reasonable accommodation will be provided at no cost to the requester.

Any person who may seek to appeal any decision made with respect to any matter considered at the hearing/meeting is responsible for making a verbatim record of the proceeding, to include the testimony and evidence upon which any such appeal is to be based.

CITY OF BONITA SPRINGS, FLORIDA

Rick Steinmeyer, Mayor

Mike Sheffield, City Clerk

NP-39382963

AFFIDAVIT OF POSTING NOTICE

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

INSTRUCTIONS

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of a Public Hearing and maintained through the City of Bonita Springs Public Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

a. Signs for case # CPA20-74175 BOS must be posted by May 2, 2024.

b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest right-of-way or easement.

c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or pother structure. The sign may not be affixed to a tree or other foliage.

d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.

e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.

f. The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF THE POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO CITY OF BONITA SPRINGS ZONING DIVISION, 9220 BONITA BEACH ROAD, SUITE 109, BONITA SPRINGS, FL 34135.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Josephine Medina WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 4-229(B) OF THE CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION REFERENCED BELOW:

SIGNATURE OF APPLICANT OR AGENT

Josephine Medina
NAME (TYPED OR PRINTED)

28100 Bonita Grande Drive, Suite 305
OR P.O. BOX

Bonita Springs, FL 34135
CITY, STATE & ZIP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 30 day of April, 2024, by Josephine Medina, personally known to me or who produced _____ as identification and who did/did not take oath.

Signature of Notary Public

Jessica K. Linn
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)

JESSICA K LINN
Notary Public-State of Florida
Commission # HH 211052
My Commission Expires
April 16, 2026


PUBLIC NOTICE
CITY OF BONITA SPRINGS
COMPREHENSIVE PLAN
COMPREHENSIVE PLAN
AMENDMENT REQUESTED
CITY OF BONITA SPRINGS


APPLICANT: SEAGATE REVANA, LLC
AMENDMENT REQUESTED:
PUBLIC NOTICE
CITY OF BONITA SPRINGS
COMPREHENSIVE PLAN
LU
COMPREHENSIVE PLAN
AMENDMENT REQUESTED
CITY OF BONITA SPRINGS
PUBLIC HEARING DATE(S): MAY 10, 2023 - 9:00 AM
PUBLIC HEARING LOCATION: Bonita Springs City Hall, 9101 Bonita Beach Road, Bonita Springs, FL 34135
FOR MORE INFORMATION CONTACT: KIRK TRIGGS
ACT 23-04 (LU) + APP. 42PAD-2023-20128
CITY OF BONITA SPRINGS | CITY COUNCIL
COMMUNITY DEVELOPMENT DEPARTMENT


PUBLIC NOTICE
CITY OF BONITA SPRINGS
COMPREHENSIVE PLAN
COMPREHENSIVE PLAN
AMENDMENT REQUESTED
CITY OF BONITA SPRINGS


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AMENDMENT REQUESTED:
PUBLIC NOTICE
CITY OF BONITA SPRINGS
COMPREHENSIVE PLAN
LU
COMPREHENSIVE PLAN
AMENDMENT REQUESTED
CITY OF BONITA SPRINGS
PUBLIC HEARING DATES: MAY 16, 2024 | TIME: 9:00AM
PUBLIC HEARING LOCATION: Bonita Springs City Hall, 9101 Bonita Beach Road, Bonita Springs, FL 34135
FOR MORE INFORMATION CONTACT: MIKE FIGGIN
AT 239-444-6150, CASE: CPA20-74175 BOS
CITY OF BONITA SPRINGS CITY COUNCIL
COMMUNITY DEVELOPMENT DEPARTMENT


APPLICANT: SEAGATE RIVANA, LLC
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