BONITA SPRINGS, FLORIDA

COMMUNITY DEVELOPMENT DEPARTMENT

ZONING DIVISION

STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT REZONE

CASE NUMBER: PD23-103517-BOS

HEARING DATE: November 19, 2024

PLANNER: Mary Zizzo, Esq., AICP, Senior Planner

APPLICATION SUMMARY:

A. Applicant: Sagamore 955 RDF, LLC

B. Agent: Q. Grady Minor & Associates, P.A.

C. Request: A request to rezone 4.6± acres from Two-Family Conservation (TFC-2) to Residential Planned Development (RPD) to allow up to forty-eight (48) residential dwelling units.

D. Location: 11035, 11089, 11113, 11125 Dean Street and Adjacent Right-of-Way

E. Future Land Use Plan Designation: Medium Density Residential

F. Current Zoning: Two-Family Conservation Residential District (TFC-2)

G. Current Land Use: Vacant, Single-Family Home

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

BACKGROUND:

The request is to rezone the 4.62± acres of properties, which are currently zoned Two-Family Conservation (TFC-2) to a Residential Planned Development (RPD), to allow up to forty-eight (48) dwelling units as “Two-Family Villas Attached”. The project is located at the corner of Dean Street and Matheson Avenue, surrounded by vacant, single-family and two-family duplex structures. The City’s current regulations do not contain a definition for Two-Family Villas (Attached) structures. The Applicant proposes a definition of the structures for consideration:

> A building which contains two dwelling units; however, each unit is not located on a separate lot of record, but rather multiple two-family villa structures may be located on a single land parcel under condominium ownership or common ownership.

Subsequent review and analysis of this definition is provided in the Comprehensive Plan consistency section of this Staff Report.

Four of the five parcels are currently vacant. The remaining parcel has an existing single-family home, which will be demolished if the project is developed. The properties are surrounded by duplexes and single-family structures. Further review for consistency will be analyzed later in this Staff Report.

The proposed architectural elevation is below:

Source: Applicant

THE PURPOSE OF PLANNED DEVELOPMENT ZONING

The purpose and intent of the various planned development districts is to further implement the Goals, Objectives, and Policies of the Bonita Springs Comprehensive Plan (Bonita Plan) by providing some degree of flexibility in planning and designing developments as defined in Land Development Code (LDC) 4-200(2). Pursuant to LDC Section 4-737, the intent of the RPD district is to further the general purpose of planned developments set forth in LDC Section 4-400(2) as it relates to residential areas. It is also the intent of the RPD district to provide a property owner or land developer with a development technique that can increase residential density and its ancillary development in areas designated by the Bonita Plan, provided that the proposed development is completely independent of City subsidized facilities and services, and that the project demonstrates that it will not have an adverse economic, environmental, fiscal or social impact to its surrounding environs or to the City.

The standard of review conducted by the City Staff and other review agencies provides the basis for the City Staff's recommendation on this rezoning request as outlined in LDC Section 4-131(d)(3) and LDC Section 4-299(a)(2) and (4) (See "Attachment A"). This recommendation is then presented to the City Council which has the final decision-making authority.

Uses: As part of the amendment request, the Applicant proposes the following Schedule of Uses:

Accessory Uses and Structures
Dwelling Unit (Maximum of 48 units):
    Two-Family Villa (Attached)*
Essential Services
Parking Lot, Accessory (May include carports or enclosed garages)
Recreational Facilities, Personal; Private On-Site
Signs

*For purposes of this RPD, a Two-Family Villa (Attached) is defined as a building which contains two dwelling units; however, each unit is not located on a separate lot of record, but rather multiple two-family villa structures may be located on a single land parcel under condominium ownership or unified ownership.

Property Development Regulations: The Applicant also proposes the following property development standards:

Minimum Unit Size:	1,100 square feet
Minimum Lot Area:	N.A.
Minimum Lot Depth:	N.A.
Minimum Lot Width:	N.A.

Minimum Setbacks:

Internal Accessway*	12 feet (18 feet from face of garage to curb)

*As measured from the edge of pavement

Street/Front (Matheson Ave. and Dean Street):	25 feet
Project Perimeter (Non-Street):	15 feet
Accessory Structures (Side and Rear):	5 feet
Rear:	N/A**

**See project perimeter and building separation standards

Maximum Building Height:	35 feet, 2 stories maximum
Minimum Building Separation:	10 feet
Minimum Open Space:	40% Entire RPD

***All Units Must Be Under Unified Control or Unified Ownership

DEVIATIONS

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

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

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

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

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

One (1) deviation is being requested as part of the planned development rezoning request. The request language, Applicant justification, and Staff response are shown below.

Deviation Request #1: A deviation from LDC [Section] 4-741(d)(4), Property Development Regulations, which addresses a minimum building separation of ½ the sum of the building heights, or 20 feet, whichever [is] greater, [where there are two or more principal buildings on a development tract], to instead permit the two-family villa dwellings to be a minimum separation of 10'.

Applicant Justification: *In order to achieve the proposed site layout with the two points of ingress and egress, the applicant is proposing the 10' separation as the minimum. The 10' separation will meet all building and life safety codes and will permit adequate space for required site infrastructure such as drainage facilities and landscaping.*

Staff Analysis: Based on the Applicant's justification, Staff recommends **APPROVAL** of this deviation request, which is consistent with many other planned development requests that require a minimum of a 10' building separation.

CONCLUSIONS:

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

Pursuant to the City's LDC, the Applicant is required to hold two (2) neighborhood meetings. The first meeting was held on May 1, 2023, with 26 members of the public present. Concerns were raised about traffic impact, the need for sidewalks and crossing guards and potential for parking issues. The Applicant held its second meeting on May 7, 2024, with approximately 35 members of the public present. Concerns of flooding and drainage were expressed, as well as parking concerns. It should be noted that based on public input, the Applicant reduced their request to 48 dwelling units and added an amenity tract for the residents of the project.

Additional methods of public notice included mailed notices to properties within 375 feet of the property, posting signs along the site's rights-of-way, and a legal ad in the Fort Myers News-Press for the Zoning Board public hearing.

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

Bonita Springs Utilities and the Bonita Springs Tree Advisory Board also reviewed the request. The proposed development, as conditioned, is consistent with the requirements and standards of the Bonita Plan and LDC. A detailed analysis is included in Attachment "A" of the Staff Report.

RECOMMENDATION:

Staff recommends **APPROVAL** of a Residential Planned Development (RPD) rezoning. This recommendation of approval is subject to the following conditions:

Conditions:

1. The project shall be generally consistent with the Master Concept Plan provided and labeled as Exhibit "B."

2. Schedule of Uses:
   Accessory Uses and Structures
   Dwelling Unit (Maximum of 48 units):
   Two-Family Villa (Attached)*
   Essential Services
   Parking Lot, Accessory (May include carports or enclosed garages)
   Recreational Facilities, Personal; Private On-Site
   Signs

   *For purposes of this RPD, a Two-Family Villa (Attached) is defined as a building which contains two dwelling units; however, each unit is not located on a separate lot of record, but rather multiple two-family villa structures may be located on a single land parcel under condominium ownership or unified ownership.

3. Property Development Regulations: The Applicant proposes the following property development standards:

   Minimum Unit Size: 1,100 S.F.

   Minimum Setbacks:
   Internal Accessway* 12 feet (18 feet from face of garage to curb)
   *As measured from the edge of pavement
   Street/Front (Matheson Ave. and Dean Street): 25 feet
   Project Perimeter (Non-Street): 15 feet
   Accessory Structures (Side and Rear): 5 feet
   Rear: N/A**
   **See project perimeter and building separation standards

   Maximum Building Height: 35 feet, 2 stories maximum

Minimum Building Separation:	10 feet
Minimum Open Space:	40% Entire RPD

***All Units Must Be Under Unified Control or Condominium Ownership

4. Structures shall be substantially compliant with the architectural elevations in Exhibit “C”, to be reviewed by the City Architect at the time of local development order and at building permit request.

5. The floor plans shall be substantially compliant with Exhibit “D”, while allowing for flexibility for the option of 2- or 3-bedroom units.

6. The Applicant shall coordinate with the City of Bonita Springs Public Works Department for any/all work within City-maintained Rights-Of-Way (ROW’s) for any/all additional/separate permitting, design requirements, and inspections.

7. Environmental Conditions:

    a. Per the Tree Advisory Board motion, at the time of local development order, each heritage tree to be removed shall be replaced with one bald cypress tree at 20’ in height and with a 4" caliper within the dry detention areas for a total of four (4) replacement trees.

    b. At the time of local development order, landscape buffers shall be provided according to the Master Concept Plan.

8. The Applicant is required to coordinate with Community Development and Public Works to discuss access, drainage and site connection along the project’s frontages on Dean Street and Matheson Avenue at time of local development order.

9. Approval of this zoning request does not address mitigation of the project’s vehicular or pedestrian traffic impacts. Additional conditions consistent with the City’s LDC may be required to obtain a local development order.

10. At the time of local development order and building permit, the Applicant shall demonstrate compliance with all local, state, and federal regulations for construction within floodways and floodplains.

11. Approval of this zoning action does not guarantee approval of a local development order or a building permit.

EXHIBITS:

A. Legal Description and Sketch of the Subject Property
B. 11035 Dean Street RPD Master Concept Plan, dated September 11, 2024 (MCP)
C. Architectural Elevation and Line of Sight
D. Floor Plans

ATTACHMENTS:

A. Background and Informational Analysis
B. Application Backup (Final Documents)

EXHIBIT A

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
FIP	○ FOUND IRON PIPE
FIR	○ FOUND 5/8" IRON ROD
SIR	● SET 5/8" IRON ROD w/CAP, L.B. #5151
FCM	□ FOUND CONCRETE MONUMENT
SCM	■ SET CONC. MONUMENT w/ALUMINUM DISK, L.B. #5151
FPK	△ FOUND PARKER KALON NAIL
SPK	▲ SET PARKER KALON NAIL w/ALUMINUM DISK, L.B.# 5151
FDH	○ FOUND DRILL HOLE
SDH	● SET DRILL HOLE
FMN	△ FOUND MAG NAIL
FND	FOUND
(P)	PLAT
(M)	MEASURED
(C)	CALCULATED
(D)	DEED
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE(S)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
SPC	STATE PLANE COORDINATES
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
CUE	COUNTY UTILITY EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
IE	IRRIGATION EASEMENT
FPL	FLORIDA POWER AND LIGHT
BSUE	BONITA SPRINGS UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV	ELEVATION
INV	INVERT ELEVATION
RIM	RIM ELEVATION
AC	AIR CONDITIONING UNIT/PAD
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
CHW	CONCRETE HEADWALL
TOB	TOP OF BANK
TOS	TOE OF SLOPE
EOW	EDGE OF WATER
℄	CENTER LINE
EOP	EDGE OF PAVEMENT
●	BOLLARD
(G)	GREASE TRAP
(S)	SANITARY MANHOLE
CO ○	CLEAN OUT
SV (S)	SEWER VALVE
	CATCH BASIN
(D)	DRAINAGE MANHOLE
	MITERED END
	YARD DRAIN
WV (W)	WATER VALVE
(W)	WATER METER
	BACK FLOW PREVENTOR
	FIRE HYDRANT
(P)	POST INDICATOR VALVE
○	FIRE DEPARTMENT CONNECTION
	BACTERIA SAMPLE POINT
+	AIR RELEASE VALVE
IRV (I)	IRRIGATION VALVE/ CONTROL VALVE
GV (G)	GAS VALVE
(G)	GAS METER/SERVICE
(GM)	GAS MARKER
	UTILITY POLE – WOOD
	UTILITY POLE – CONCRETE
	GUY ANCHOR
—x—x—	OVERHEAD WIRES
	LIGHT POLE
(T)	TELEPHONE MANHOLE
T	TELEPHONE RISER/BOX
(C)	CABLE TELEVISION RISER/BOX
(E)	ELECTRIC MANHOLE
E	ELECTRIC RISER/BOX/METER
	ELECTRIC TRANSFORMER
	TRAFFIC LIGHT
+	UNDERGROUND UTILITY MARKER
	SIGN ON POLE
	OAK TREE
	PALM TREE
	PINE TREE
○	2" POLY TUBE STUB OUT
CCR	CERTIFIED CORNER RECORD

—— FZ —— FZ —— FZ —— FZ ——
APPROXIMATE FLOOD ZONE LINE

PROPERTY DESCRIPTION

(PER PROVIDED TITLE COMMITMENT)
PARCEL 1
COMMITMENT # 22001000 KP
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47S, RANGE 25E, AND THENCE ON A BEARING OF N 1° 24' 20" WEST FOR 330.45 FEET, THENCE ON A BEARING N 89°30'50" EAST FOR 328.79 FEET, MORE OR LESS, THROUGH A CONCRETE MARKER WHICH IS LOCATED 25.0 FEET FROM THE POINT OF TURNING, THENCE ON A BEARING OF S 1° 24'20" EAST FOR 330.25 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 166.9 FEET MORE OR LESS SOUTH OF TURNING, THENCE ON A BEARING OF S 89° 29' 00" WEST 328.79 FEET TO THE POINT OF BEGINNING. AREA OF THE LAND CONVEYED IS 2.5 ACRES, MORE OR LESS. LESS AND EXCEPT LANDS LYING WITHIN DEAN STREET AND MATHESON AVENUE.

AND
PARCEL 2
SOUTHWEST CORNER OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 47S, RANGE 25E, LEE COUNTY, FLORIDA; THENCE ON A BEARING OF N 89° 29'00" E 328.79 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE ON A BEARING OF N 1° 24'20" W 330.26 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 163.17 FEET MORE OR LESS NORTH OF THE POINT OF POB; THENCE ON A BEARING OF N 89°30' 50" E 25 FEET; THENCE ON A BEARING OF S 1° 24" 20" E 330.26 FEET TO THE SOUTHERN BOUNDARY OF SAID S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4; THENCE ON A BEARING S 89° 29' 00" W ALONG THE CENTER OF THE COUNTY RIGHT-OF-WAY OF DEAN STREET WHICH IS ALSO THE SOUTHERN BOUNDARY 25 FEET TO THE POB, LESS AND EXCEPT LANDS LYING WITHIN DEAN STREET.

PARCEL 3
COMMITMENT # 1321746-A2
THE WEST 235.3 FEET OF THE EAST 335.3 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LESS THE WESTERLY 25 FEET AND LESS THE WEST 100 FEET OF THE EAST 200 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL 4
COMMITMENT # 1328470A2
THE WEST 100 FEET OF THE EAST 200 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE ON A BEARING OF N 89 DEGREES 29' 00" EAST 328.79 FEET MORE OR LESS TO THE POINT OF BEGINNING OF THE LANDS HEREIN CONVEYED, THENCE ON A BEARING OF NORTH 1 DEGREES 24' 20" WEST 330.26 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 163.174 FEET MORE OR LESS NORTH OF THE POINT OF POINT OF TURNING, THENCE ON A BEARING OF 89 DEGREES 30' 50" EAST, 335.71 FEET MORE OF LESS TO A CONCRETE MARKER, THENCE ON A BEARING OF S 1 DEGREES 19' 00" EAST 330.07 FEET MORE OR LESS, THENCE ON A BEARING S 89 DEGREES 29' 00" WEST 335.3 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 5
COMMITMENT # 1439388
THE EAST 100 FEET OF THE FOLLOWING TRACTS OF LAND TO WIT: THE EASTERLY 335.3 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, BEING THE SAME LANDS AS CONVEYED TO THE PARTY OF THE FIRST PART BY DEED RECORDED IN DEED BOOK 225, PAGE 74, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND SUBJECT TO THE 25 FOOT STRIP NORTH OF THE SOUTHERN BOUNDARY WHICH IS PART OF THE PUBLIC RIGHT-OF-WAY NOW EXISTING FOR COUNTY ROAD; AND ALSO SUBJECT TO OIL, GAS AND MINERAL RIGHTS RESERVED IN THAT CERTAIN INSTRUMENT RECORDED IN DEED BOOK 218, PAGE 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

THE WEST 20 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LESS ROAD RIGHT-OF-WAY AND EXISTING EASEMENTS AND RESERVATION AND RESTRICTIONS OF RECORD.

PROPERTY DESCRIPTION

OVERALL AS SURVEYED
A PARCEL OF LAND LOCATED IN THE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID FRACTION, NORTH 89°32'17" EAST, FOR 25.00' FEET; THENCE NORTH 01°22'16" WEST, FOR 25.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF MATHESON AVENUE (50 FOOT WIDE) AND THE NORTH RIGHT-OF-WAY OF DEAN STREET (50 FOOT WIDE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID MATHESON AVENUE, NORTH 01°22'16" WEST, FOR 305.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID NORTH LINE, NORTH 89°33'53" EAST, FOR 659.14 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2517, PAGE 1797 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, SOUTH 01°22'15" EAST, FOR 305.12 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE AFOREMENTIONED RIGHT-OF-WAY OF DEAN STREET; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°32'17" WEST, FOR 659.13 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 4.62 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT. OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH RIGHT-OF-WAY LINE OF DEAN STREET, LEE COUNTY, FLORIDA AS BEING S 89°32'17" W.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENTS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING A COMMITMENT NUMBER OF 1328470A2, DATED 12/16/2022 AT 11:00 PM, 1321746-A2, DATED 12/19/2022 AT 11:00 PM AND 22001000KP, DATED 1/6/2022, AT 8:00 AM, AND 1439388, DATED 8/17/2023 AT 11:00PM. MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

3. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS WERE DERIVED BY DIFFERENTIAL LEVELING FROM NGS BENCHMARK 872 5271 A TIDAL, HAVING A PUBLISHED ELEVATION OF 3.13 FEET.

4. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0659 G, DATED 11/17/2022.

5. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.

6. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

7. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.

8. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

10. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.

11. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

12. DATE OF LAST FIELD WORK: 10/11/2023.

REVISION, REVISED PER CITY COMMENTS, 2/6/2024.
REVISION, ADDED PARCEL 5 AND REVISED OVERALL AS SURVEYED LEGAL, 10/12/2023.
REVISION, ADDED "OVERALL AS SURVEYED" LEGAL, 7/19/2023.

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

GradyMinor
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	DSMFDO
SCALE:	1" = 30'
DATE:	3/7/2023
FILE:	23-53-BS-3.DWG
SHEET:	1 of 2

BOUNDARY AND TOPOGRAPHIC SURVEY

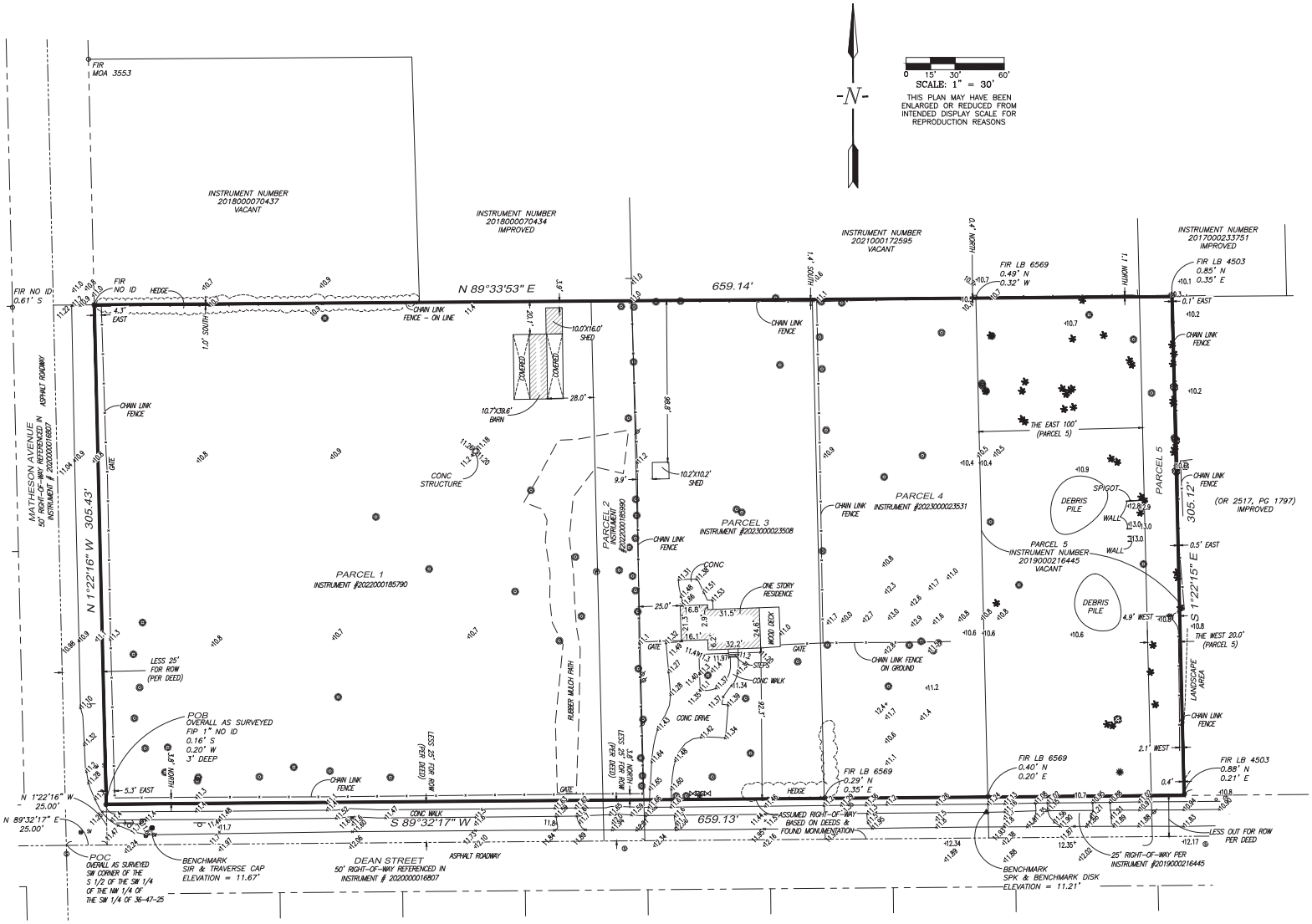
A PARCEL OF LAND

LYING IN
SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

2/6/24
DATE SIGNED

DONALD L. SAINTENOY III, P.S.M
FL LICENSE #6761
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2023\53 - DEAN STREET MULTI FAMILY (DSMFDO)\SURVEY\23-53-BS-3.DWG



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
FIP	FOUND IRON PIPE
FIR	FOUND 5/8" IRON ROD
SIR	SET 5/8" IRON ROD w/CAP, L.B. #5151
FCM	FOUND CONCRETE MONUMENT
SCM	SET CONC. MONUMENT w/ALUMINUM DISK, L.B. #5151
FPK	FOUND PARKER KALON NAIL
SPK	SET PARKER KALON NAIL w/ALUMINUM DISK, L.B.# 5151
FDH	FOUND DRILL HOLE
SDH	SET DRILL HOLE
FMN	FOUND MAG NAIL
FND	FOUND
(P)	PLAT
(M)	MEASURED
(C)	CALCULATED
(D)	DEED
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE(S)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
SPC	STATE PLANE COORDINATES
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
CUE	COUNTY UTILITY EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
IE	IRRIGATION EASEMENT
FPL	FLORIDA POWER AND LIGHT
BSUE	BONITA SPRINGS UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV	ELEVATION
INV	INVERT ELEVATION
RIM	RIM ELEVATION
AC	AIR CONDITIONING UNIT/PAD
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
CHW	CONCRETE HEADWALL
TOB	TOP OF BANK
TOS	TOE OF SLOPE
EOW	EDGE OF WATER
℄	CENTER LINE
EOP	EDGE OF PAVEMENT
●	BOLLARD
GT	GREASE TRAP
S	SANITARY MANHOLE
CO	CLEAN OUT
SV	SEWER VALVE

LEGEND

	CATCH BASIN
D	DRAINAGE MANHOLE
	MITERED END
	YARD DRAIN
WV	WATER VALVE
W	WATER METER
	BACK FLOW PREVENTOR
	FIRE HYDRANT
P	POST INDICATOR VALVE
	FIRE DEPARTMENT CONNECTION
	BACTERIA SAMPLE POINT
	AIR RELEASE VALVE
IRV	IRRIGATION VALVE/ CONTROL VALVE
GV	GAS VALVE
	GAS METER/SERVICE
	GAS MARKER
	UTILITY POLE – WOOD
	UTILITY POLE – CONCRETE
	GUY ANCHOR
	OVERHEAD WIRES
	LIGHT POLE
T	TELEPHONE MANHOLE
T	TELEPHONE RISER/BOX
C	CABLE TELEVISION RISER/BOX
E	ELECTRIC MANHOLE
E	ELECTRIC RISER/BOX/METER
ET	ELECTRIC TRANSFORMER
	TRAFFIC LIGHT
	UNDERGROUND UTILITY MARKER
	SIGN ON POLE
	OAK TREE
	PALM TREE
	PINE TREE
	2" POLY TUBE STUB OUT
COR	CERTIFIED CORNER RECORD

APPROXIMATE FLOOD ZONE LINE

REVISION, REVISED PER CITY OF BONITA SPRINGS COMMENTS, 2/1/2024.
REVISION, ADDED PARCEL 5 AND REVISED OVERALL AS SURVEYED LEGAL, 10/12/2023.
REVISION, ADDED "OVERALL AS SURVEYED" LEGAL, 7/19/2023.

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

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

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	DSMFDO
SCALE:	1" = 30'
DATE:	3/7/2023
FILE:	23-53-BS-3.DWG
SHEET:	2 of 2

BOUNDARY AND TOPOGRAPHIC SURVEY

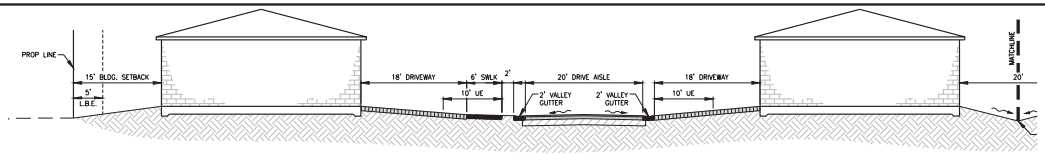
A PARCEL OF LAND

LYING IN
SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

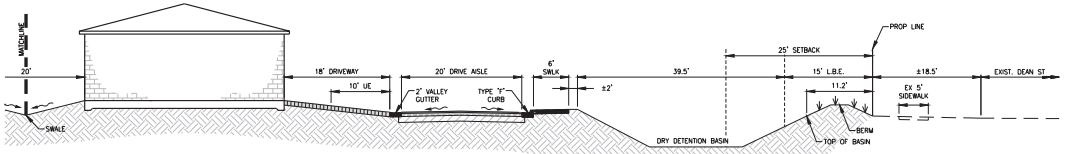
NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

G:\SURVEY\PROJECT SURVEY 2023\53 – DEAN STREET MULTI FAMILY (DSMFDO)\SURVEY\23-53-BS-3.DWG

EXHIBIT B- MASTER CONCEPT PLAN



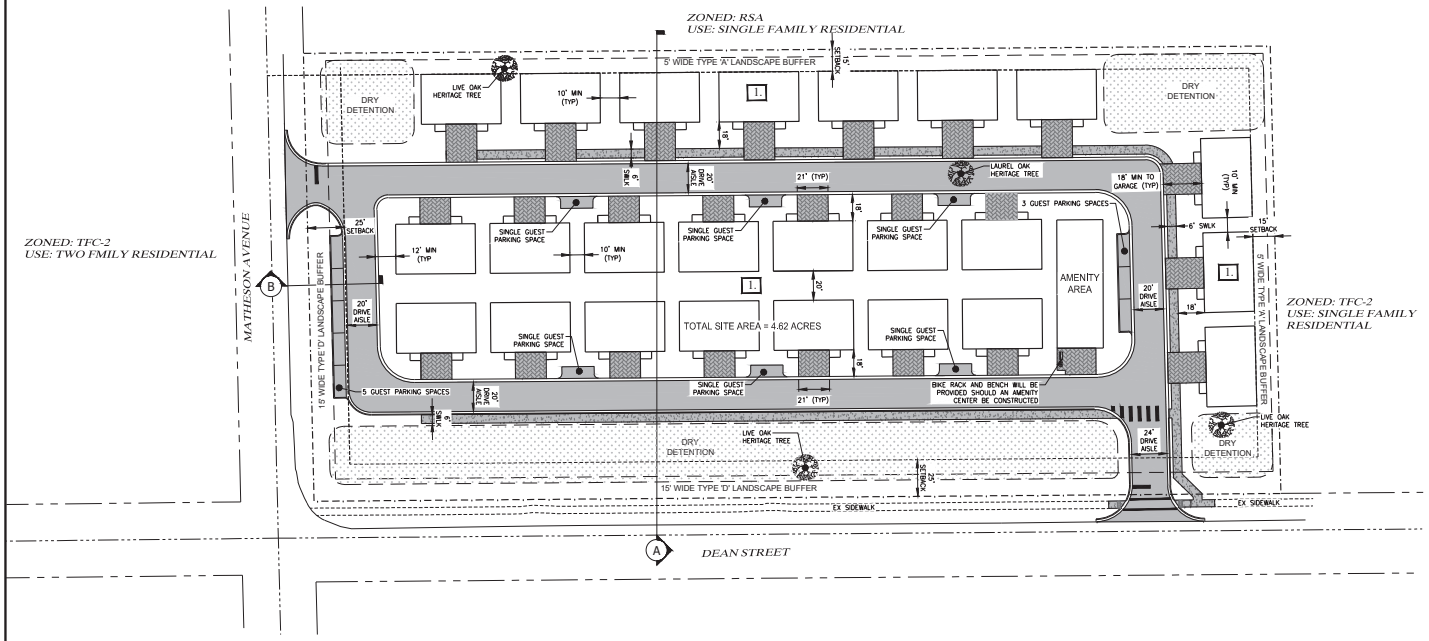
SECTION 'A'
N.T.S.

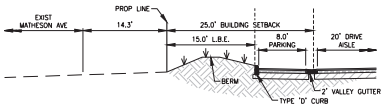


SECTION 'A'
N.T.S.

N

SCALE: 1" = 40'
WHEN PLOTTED @ 24" X 36"





SECTION 'B'
N.T.S.

SITE SUMMARY

PLAN DESIGNATION:	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING DESIGNATION:	TFC-2
EXISTING LAND USE:	RESIDENTIAL
PROPOSED ZONING DESIGNATION:	11035 DEAN STREET RPD
GROSS AREA:	4.62± ACRES
MAXIMUM DWELLING UNITS:	48 UNITS
STRAP NUMBERS:	36-47-25-B4-00064.0000, 36-47-25-B4-00064.0010, 36-47-25-B4-00062.0000, 36-47-25-B4-00063.0000 AND 36-47-25-B4-00065.0000
STREET ADDRESS:	11089, 11113, 11125 AND 11035 DEAN STREET

INDIGENOUS PRESERVE:

REQUIRED: 0
PROVIDED: 0

OPEN SPACE:

REQUIRED: 1.85± ACRE (4.62± ACRE X 0.40)
PROVIDED: 1.85± ACRE

DEVELOPMENT REGULATIONS:

MINIMUM UNIT SIZE: 1,100 S.F.

MINIMUM AREA DIMENSION:
MINIMUM LOT AREA: N.A.
MINIMUM LOT DEPT: N.A.
MINIMUM LOT WIDTH: N.A.

MINIMUM BUILDING SETBACKS:

INTERNAL DRIVEWAY (AS MEASURE FROM THE EOP):	12 FEET (18 FEET TO FACE OF GARAGE)
STREET/FRONT (MATHESON AVE. AND DEAN ST.):	25 FEET
PROJECT PERIMETER (NON-STREET):	15 FEET
ACCESSORY STRUCTURES (SIDE AND REAR):	5 FEET
REAR:	N/A (SEE PROJECT PERIMETER AND BUILDING SEPARATION STANDARDS)

MINIMUM BUILDING SEPARATION: 10 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

MINIMUM OPEN SPACE: 40% ENTIRE RPD

*ALL UNITS MUST BE UNDER SINGLE OWNERSHIP OR CONDOMINIUM OWNERSHIP

SCHEDULE OF USES:

RESIDENTIAL
TWO-FAMILY VILLA (ATTACHED) *
ACCESSORY USES AND STRUCTURES
ESSENTIAL SERVICES
PARKING LOT, ACCESSORY (MAY INCLUDE CARPORTS OR ENCLOSED GARAGES)
RECREATIONAL FACILITIES, PERSONAL; PRIVATE ON-SITE
SIGNS

* FOR PURPOSES OF THIS RPD, A TWO-FAMILY VILLA IS DEFINED AS A BUILDING WHICH CONTAINS TWO DWELLING UNITS; HOWEVER, EACH UNIT IS NOT LOCATED ON A SEPARATE LOT OF RECORD, BUT RATHER MULTIPLE TWO-FAMILY VILLA STRUCTURES MAY BE LOCATED ON A SINGLE LAND PARCEL UNDER CONDOMINIUM OWNERSHIP OR COMMON OWNERSHIP.

PARKING:

REQUIRED: 106 SPACES (48 UNITS @ 2 SPACE/UNIT + 10%)

PROVIDED: 110 (FINAL SPACE COUNT TO BE SHOWN AT TIME OF DEVELOPMENT ORDER)

DEVIATION

1. RELIEF FROM LDC SEC. 4-741(D)(4), PROPERTY DEVELOPMENT REGULATIONS, WHICH ADDRESSES A MINIMUM BUILDING SEPARATION OF ½ THE SUM OF THE BUILDING HEIGHTS, OR 20 FEET, WHICHEVER GREATER TO INSTEAD PERMIT THE TWO-FAMILY VILLA DWELLINGS TO BE A MINIMUM SEPARATION OF 10'. (APPLIES TO ENTIRE RPD)

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES.

LEGEND

Revision	Date	Description	By

DESIGNED BY: OGMA
DRAWN BY: C.J.R.
APPROVED: D.W.A.
JOB CODE: DSMFDO
SCALE:

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

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

11035 DEAN STREET RPD

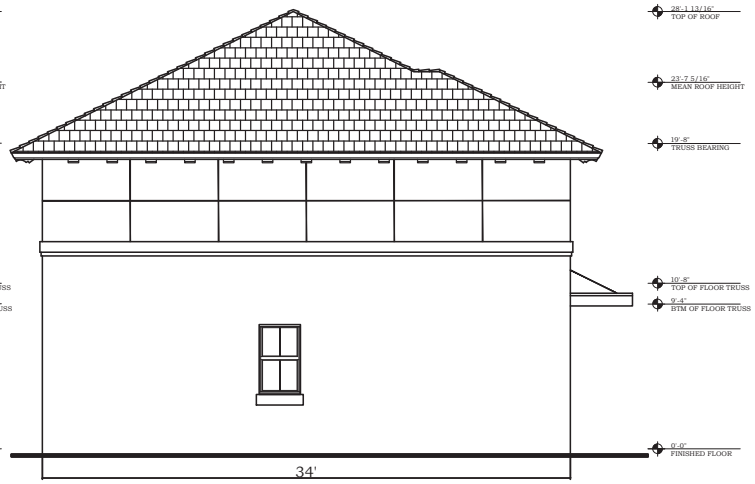
EXHIBIT IV.E
MASTER CONCEPT PLAN
REVISED SEPTEMBER 11, 2024

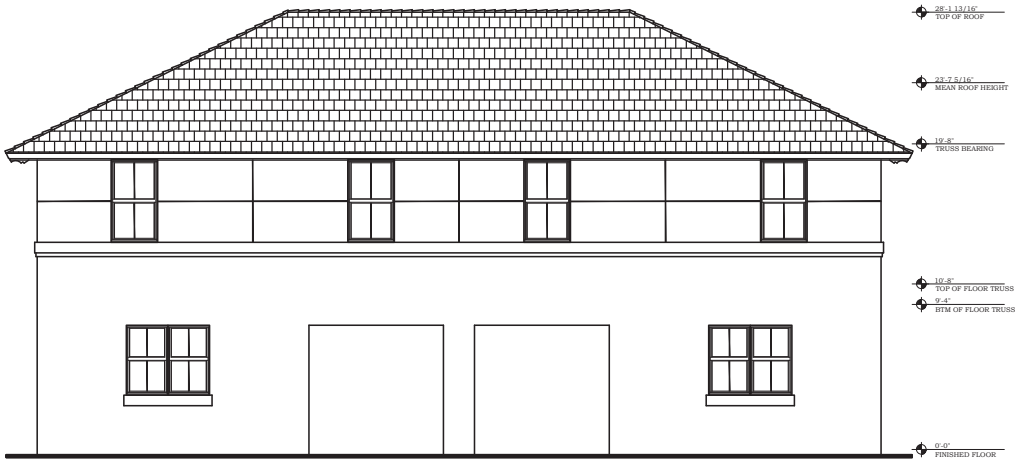
MUNICIPALITY: BONITA SPRINGS
SEC/TWNSHP/RNG 36/27S/25E
DATE: OCTOBER 2023
SUBMITTAL TYPE: PD REZONE
SHEET 1 OF 1

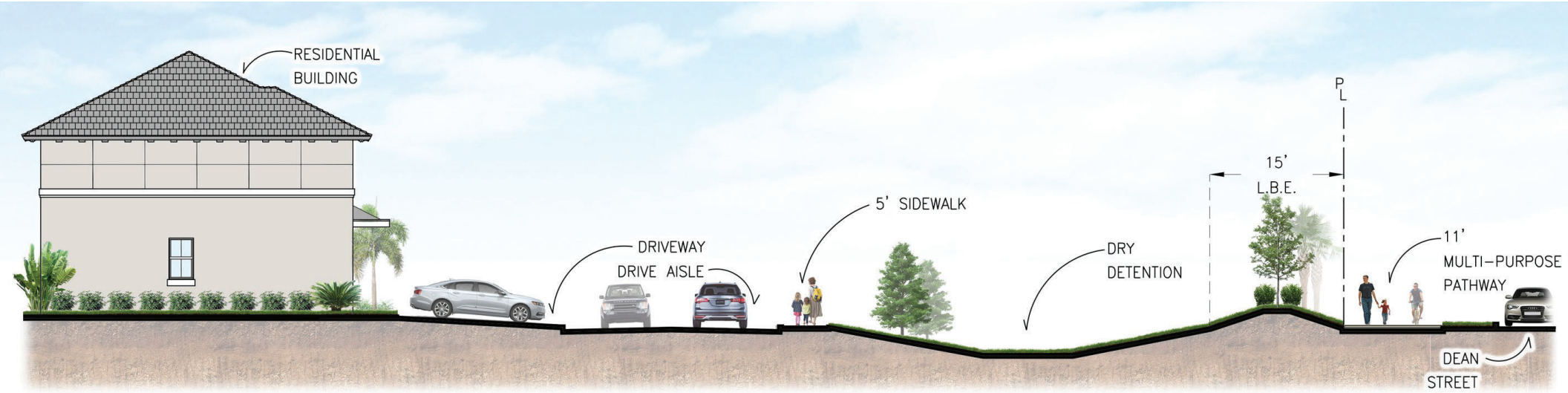
G:\PLANNING\PROJ - PLANNING\DSMFDO DEAN STREET MULTI-FAMILY (P023-103517-BOS)\DRAWINGS\DSMFDO_ - MCP-B5.DWG 9/11/2024 1:02 PM

EXHIBIT C

28'-1 13/16"
TOP OF ROOF
23'-7 5/16"
MEAN ROOF HEIGHT
19'-8"
TRUSS BEARING
10'-8"
TOP OF FLOOR TRUSS
9'-4"
BTM OF FLOOR TRUSS
0'-0"
FINISHED FLOOR
16'-10"
20'-8"
16'-10"
54'-4"


28'-1 13/16"
TOP OF ROOF
23'-7 5/16"
MEAN ROOF HEIGHT
19'-8"
TRUSS BEARING
10'-8"
TOP OF FLOOR TRUSS
9'-4"
BTM OF FLOOR TRUSS
0'-0"
FINISHED FLOOR
34'


28'-1 13/16"
TOP OF ROOF
23'-7 5/16"
MEAN ROOF HEIGHT
19'-8"
TRUSS BEARING
10'-8"
TOP OF FLOOR TRUSS
9'-4"
BTM OF FLOOR TRUSS
0'-0"
FINISHED FLOOR


RESIDENTIAL
BUILDING
DRIVEWAY
DRIVE AISLE
5' SIDEWALK
DRY
DETENTION
15'
L.B.E.
P
L
11'
MULTI-PURPOSE
PATHWAY
DEAN
STREET

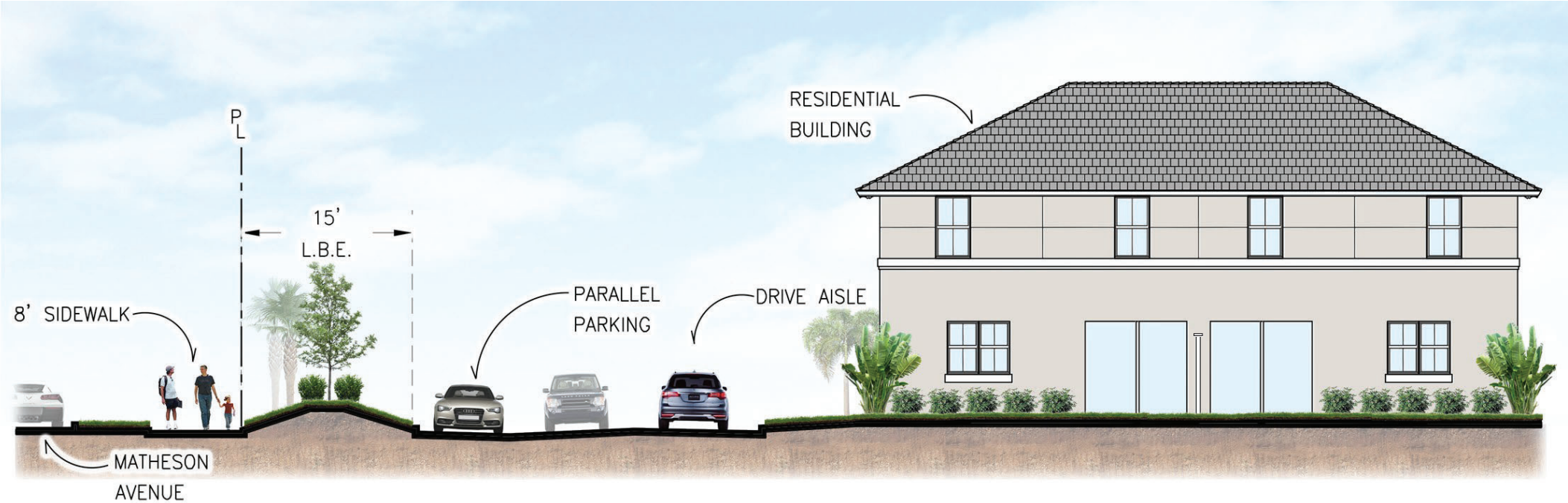
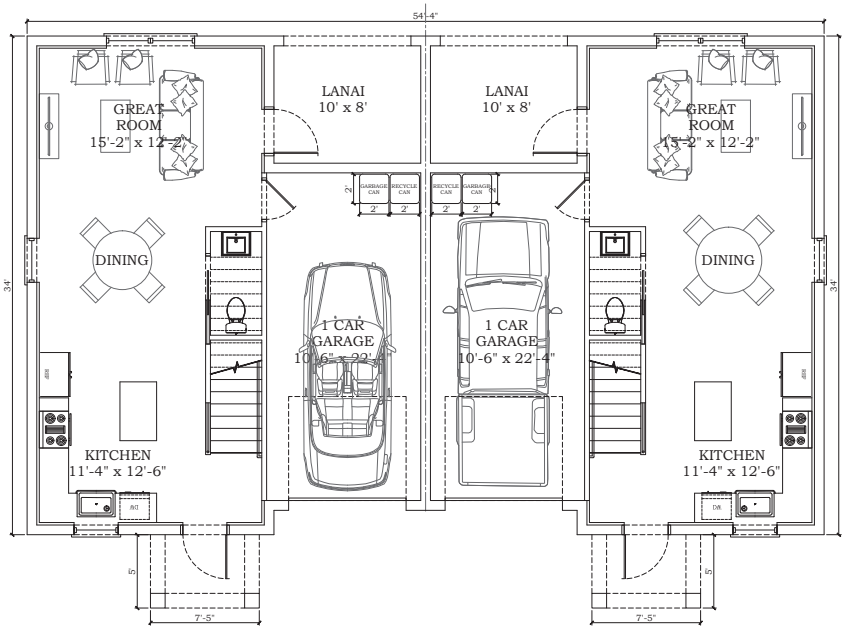
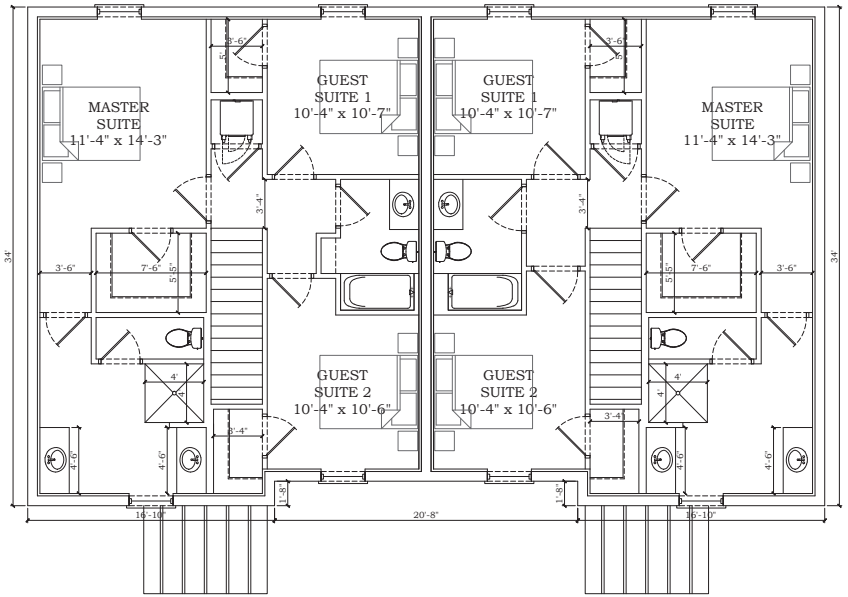

RESIDENTIAL
BUILDING
P
L
15'
L.B.E.
8' SIDEWALK
PARALLEL
PARKING
DRIVE AISLE
MATHESON
AVENUE

EXHIBIT D



1st FLOOR PLAN

SCALE: 1/4"=1'-0"



2nd FLOOR PLAN

SCALE: 1/4"=1'-0"

SQUARE FOOTAGE

1st A/C LIVING	561 SQ FT
2nd A/C LIVING	864 SQ FT
LANAI	96 SQ FT
ENTRY	37 SQ FT
1 CAR GARAGE	256 SQ FT
TOTAL A/C	1,425 SQ FT
TOTAL NON A/C	389 SQ FT
TOTAL SQ FT	1,814 SQ FT

McHARRIS PLANNING & DESIGN
11338 BONITA BEACH ROAD
SUITE 103
BONITA SPRINGS, FL 34135
PHONE: (239) 947-0555
FAX: (239) 947-0588
MOBILE: (239) 821-0999

Joseph R. McHarris, Inc. hereby reserves a common law copyright and other property rights in these plans and specifications. Changes or copies in any form or manner whatsoever, are prohibited. Only those rights to construct from these plans and specifications are granted to the owner or owner's designee for the specified project. Joseph R. McHarris, Inc. retains ownership of and ownership of all other rights in these plans and specifications, and nothing herein conveys or implies any such additional rights. Contractor shall verify and be responsible for all dimensions and conditions on the job site and Joseph R. McHarris, Inc. shall be notified of any variance from that shown on these plans and specifications in writing and to resolve any such discrepancies. Contractor shall verify and be responsible for all dimensions and conditions on the job site and notify Joseph R. McHarris, Inc. shall be notified of any variance from that shown on these plans and specifications in writing and to resolve any such discrepancies with all state and local codes.

No.	Revisions	By	Date

No.	Issue	Date

Project Name and Address:
DEAN STREET

Drawn by: JOE McHARRIS
Design by:
Scale:
Project No.:
Sheet Name:
Sheet No.
A-1

© JOE McHARRIS 2023

ATTACHMENT "A"

BACKGROUND AND INFORMATIONAL ANALYSIS:

Surrounding Land Use:

Existing Zoning & Land Use	Future Land Use Map
Subject Parcel: TFC-2, Single-Family (SF) Residential and Vacant	Medium Density (Den.) Residential (Res.) 11.6 dwelling units/acre (du/ac)
North: RSA, Vacant and SF Residential	Medium Den. Res. 11.6du/ac
East: TFC-2, Duplex Structures	Medium Den. Res. 11.6du/ac
*South: TFC-2, SF Residential and Duplex Structures	Medium Den. Res. 11.6du/ac
**West: TFC-2, SF Residential and Duplex Structures	Medium Den. Res. 11.6du/ac

* Immediately adjacent to the subject property is the road right-of-way of Dean Street, a City-maintained roadway

**Immediately adjacent to the subject property is the road right-of-way of Matheson Avenue, a City-maintained roadway

Planned Development Analysis

Review criteria	Yes – Mostly - Partly - No
Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation	Yes – The Application is in compliance with the Comprehensive Plan and applicable Land Development Code Regulations
The request meets or exceeds performance and location standards set forth for the proposed uses	Yes – The MCP with associated conditions presented by Staff will meet the standards of the Land Development Code.
Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan	Yes – The density does not violate the provisions of the Comprehensive Plan.

The request is compatible with existing or planned uses in the surrounding area	Yes – The surrounding properties are residential in nature and include single-family and duplex structures. The developed density for those lots is less at this time, but may be redeveloped to a higher density at a later point that is still within the allowable density of the Comprehensive Plan.
Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development	Yes – The proposed development provided a Traffic Impact Statement with this Application. Further traffic impacts and mitigation measures will be reviewed at time of local development order by the City's Traffic Engineer and Public Works.
Will the request adversely affect environmentally critical areas and natural resources	No – The site has been previously cleared and contains no environmentally critical areas.
Public facilities are, or will be, available and adequate to serve the proposed land use	Yes – Public facilities are available to the site.
Deviations needed to enhance or to achieve the objectives of the planned development	Yes – the proposed deviation will allow adequate separation of the dwelling units, while still providing suitable access and buffering of adjacent uses.
Deviations needed to preserve, promote and or protect the public health, safety and welfare	Yes – the proposed deviation, as conditioned, will maintain adequate protections and preservation of the surrounding areas and properties, while still promoting a viable residential project that conforms with the LDC and the Bonita Plan.

<u>Environmental Considerations</u>

The site has been mostly cleared and kept mowed for residential uses for many years. There are a few scattered native and non-native trees and palms throughout the site. The soils are upland, non-hydric soil types and no wetlands are present. There is no native habitat on site so no preserve area will be provided. All invasive non-native vegetation shall be removed from the site and kept removed in perpetuity.

Wildlife

A listed species survey was conducted, and no listed animal species were found or signs observed on the site.

Heritage Trees

Four (4) heritage oak trees were found on the site, all of which are too close to the development area to be retained. All four (4) heritage trees were approved for removal by the Tree Advisory Board and they will each be replaced with 20' native cypress trees in the dry detention areas of the project.

Perimeter Buffers

Perimeter buffers are not required; however, the project is providing 5' buffers with trees on the north and east sides and 15' wide buffers with trees and shrubs along the roadways of Dean Street and Matheson Avenue on the south and west sides.

Archeological

The site is not located in an area of Archaeological Sensitivity.

<u>Stormwater</u>

At the time of the submittal of the project, the property was located in a FEMA X-zone, which is considered a non-flood hazard area. The post development flows will emulate and maintain the general characteristics of the predevelopment historic flow. The proposed water management system will consist of dry detention to treat and attenuate stormwater runoff. The project will be designed in accordance with South Florida Water Management District (SFWMD) regulatory requirements and, as outlined in the Bonita Plan, will provide water quality treatment for one hundred and fifty percent (150%) of the SFWMD requirement. There will be no direct discharge into the Imperial River. Consistent with the City's LDC, the Applicant will be required to demonstrate no adverse offsite stormwater impacts by incorporating the project into the appropriate City of Bonita Springs Interconnected Pond and Channel Routing (ICPR) Model. ICPR flood routing will need to be provided at the time of local development order permitting.

<u>Traffic</u>

The Applicant provided a Traffic Impact Statement (TIS), which was reviewed by the City's transportation engineer. The project is located at the corner of Dean Street and Matheson Avenue and the Master Concept Plan (MCP) proposes two access points, one on to Dean Street and one on to Matheson Avenue. The plan proposes the twenty-four (24) total structures (i.e., 48 two-family attached villa units), along a private accessway. Concerns of parking were expressed by the public. The project does not request a parking deviation and therefore shall provide all code required parking, which includes a garage

parking space and a driveway parking space per unit plus guest parking along the private driveway for the development.

Comprehensive Plan

The property is located in the Medium Density Residential (MDR) future land use category. This category is described as follows:

> ***Policy 1.1.8: Medium Density Residential*** *- Intended to accommodate areas with a mix of single-family, duplex and town homes residential development at a maximum density of up to 11.6 dwelling units per gross acre and approximately 1,056 acres of gross land area in the land use category; group homes and foster care facilities; public schools and other public, semi-public and recreational uses on a limited basis.*
>
> *a. Appropriate residential housing types include conventional and modular constructed single-family and duplex structures on permanent foundations.*
>
> *b. As an alternative to a duplex structure, and in order to encourage dispersing affordable housing throughout the community, one accessory dwelling, such as a garage apartment or accessory apartment, may be located on a single lot occupied by one single-family structure, provided development of the lot remains within the maximum allowable density. Conditions on accessory dwelling units may be required within the Land Development Regulations to prevent over crowding and to ensure compatibility.*
>
> *c. Maximum allowable height of structures shall be 55 feet from the base flood elevation to the eaves.*

The proposed project is not exceeding the density allowances of the MDR future land use category. Additionally, while the MDR future land use category allows for a maximum allowable height of fifty-five (55) feet, the proposed development regulations impose a height maximum of thirty-five (35) feet for the principal structures. Thirty-five (35) feet is compatible with the allowances of the surrounding area's zoning designations. The architectural elevations demonstrate that a two-story home is requested, which is consistent with many of the residential structures surrounding the project.

While the MDR future land use category does not label two-family attached villas as a dwelling unit type, Staff performed an analysis of the proposal pursuant to Policy 1.1.4., which states the following:

Policy 1.1.4: Allowable Uses *- The listing of appropriate land uses in each of the individual land use categories identifies those uses generally expected to be appropriate. However, other uses which are similar in character, intensity and impacts to those listed may also be deemed to be appropriate.*

Staff finds that the proposed two-family attached villa concept is similar in character, intensity, and impact to the two-family attached structures that are present around the proposed development. The difference between the proposed structures and a duplex or two-family attached, pursuant to our LDC Section 4-2 definitions, is that multiple structures are located on one (1) lot, while the conventional districts would only allow for one structure per lot, except in certain scenarios not applicable to this project. In accordance with the proposed definition by the Applicant for "Two-Family Villas Attached," the property will remain under common ownership by an entity or condominium owner's association.

As a result, it is Staff's opinion that the project does not conflict with the MDR future land use designation of the subject properties.

Policy 1.1.25: Within one year of adoption of the Comprehensive Plan the City will prepare Land Development Regulations which implement the Comprehensive Plan and which, at a minimum:

a. Regulate the subdivision of land to promote compatibility among adjoining uses and reduce the potential for urban sprawl by encouraging infill and redevelopment.

The project allows for infill development within developed areas.

With regard to the Traffic Element, a Traffic Impact Statement (TIS) was provided and was reviewed by the City's traffic engineer. The project is not one of significant impact to the roadway network. Provisions for multi-modal facilities will be provided. It is Staff's opinion that the project is consistent with the Traffic Element of the Bonita Plan. Further review for the necessity of traffic mitigation measures will take place at time of local development order, if approved.

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.

With regard to the Housing Element, this project is proposed in a residential area, where development of this nature is appropriate. The housing type is unique in that multiple two-family attached villas may be located on the same parcel but will function as traditional two-family attached or duplex homes, but the site will remain under unified control or a Homeowner's Association (HOA) will be established to address maintenance of the common areas if the units are under condominium ownership. It is Staff's opinion that the project is consistent with the Housing Element of the Bonita Plan.

Staff agrees with the Applicant's analysis of the Bonita Plan.

If you have a disability and the format of this document interferes with your ability to access some information, please contact us at (239) 444-6150 during regular business hours (8:00am-5:00pm, Monday-Friday), and we'll gladly assist.

CITY OF BONITA SPRINGS
Community Development Department
9220 Bonita Beach Road, Ste. 111
Bonita Springs, FL 34135
Phone: (239) 444-6150
email: permitting@cityofbonitaspringscd.org

PUBLIC HEARING REQUEST – PLANNED DEVELOPMENT (2023)

ACTION REQUEST INFORMATION

A. Project Name: 11035 Dean Street RPD

STRAP Number(s): 36-47-25-B4-00064.0000; .0010; 00065.0000; 00063.0000 and 00062.0010

B. Type of Request (please check one):

☐ DRI ☐ PD – Existing Development ☐ PD – Amendment ☒ Option 1 ☐ Option 2

PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Applicant's Name: Sagamore 955 RDF, LLC

Mailing Address: 6017 Pine Ridge Road Box 450

City: Naples State: FL Zip: 34116

Phone Number: 917-617-7470 Ext: _____ E-mail Address: development@sagamoremgt.com

NOTE: The Applicant must sign the Applicant's Signature and Certification form [**See "PART V"**].

B. Applicant relationship to property: ☒ Owner ☐ Trustee ☐ Option holder ☐ Lessee ☐ Contract Purchaser

☐ Other (indicate): _____

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

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

C. Property Owner's Name: Sagamore 955 RDF, LLC

Mailing Address: 6017 Pine Ridge Road Box 450

City: Naples State: FL Zip: 34116

Phone Number: 917-617-7470 Ext: _____ E-mail Address: development@sagamoremgt.com

D. Date property was acquired by present owner(s): 2019, 2022 and 2023

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

F. Is owner(s) or contract purchaser(s) required to file a disclosure form? _____NO ___X___YES. If yes, please complete and submit Exhibit I-F (attached).

G. Are there any existing deed restrictions or other covenants on this property which may affect this request?

__X__ NO _____ YES. If yes, submit a copy of the deed restrictions or other covenants and a statement explaining how the restrictions may affect the requested action. Label as "Exhibit I-G".

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

Name: Q. Grady Minor & Associates, P.A.

Mailing Address: 3800 Via Del Rey

City: Bonita Springs State: FL Zip: 34134

Phone Number: 239.947.1144 Ext: _____ E-mail Address: warnold@gradyminor.com

PART II
GENERAL INFORMATION

A. Request:

1. Rezoning from TFC-2 TO:(check all applicable)

☒ RPD - Residential ☐ MPD - Mixed Use ☐ MHPD - Mobile Home ☐ RVPD - Recreational Vehicle

☐ CPD – Commercial ☐ CFPD - Community Facilities ☐ IPD – Industrial ☐ AOPD - Airport Operations

2. Option Chosen: ☒ Option 1 ☐ Option 2

3. Other - Provide specific details. _____

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

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

_____ YES. Property is identified as:

Subdivision Name: _____

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

Section: _____ Township: _____ Range: _____ _____

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

C. Project Street Address: 11089, 11113, 11035 and 11125 Dean Street and Right-of-Way

D. General Location of Property (referenced to major streets): _____

Northeast quadrant of Dean Street and Matheson Avenue

E. City of Bonita Springs Plan Information

1. City of Bonita Springs Land Use Classification: Med. Den. SF/DUP Res.

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

   ___X___ NO _____ Y ES If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-I") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

1. Is the property within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s?

   ___X___ NO _____ YES. If yes, specify the minimum elevation required for the first habitable floor).

   _____ NGVD (MSL)

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

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

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

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

Briefly describe current use of the property: _____

The property is partially developed with a single family residence.

H. Property Dimensions

1. Width (average if irregular parcel): 540+/- Feet
2. Depth (average if irregular parcel): 305+/- Feet
3. Frontage on road or street: 540+/- Feet on Dean Street
   (Name of street)
4. Total land area: 4.6+/- Acres or Square Feet

I. Land Area Calculations

1. Undevelopable Areas:

   a. Freshwater wetland areas 0

   b. Other wetland areas 0

   c. Submerged land subject to tidal influence: 0

   d. Total (a + b + c): 0

2. Remaining developable land (H.4 less I.1.d): 4.6+/- Acres

PART III
PROPOSED DEVELOPMENT

A. Nature of Request

1. Will the development contain living units? _____NO ___X___YES. If the answer is yes, please indicate the total number of living units proposed, by type:

49 Single Family _____ Mobile Homes _____ Recreational Vehicles

_____ Zero-Lot-Line 48 Duplex/Two Family _____ Townhouses

_____ Multiple Family 49 TOTAL ALL TYPES

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

   a. PERMITTED total units (from Exhibit III-A-2): 53.36

   b. PROPOSED total units (from A-1. above): 49

   c. PROPOSED density (from Exhibit III-A-2): 10.65

3. Will the development contain non-residential areas? _X_NO ____YES. If the answer is yes, please indicate the size [gross square footage (gsf) unless indicated otherwise] of each general class of uses below:

Retail: _____ Total gsf

Offices: _____ Total gsf

Medical: _____ gsf Non-medical: _____ gsf

Hotel/Motel: _____ Total units

Size of units: _____ 0-425 sq. Ft. _____426-725 sq. Ft. _____ 726 or more sq. Ft.

Industrial: _____ Total gsf

Under roof: _____ gsf Not under roof: _____ gsf

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

Other-specify: _____

Number of Beds (if applicable): _____ OR: _____gsf

4. Building Height

35 Maximum height of buildings (in feet above grade)

2 Number of Habitable Floors

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

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

B. Facilities

1. Fire District: Bonita Springs Fire District

2. Water Supply

a. Estimated daily consumption of potable water:

Residential units: 4840 gpd Mobile Home units: _____ gpd

Rec. Vehicle units: _____ gpd Commercial: _____ gpd

Industrial: _____ gpd

b. Source of potable water: Bonita Springs Utilities

c. Do you have a written agreement from the utility company to serve your project?

X NO _____YES. If yes, please submit a copy of the agreement.

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

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

Residential units: 4840 gpd Mobile Home units: _____ gpd

Rec. Vehicles: _____ gpd Commercial: _____ gpd

Industrial: _____ gpd

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

c. Source of sanitary sewer service: Bonita Springs Utilities

d. Do you have a written agreement from the utility company to serve your project?

X NO_____ YES. If yes, please submit a copy of the agreement.

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

f. Are individual sewage disposal systems proposed? X NO _____YES.

C. Transportation

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

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

EXHIBIT II-F-2
ENVIRONMENTAL ISSUES

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

Range is 11' to 11.5'

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

N.A.

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

N.A.

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

N.A.

EXHIBIT III-A-2
PRELIMINARY DENSITY CALCULATIONS*

A. Gross Residential Acres

1. Total land area: 4.6+/- acres
2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.): 0 acres
   a. R-O-W providing access to non-residential uses: 0 acres
   b. Non-residential use areas: 0 acres
3. Gross residential acres (Line A.1 less A.2): 4.6+/- acres
   a. Uplands areas 4.6+/- acres
   b. Freshwater Wetlands areas 0 acres
   c. Other Wetland areas 0 acres

B. Comprehensive Plan Land Use Classification: **Medium Density Residential** e than one classification, calculations for each classification must be submitted)

Density Standards (from the Comprehensive Plan)

1. Maximum density for Land Use Classification: 11.6 units\gross res. acre
2. Maximum total density for Land Use Classification: 11.6 units\gross res. acre

MAXIMUM PERMITTED DWELLING UNITS

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

1. Standard density uplands units (A.3.a. times B.1) _____ units
2. Standard density wetlands units (A.3.b. & A.3.c. times B.1) _____ units
3. Total standard density units (sum of C.1 & C.2) _____ units
4. Max. Total density units [A.3.a. times ((B.1 plus 1/2 of (B.2 less B.1))] _____ units
5. **Sub-total permitted std. density units** (line C.3 or C.4 - whichever is less): _____ **Units Sub-total**

6. BONUS UNITS (REQUESTED)

   a. Low-moderate housing density: _____ units

   b. TDR units: _____ units

   c. **Sub-total (C.6.a plus C.6.b)** _____ units

7. **Total Permitted Units (C.5. plus C.6.c):** _____ **Units Total**

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

* Subject to staff review and correction.

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

1. Standard density uplands units (A.3.a. times B.1) 53.36 units
2. Standard density freshwater wetlands units (A.3.b. times B.1) 0 units
3. Total standard density units (sum of D.1 & D.2) 53.36 units
4. Maximum upland density (A.3.a. times 8) N.A. units
5. **Total permitted units** (line D.3 or D.4 - whichever is less): 53.36 **Units**

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

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

F. Conservation, Resource Protection, DRGR

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

EXHIBIT III-B-3
SANITARY SEWER FACILITIES

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

N.A.

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

1. Method and degree of treatment:

N.A.

2. Quality of the effluent:

N.A.

3. Expected life of the facility:

N.A.

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

N.A.

5. Receiving bodies or other means of effluent disposal:

N.A.

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

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

N.A.

2. Current water table conditions:

N.A.

3. Proposed rate of application:

N.A.

4. Back-up system capacity:

N.A.

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 11089, 11113 and 11035 Dean Street (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 Q. Grady Minor & Associates, P.A. as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs.

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

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

STATE OF: _____ COUNTY OF: _____

Owner's Signature: _____

Owner's Printed Name: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence ☐ or online notarization, this

_____ (day) of _____, (month) 2023 (year), by _____ (name of

person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced: _____

PART V
APPLICANT'S SIGNATURE AND CERTIFICATION

I, Richard Forman, 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 to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

STATE OF: Florida COUNTY OF: Collier

Signature: _____

Signatory's Printed Name: Richard Forman as Manager

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence ☐ or online notarization, this 18 (day) of December, (month) 2023 (year), by Richard Forman as Manager (name of person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: Ariel L. Brown

Personally Known ☑ OR Produced Identification ☐

Type of Identification Produced: _____

Notary Public State of Florida
Ariel L. Brown
My Commission HH 442418
Expires 9/12/2027

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 STRAP Numbers 36-47-25-B4-00064.0000; .0010; 00065.0000; 00063.0000 and 00062.0010 (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 Q. Grady Minor & Associates, P.A. and Pavese Law 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.

STATE OF: Florida COUNTY OF: Collier

Owner's Signature: [signature]

Owner's Printed Name: Richard Forman as Manager

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence ☐ or online notarization, this 18 (day) of December, (month) 2023 (year), by Richard Forman as Manager (name of person making statement).

Signature of Notary Public - State of Florida: [signature]

Name of Notary Typed, Printed, or Stamped: Ariel L. Brown

Personally Known ☑ OR Produced Identification ☐

Type of Identification Produced: _____

Notary Public State of Florida
Ariel L. Brown
My Commission HH 442418
Expires 9/12/2027

11035 Dean Street RPD

Exhibit A
Legal Description

PARCEL 1
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47S, RANGE 25E, AND THENCE ON A BEARING OF N 1° 24' 20" WEST FOR 330.45 FEET, THENCE ON A BEARING N 89°30'50" EAST FOR 328.79 FEET, MORE OR LESS, THROUGH A CONCRETE MARKER WHICH IS LOCATED 25.0 FEET FROM THE POINT OF TURNING, THENCE ON A BEARING OF S 1° 24'20" EAST FOR 330.25 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 166.9 FEET MORE OR LESS SOUTH OF TURNING, THENCE ON A BEARING OF S 89° 29' 00" WEST 328.79 FEET TO THE POINT OF BEGINNING. AREA OF THE LAND CONVEYED IS 2.5 ACRES, MORE OR LESS. LESS AND EXCEPT LANDS LYING WITHIN DEAN STREET AND MATHESON AVENUE.

AND

PARCEL 2
SOUTHWEST CORNER OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 47S, RANGE 25E, LEE COUNTY, FLORIDA; THENCE ON A BEARING OF N 89° 29'00" E 328.79 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE ON A BEARING OF N 1° 24'20" W 330.26 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 163.17 FEET MORE OR LESS NORTH OF THE POINT OF POB; THENCE ON A BEARING OF N 89°30' 50" E 25 FEET; THENCE ON A BEARING OF S 1° 24" 20" E 330.26 FEET TO THE SOUTHERN BOUNDARY OF SAID S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4; THENCE ON A BEARING S 89° 29' 00" W ALONG THE CENTER OF THE COUNTY RIGHT-OF-WAY OF DEAN STREET WHICH IS ALSO THE SOUTHERN BOUNDARY 25 FEET TO THE POB, LESS AND EXCEPT LANDS LYING WITHIN DEAN STREET.

PARCEL 3
THE WEST 235.3 FEET OF THE EAST 335.3 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LESS THE WESTERLY 25 FEET AND LESS THE WEST 100 FEET OF THE EAST 200 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL 4
THE WEST 100 FEET OF THE EAST 200 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE ON A BEARING OF N 89 DEGREES 29° 00" EAST 328.79 FEET MORE OR LESS TO THE POINT OF BEGINNING OF THE LANDS HEREIN CONVEYED, THENCE ON A BEARING OF NORTH 1 DEGREES 24' 20" WEST 330.26 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 163.174 FEET MORE OR LESS NORTH OF THE POINT OF POINT OF TURNING, THENCE ON A BEARING OF 89 DEGREES 30' 50" EAST, 335.71 FEET MORE OF LESS TO A CONCRETE MARKER, THENCE ON A BEARING OF S 1 DEGREES 19' 00" EAST 330.07 FEET MORE OR LESS, THENCE ON A BEARING S 89 DEGREES 29' 00" WEST 335.3 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 5
THE EAST 100 FEET OF THE FOLLOWING TRACTS OF LAND TO WIT: THE EASTERLY 335.3 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, BEING THE SAME LANDS AS CONVEYED TO THE PARTY OF THE FIRST PART BY DEED RECORDED IN DEED BOOK 225, PAGE 74, PUBLIC RECORDS OF LEE

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

COUNTY, FLORIDA AND SUBJECT TO THE 25 FOOT STRIP NORTH OF THE SOUTHERN BOUNDARY WHICH IS PART OF THE PUBLIC RIGHT-OF-WAY NOW EXISTING FOR COUNTY ROAD; AND ALSO SUBJECT TO OIL, GAS AND MINERAL RIGHTS RESERVED IN THAT CERTAIN INSTRUMENT RECORDED IN DEED BOOK 218, PAGE 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

THE WEST 20 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LESS ROAD RIGHT-OF-WAY AND EXISTING EASEMENTS AND RESERVATION AND RESTRICTIONS OF RECORD.

OVERALL, AS SURVEYED
A PARCEL OF LAND LOCATED IN THE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID FRACTION, NORTH 89°32'17" EAST, FOR 25.00' FEET; THENCE NORTH 01°22'16" WEST, FOR 25.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF MATHESON AVENUE (50 FOOT WIDE) AND THE NORTH RIGHT-OF-WAY OF DEAN STREET (50 FOOT WIDE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID MATHESON AVENUE, NORTH 01°22'16" WEST, FOR 305.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID NORTH LINE, NORTH 89°33'53" EAST, FOR 659.14 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2517, PAGE 1797 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, SOUTH 01°22'15" EAST, FOR 305.12 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE AFOREMENTIONED RIGHT-OF-WAY OF DEAN STREET; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°32'17" WEST, FOR 659.13 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 4.62 ACRES, MORE OR LESS.

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 36-47-25-B4-00064.0000; .0010; 00065.0000; 00063.0000 and 00062.0010 **CASE NO.** PD23-103517-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
N.A.	

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
Sagamore 955 RDF, LLC - Richard Forman as Manager	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
N.A.	

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
N.A.	

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

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

Date of Contract: _____

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

Name and Address

N.A.

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.

STATE OF: FLORIDA COUNTY OF: Collier

Signature: _____

Signatory's Printed Name: Richard Forman as Manager

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence ☐ or online notarization, this 18 (day) of December, (month) 2023 (year), by Richard Forman as Manager (name of person making statement).

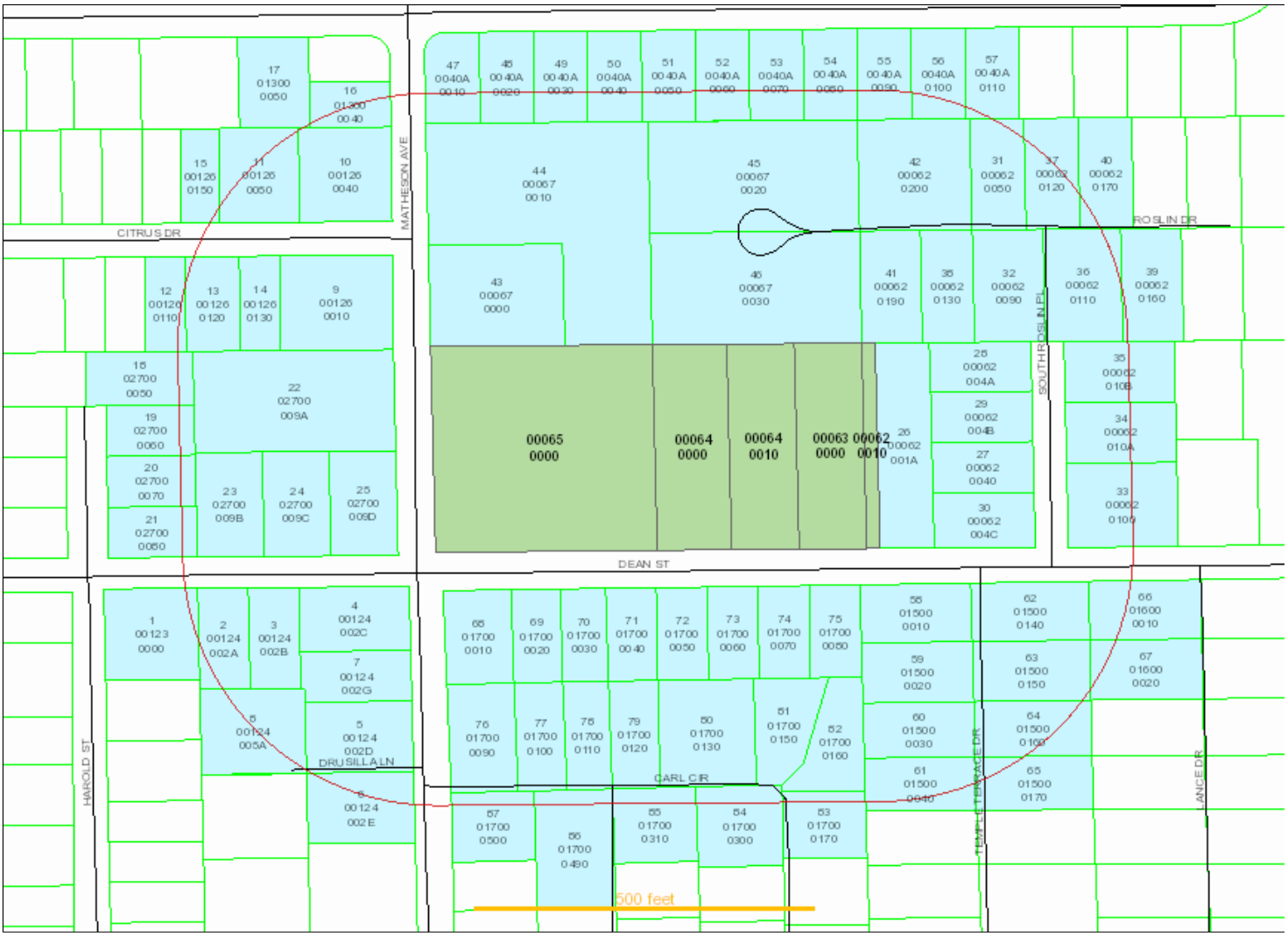
Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: Ariel L. Brown

Personally Known ☑ OR Produced Identification ☐

Type of Identification Produced: _____

Notary Public State of Florida
Ariel L. Brown
My Commission HH 442418
Expires 9/12/2027



Date of Report: October 02, 2023

Buffer Distance: 375 feet Rerun

Click here to download the map image, mailing labels (Avery 5161) and CSV formatted information.

Parcels Affected: 87

Subject Parcels: **36-47-25-B4-00062.0010, 36-47-25-B4-00063.0000, 36-47-25-B4-00064.0000, 36-47-25-B4-00064.0010, 36-47-25-B4-00065.0000**

To change, add or remove subject parcels please change the parcel selection in GeoView

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
COTTRELL WINTHROP S & 10920 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-00123.0000** 10920/922 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 LOT 23 AKA LOTS 17+18	1
KRATOCHVIL KAMIL 10950 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-00124.002A** 10950 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LT 24 DESC OR1755 PG 1440 LESS .002B+.002C	2
FUJIHARA MARIA + 10970 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-00124.002B** 10970 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LT 24 DESC 1755 PG 1440 LESS .002A+.002C	3
KENNEY JERRI M 10990 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-00124.002C** 10990 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LT 24 OR 1755 PG1440 LES.002A+.002B+002G	4
HAMEL MARK B & 27800 MATHESON AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00124.002D** 27800 MATHESON AVE BONITA SPRINGS FL 34135	PARL IN SE 1/4 BONITA FARM LYING IN LOT 24 DESC IN OR 1793 PG 3656	5
WALKER DIANA MARIE 27820 MATHESON AVE	**35-47-25-B3-00124.002E** 27820 MATHESON AVE	PARL IN SE 1/4 BONITA FARM LYING IN LOT 24 DESC IN OR	6

BONITA SPRINGS FL 34135	BONITA SPRINGS FL 34135	1793 PG 3658	
RENDE PERRY 27780 MATHESON AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00124.002G** 27780 MATHESON AVE BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PTL+24 DESC OR 1834 PG 2406	7
ALLN1 PROPERTIES INC 13307 4TH ST FORT MYERS FL 33905	**35-47-25-B3-00124.005A** 10880 DRUSILLA LN BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 24 DESC IN OR 1895 PG 2841	8
HAMICI HAKIM & LOTFIA TR 10980 CITRUS DR BONITA SPRINGS FL 34135	**35-47-25-B3-00126.0010** 10980 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 S 1/2 LOT 26 SEC 35 LESS	9
ALTHAUS GERHARD & NELLI TR 7327 MILL POND CIR NAPLES FL 34109	**35-47-25-B3-00126.0040** 27680 MATHESON AVE BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 26	10
KELLOGG MARVIN D & PO BOX 408 LONGVILLE MN 56655	**35-47-25-B3-00126.0050** 10961/963 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS SEC.35 PB 3 PG 27 PT.LOT 26	11
KURKOWSKI CARL & 10920 CITRUS DR BONITA SPRINGS FL 34135	**35-47-25-B3-00126.0110** 10920 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 LT PT 26 S1/2 BEG 250FT E OF SW COR	12
MEJIA SAMUEL VASQUEZ & 10940 CITRUS DR BONITA SPRINGS FL 34135	**35-47-25-B3-00126.0120** 10940 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 BEG PT 310 E OF SW CRN LT 26 BONITA FARMS #1 E 80 FT N 165 W 80 S 165	13
HAMICI HAKIM & LOTFIA 595 99TH AVE NORTH NAPLES FL 34108	**35-47-25-B3-00126.0130** 10960 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 LOT PT 26 SEC 35	14
TREBINO FREDERICK 3410 NORTH RD NORTH FORT MYERS FL 33917	**35-47-25-B3-00126.0150** 10941/943 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT OF LOT 26 DESC OR 1723 PG 1057	15
MILLER RYAN P & CLARE E 27640 MATHENSON AVE BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0040** 27640 MATHESON AVE BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 4	16
EMER SHERRI A + 10960 TANGELO TER BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0050** 10960 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 5 + TH E 1/2 OF LOT 7	17
COLOMBO SAMUEL & JACINTA 2109 FRIENDLY SHORES DR TULLY NY 13159	**35-47-25-B3-02700.0050** 27711 HAROLD ST BONITA SPRINGS FL 34135	BONITA FRAMS PB 3 PG 27 FR SW COR LOT 25 TH N AKA LOT 5 DEAN MANOR	18
FITZGERALD SHANNON 27721 HAROLD ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.0060** 27721 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LT 25 AKA LOT 6 DEAN MANOR	19
SAMSON JOHN III 27731 HAROLD ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.0070** 27731 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 25 DESC IN OR 1297 PG 1224	20
MATEO MATEO MIGUEL & 27741 HAROLD ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.0080** 27741 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 FR SW COR LOT 25 RUN E	21
LELEU FREDERIC 27720 MATHESON AVE BONITA SPRINGS FL 34135	**35-47-25-B3-02700.009A** 27720 MATHESON AVE BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 NORTHERLY 150 FT OF EAST 1/2 OF LOT 25 DESC IN INSTRUMENT 2019000274326 AS PARCEL A	22
KNIGHT JENNIFER ANNE 10951 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.009B** 10951 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 A PORTION OF THE EAST 1/2 OF LOT 25	23

		DESC IN INSTRUMENT 2019000274326 AS PARCEL B	
MOURICK BARBARA D 11031 CHERRY ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.009C** 10971 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 A PORTION OF THE EAST 1/2 OF LOT 25 DESC IN INSTRUMENT 2019000274326 AS PARCEL C	24
MOURICK BARBARA D 11031 CHERRY ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.009D** 10991 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 A PORTION OF THE EAST 1/2 OF LOT 25 DESC IN INSTRUMENT 2019000274326 AS PARCEL C	25
ANDERSON RHODA D TR 1655 124TH AVE NW COON RAPIDS MN 55448	**36-47-25-B4-00062.001A** 11147 DEAN ST BONITA SPRINGS FL 34135	E 80 FT OF W 100 FT OF S 1/2 OF SE 1/4 OF NW 1/4 OF SW 1/4	26
ALKHOUTOFF FRED & IRINA TR 4660 VIA ROMA ESTERO FL 34134	**36-47-25-B4-00062.0040** 27720/30 SOUTH ROSLIN PL BONITA SPRINGS FL 34135	N 1/2 OF S 1/2 OF E 150 FT OF W 250 FT OF S 1/2 OF SE1/4 OF NW1/4 OF SW1/4	27
ALKHOUTOFF FRED & IRINA TR 4660 VIA ROMA ESTERO FL 34134	**36-47-25-B4-00062.004A** 27760/70 SOUTH ROSLIN PL BONITA SPRINGS FL 34135	N 75 FT OF E 150 FT OF W 250 FT OF S1/2 OF SE1/4 OF NW1/4 OF SW1/4	28
ALKHOUTOFF FRED & IRINA TR 4660 VIA ROMA ESTERO FL 34134	**36-47-25-B4-00062.004B** 27740/50 SOUTH ROSLIN PL BONITA SPRINGS FL 34135	S 1/2 OF N 1/2 OF E 150 FT OF W 250 FT OF S1/2 OF SE1/4 OF NW1/4 OF SW1/4	29
ALKHOUTOFF FRED & IRINA TR 4660 VIA ROMA ESTERO FL 34134	**36-47-25-B4-00062.004C** 27700/10 SOUTH ROSLIN PL BONITA SPRINGS FL 34135	S 80 FT OF E 150 FT OF W 250 FT OF S 1/2 OF SE1/4 OF NW1/4 OF SW1/4	30
COSSETTE SUSAN + 27640 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0050** 27640 ROSLIN DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 793 PG 554	31
THITSA REAL ESTATE LLC 11 6TH ST BONITA SPRINGS FL 34134	**36-47-25-B4-00062.0090** 27639 ROSLIN DR BONITA SPRINGS FL 34135	THE E 105 FT OF W 275 FT OF S 165 FT OF N 330 FT OF SE 1/4 OF NW 1/4 OF SW AKA LOT 13 ROSLIN PARK	32
CRONOVICH MILAN & KATHRYN 27630 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0100** 11217 DEAN ST BONITA SPRINGS FL 34135	PARCEL IN W 464 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 AS DESC IN INST# 2018000060485 AS LOT 1	33
NGUYEN PHONG QUOC & 27741 S ROSLIN PL BONITA SPRINGS FL 34135	**36-47-25-B4-00062.010A** 27741 SOUTH ROSLIN PL BONITA SPRINGS FL 34135	PARCEL IN W 464 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 AS DESC IN INST# 2018000060485 AS LOT 2	34
PHAM THE MINH & 1330 84TH AVE N BROOKLYN PARK MN 55444	**36-47-25-B4-00062.010B** 27761 SOUTH ROSLIN PL BONITA SPRINGS FL 34135	PARCEL IN W 464 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 AS DESC IN INST# 2018000060485 AS LOT 3	35
KINGSTON SHARON M + PO BOX 1083 BONITA SPRINGS FL 34133	**36-47-25-B4-00062.0110** 27631 ROSLIN DR BONITA SPRINGS FL 34135	BEG NW COR SE 1/4 OF NW 1/4 OF SW 1/4 TH RUN S ALG W LI SD PARCEL FOR 165 FT	36
GUST CHARLOTTE ANN TR 27630 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0120** 27630 ROSLIN DR BONITA SPRINGS FL 34135	BEG 250 FT E OF NW COR OF SE 1/4 OF NW 1/4 OF SW 1/4 TH E 80 FT S 165 FT W 80	37
SHEFFIELD ROBERT J & SARAH 27645 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0130** 27645 ROSLIN DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 445 PG 598 AKA LOT 14 ROSLIN PARK	38
KING NEWMAN MARIVE TR 8000 VIA SARDINIA WAY ESTERO FL 33928	**36-47-25-B4-00062.0160** 27621 ROSLIN DR BONITA SPRINGS FL 34135	BEG NW COR OF SE 1/4 OF NW 1/4 OF SW 1/4 RUN S 165 FT TH E 390 FT TO POB TH E 90	39

CORDERO VINCENT F & LAURA E 27626 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0170** 27626 ROSLIN DR BONITA SPRINGS FL 34135	PARL IN SE1/4 OF NW1/4 OF SW1/4 DESC IN OR1731/3637 AKA LT 5 ROSLIN PARK	40
STEWART DONALD S & MARGARET 27651 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0190** 27651 ROSLIN DR BONITA SPRINGS FL 34135	PAR IN SE1/4 OF NW1/4 OF SW1/4 DESC OR 391 PG 681 AKA LT 15 ROSLIN PARK	41
LYNN DARON & NICOLE 27652 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0200** 27652 ROSLIN DR BONITA SPRINGS FL 34135	THE W 90 FT OF N 165 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 AKA LT 1 + 2 ROSLIN PK UNREC	42
MOORE CHARLES R & CAROLYN M 27701 MATHESON AVE BONITA SPRINGS FL 34135	**36-47-25-B4-00067.0000** 27711 MATHESON AVE BONITA SPRINGS FL 34135	FROM W 1/4 COR RUN S ALG W LI 660.9 FT TH E 35 FT S 165.23 FT FOR POB TH S 165.23 FT TH E 328.78 FT N 165.06 FT W 328.86 FT TO POB DESC IN INST 2006-17098 LESS 2018-70434	43
MOORE CHARLES R + CAROLYN M PO BOX 1886 BONITA SPRINGS FL 34133	**36-47-25-B4-00067.0010** 27701 MATHESON AVE BONITA SPRINGS FL 34135	PARCEL IN SW 1/4 AS DESC IN INST# 2018-70434	44
SES 085 LLC 3250 BONITA BEACH RD UNIT 205-502 BONITA SPRINGS FL 34134	**36-47-25-B4-00067.0020** 27654 ROSLIN DR BONITA SPRINGS FL 34135	FROM W 1/4 COR RUN S ALG W LI 660.9 FT TH E 353.93 FT FOR POB TH E 310.89 FT S 164.9 FT TH W 310.57 FT N 165.06 FT TO POB DESC IN INST 2006-17099	45
SHELTER ISLAND HOLDINGS LLC #205-502 3250 BONITA BEACH RD SW BONITA SPRINGS FL 34134	**36-47-25-B4-00067.0030** 27655 ROSLIN DR BONITA SPRINGS FL 34135	FROM W 1/4 COR RUN S ALG W LI 660.9 FT TH E 353.93 FT S 165.06 FT FOR POB TH S 165.06 FT E 310.25 FT N 164.9 FT W 310.57 FT TO POB DESC IN INST 2006-170200	46
ROBBINS SARA MARIE + 27601 MATHESON AVE BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0010** 27601 MATHESON AVE BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 0028 PG 0147 LOT 1	47
LAVERDE YOHANA M + 11030 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0020** 11030 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 2	48
ABERNATHIE DONALD H & 1250 ROCKWOOD FOREST DR ARNOLD MO 63010	**36-47-25-B4-0040A.0030** 11044 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 3	49
ABERNATHIE DONALD H & 1250 ROCKWOOD FOREST DR ARNOLD MO 63010	**36-47-25-B4-0040A.0040** 11060 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 4	50
JENSEN MARION I TR 11076 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0050** 11076 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK PB 28 PG 147 BLK A LOT 5	51
ROUBALIK MILOSLAV & DITA 11092 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0060** 11092 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 6	52
LIMA JOSE 11110 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0070** 11110 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 7	53
PRINCIPE KATIE 11124 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0080** 11124 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 8	54
HILLYARD RUSSELL S & 11130 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0090** 11130 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 9	55

WRIGHTSON KRIS M & 11140 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0100** 11140 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 10	56
UMSCHEID LUKE E & PHOEBE 11150 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0110** 11150 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 11	57
JAEN ALYSSA D + 2890 68TH ST SW NAPLES FL 34105	**36-47-25-B4-01500.0010** 11148 DEAN ST BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 495 FT TH S 25 FT TO POB TH W	58
LOMBARD PAUL & FRANCES + 555 99TH AVE NAPLES FL 34108	**36-47-25-B4-01500.0020** 27830 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SE 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1288 PG 0765	59
NGUYEN WILLIAM & KELLEY 27844 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0030** 27844 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W 495 FT TH S 185 FT TO POB TH W 165 FT TH S	60
RIVERA JUAN A 27860 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0040** 27860 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 265 FT TO POB TH W 165	61
ST GERMAIN ROBERT & 29 HERITAGE HILL DEDHAM MA 02026	**36-47-25-B4-01500.0140** 27815 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 495 FT TH S 25 FT TO POB TH E 165 FT	62
PEREZ RENE EDWARD L/E 27831 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0150** 27831 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW1/4 OF SW 1/4 RUN W495FT S105FT TO POB AKA LT15 SAMANNS SUBD	63
FIGUEROA JEFFREY J + 27845 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0160** 27845 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW1/4 DESC OR 1233/1159 AKA LT 16 SAMANN S/D UNREC	64
ARENA JOHN 240 SILVERADO DR NAPLES FL 34119	**36-47-25-B4-01500.0170** 27861 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 W 495FT S265 FT TO POB LT 17 SAMANN SUB UT 1	65
ALCON-LOPEZ FAMILY TRUST 27814 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0010** 27814 LANCE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 SEC 36 RUN W 165 FT TH S 25 FT TO POB TH W 165 S0-08-E 80 FT E 165 FT N0-08W 80 FT TO POB ELY 30FT RES FOR RD R/W AKA LOT 1	66
AZZ LLC 27830 LANCE DR NAPLES FL 34103	**36-47-25-B4-01600.0020** 27830 LANCE DR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 623 PG 573	67
STEARNS JESSICA R TR 27801 MATHESON AVE BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0010** 27801 MATHESON AVE BONITA SPRINGS FL 34135	PARL IN W 1/2 OF SW 1/4 OF SW 1/4 DESC IN OR 1328 PG 1043 AKA LT I SAMANN #2	68
SMITH ZACHARY FARRELL 11040 DEAN ST BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0020** 11040 DEAN ST BONITA SPRINGS FL 34135	PARL IN W 1/2 OF S W 1/4 OF S W 1/4 SEC DESC IN OR 1404 PG 1198 AKA LOT 2 SAMANN #2	69
PALOMINO J CARMEN PADILLA & 11070 DEAN ST BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0030** 11070 DEAN ST BONITA SPRINGS FL 34135	PARL IN W 1/2 OF S W 1/4 OF S W 1/4 DESC IN OR 1404 PG 1199 AKA LOT 3 SAMANN #2	70
MATEO SOLIS MARIO R + 11084 DEAN ST BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0040** 11082/084 DEAN ST BONITA SPRINGS FL 34135	PARL IN NW1/4 OF SW1/4 OF SW1/4 AKA LT 4 SAMANN SUB #2 UNREC OR 2195/2131	71
WIEBEL D E TR PO BOX 1989 BONITA SPRINGS FL 34133	**36-47-25-B4-01700.0050** 11090/092 DEAN ST BONITA SPRINGS FL 34135	PARL IN NW 1/4 OF SW 1/4 OF SW 1/4 AKA LOT 5 SAMANN SUB #2 UNREC OR 2195/2128	72
WEIBEL D E TR PO BOX 1989 BONITA SPRINGS FL 34133	**36-47-25-B4-01700.0060** 11100/102 DEAN ST BONITA SPRINGS FL 34135	FRM NW CORN SW 1/4 OF SW 1/4 E 25 FT S 30 FT E 405 FT TO POB AKA LTS 6 SAMANN #2 UNREC	73

CARIS INVESTMENT LLC 8841 W TERRY ST BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0070** 11112/114 DEAN ST BONITA SPRINGS FL 34135	PARL IN NW 1/4 OF SW 1/4 SEC DESC AS LOT 7 SAMANN #2 UNREC	74
ALTHAUS GERHARD & NELLI TR 7327 MILL POND CIR NAPLES FL 34109	**36-47-25-B4-01700.0080** 11124 DEAN ST BONITA SPRINGS FL 34135	PARL IN W 1/2 OF SW 1/4 OF SW 1/4 DESC OR 1657/3205 AKA LT 8 SAMANN #2	75
KEATING APRIL M TR 27978 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0090** 27801 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 DESC OR 1280 PG 0910 AKA LT 9 SAMANN SD UNREC	76
SOTO ELISEO PARRASALES & 27807 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0100** 27807 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1264 PG 0020	77
EASTMAN MARK & KARLEE 27813 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0110** 27813 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1317 PG 0067	78
VITE HIGO VITE & IOANA M 27821 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0120** 27821 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 320.05 FT TH E 325.59 FT	79
DE SOUZA SABRINA B & 27831 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0130** 27831 CARL CIR BONITA SPRINGS FL 34135	SAMANN SD #2 UNREC DESC IN OR 1285 PG 1677 AKA LOTS 13 + 14	80
SUCHY MARK F & DEANN M TR 25 BLUEBILL AVE #506A NAPLES FL 34108	**36-47-25-B4-01700.0150** 27841 CARL CIR BONITA SPRINGS FL 34135	FR NW COR SW 1/4 OF SW 1/4 RUN E 25 FT TH S 320.05 TH E475.59 TO POB AKA LT 15	81
OSPINA ALEXANDER 27847 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0160** 27847 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 OR 1269 PG 1501 AKA LT 16	82
BROGE STEPHEN C JR & 27855 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0170** 27855 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 TH E 25 FT TH S 0 DEG 52 MIN 13 SEC E 320.05 FT	83
FIRST UNITED METHODIST CHURCH 27690 SHRIVER AVE BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0300** 27856 CARL CIR BONITA SPRINGS FL 34135	COMM AT NW COR OF SW 1/4 OF SW 1/4 AKA LT 30 SAMANN UNREC SUBD NO. 2	84
LEPAR RAYMOND & DENISE 27984 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0310** 27984 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 0 DEG 52 MIN 13 SEC E 320.05 FT	85
ROY MICHAEL 27810 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0490** 27810 CARL CIR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 DESC IN OR 1895 PG 1492 + OR 1924 PG 2158 AKA LTS 48 +49 SAMANN SUBD UNREC	86
GARRISON JACKALO M + 27802 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0500** 27802 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 DSC OR 1829/3799 AKA LT 50 SAMANN SUBD NO 2 UNREC	87

COTTRELL WINTHROP S &
10920 DEAN ST
BONITA SPRINGS FL 34135

FUJIHARA MARIA +
10970 DEAN ST
BONITA SPRINGS FL 34135

HAMEL MARK B &
27800 MATHESON AVE
BONITA SPRINGS FL 34135

RENDE PERRY
27780 MATHESON AVE
BONITA SPRINGS FL 34135

HAMICI HAKIM & LOTFIA TR
10980 CITRUS DR
BONITA SPRINGS FL 34135

KELLOGG MARVIN D &
PO BOX 408
LONGVILLE MN 56655

MEJIA SAMUEL VASQUEZ &
10940 CITRUS DR
BONITA SPRINGS FL 34135

TREBINO FREDERICK
3410 NORTH RD
NORTH FORT MYERS FL 33917

EMER SHERRI A +
10960 TANGELO TER
BONITA SPRINGS FL 34135

FITZGERALD SHANNON
27721 HAROLD ST
BONITA SPRINGS FL 34135

Page Break

KRATOCHVIL KAMIL
10950 DEAN ST
BONITA SPRINGS FL 34135

KENNEY JERRI M
10990 DEAN ST
BONITA SPRINGS FL 34135

WALKER DIANA MARIE
27820 MATHESON AVE
BONITA SPRINGS FL 34135

ALLN1 PROPERTIES INC
13307 4TH ST
FORT MYERS FL 33905

ALTHAUS GERHARD & NELLI TR
7327 MILL POND CIR
NAPLES FL 34109

KURKOWSKI CARL &
10920 CITRUS DR
BONITA SPRINGS FL 34135

HAMICI HAKIM & LOTFIA
595 99TH AVE NORTH
NAPLES FL 34108

MILLER RYAN P & CLARE E
27640 MATHENSON AVE
BONITA SPRINGS FL 34135

COLOMBO SAMUEL & JACINTA
2109 FRIENDLY SHORES DR
TULLY NY 13159

SAMSON JOHN III
27731 HAROLD ST
BONITA SPRINGS FL 34135

Page Break

PageBreak

MATEO MATEO MIGUEL &
27741 HAROLD ST
BONITA SPRINGS FL 34135

KNIGHT JENNIFER ANNE
10951 DEAN ST
BONITA SPRINGS FL 34135

MOURICK BARBARA D
11031 CHERRY ST
BONITA SPRINGS FL 34135

ALKHOUTOFF FRED & IRINA TR
4660 VIA ROMA
ESTERO FL 34134

ALKHOUTOFF FRED & IRINA TR
4660 VIA ROMA
ESTERO FL 34134

COSSETTE SUSAN +
27640 ROSLIN DR
BONITA SPRINGS FL 34135

CRONOVICH MILAN & KATHRYN
27630 ROSLIN DR
BONITA SPRINGS FL 34135

PHAM THE MINH &
1330 84TH AVE N
BROOKLYN PARK MN 55444

GUST CHARLOTTE ANN TR
27630 ROSLIN DR
BONITA SPRINGS FL 34135

KING NEWMAN MARIVE TR
8000 VIA SARDINIA WAY
ESTERO FL 33928

Page Break

PageBreak

LELEU FREDERIC
27720 MATHESON AVE
BONITA SPRINGS FL 34135

MOURICK BARBARA D
11031 CHERRY ST
BONITA SPRINGS FL 34135

ANDERSON RHODA D TR
1655 124TH AVE NW
COON RAPIDS MN 55448

ALKHOUTOFF FRED & IRINA TR
4660 VIA ROMA
ESTERO FL 34134

ALKHOUTOFF FRED & IRINA TR
4660 VIA ROMA
ESTERO FL 34134

THITSA REAL ESTATE LLC
11 6TH ST
BONITA SPRINGS FL 34134

NGUYEN PHONG QUOC &
27741 S ROSLIN PL
BONITA SPRINGS FL 34135

KINGSTON SHARON M +
PO BOX 1083
BONITA SPRINGS FL 34133

SHEFFIELD ROBERT J & SARAH
27645 ROSLIN DR
BONITA SPRINGS FL 34135

CORDERO VINCENT F & LAURA E
27626 ROSLIN DR
BONITA SPRINGS FL 34135

Page Break

PageBreak

STEWART DONALD S & MARGARET
27651 ROSLIN DR
BONITA SPRINGS FL 34135

MOORE CHARLES R & CAROLYN M
27701 MATHESON AVE
BONITA SPRINGS FL 34135

SES 085 LLC
3250 BONITA BEACH RD
UNIT 205-502
BONITA SPRINGS FL 34134

ROBBINS SARA MARIE +
27601 MATHESON AVE
BONITA SPRINGS FL 34135

ABERNATHIE DONALD H &
1250 ROCKWOOD FOREST DR
ARNOLD MO 63010

JENSEN MARION I TR
11076 TANGELO TER
BONITA SPRINGS FL 34135

LIMA JOSE
11110 TANGELO TER
BONITA SPRINGS FL 34135

HILLYARD RUSSELL S &
11130 TANGELO TER
BONITA SPRINGS FL 34135

UMSCHEID LUKE E & PHOEBE
11150 TANGELO TER
BONITA SPRINGS FL 34135

LOMBARD PAUL & FRANCES +
555 99TH AVE
NAPLES FL 34108

Page Break

PageBreak

LYNN DARON & NICOLE
27652 ROSLIN DR
BONITA SPRINGS FL 34135

MOORE CHARLES R + CAROLYN M
PO BOX 1886
BONITA SPRINGS FL 34133

SHELTER ISLAND HOLDINGS LLC
#205-502
3250 BONITA BEACH RD SW
BONITA SPRINGS FL 34134

LAVERDE YOHANA M +
11030 TANGELO TER
BONITA SPRINGS FL 34135

ABERNATHIE DONALD H &
1250 ROCKWOOD FOREST DR
ARNOLD MO 63010

ROUBALIK MILOSLAV & DITA
11092 TANGELO TER
BONITA SPRINGS FL 34135

PRINCIPE KATIE
11124 TANGELO TER
BONITA SPRINGS FL 34135

WRIGHTSON KRIS M &
11140 TANGELO TER
BONITA SPRINGS FL 34135

JAEN ALYSSA D +
2890 68TH ST SW
NAPLES FL 34105

NGUYEN WILLIAM & KELLEY
27844 TEMPLE TERRACE DR
BONITA SPRINGS FL 34135

Page Break

PageBreak

RIVERA JUAN A
27860 TEMPLE TERRACE DR
BONITA SPRINGS FL 34135

PEREZ RENE EDWARD L/E
27831 TEMPLE TERRACE DR
BONITA SPRINGS FL 34135

ARENA JOHN
240 SILVERADO DR
NAPLES FL 34119

AZZ LLC
27830 LANCE DR
NAPLES FL 34103

SMITH ZACHARY FARRELL
11040 DEAN ST
BONITA SPRINGS FL 34135

MATEO SOLIS MARIO R +
11084 DEAN ST
BONITA SPRINGS FL 34135

WEIBEL D E TR
PO BOX 1989
BONITA SPRINGS FL 34133

ALTHAUS GERHARD & NELLI TR
7327 MILL POND CIR
NAPLES FL 34109

SOTO ELISEO PARRASALES &
27807 CARL CIR
BONITA SPRINGS FL 34135

VITE HIGO VITE & IOANA M
27821 CARL CIR
BONITA SPRINGS FL 34135

Page Break

PageBreak

ST GERMAIN ROBERT &
29 HERITAGE HILL
DEDHAM MA 02026

FIGUEROA JEFFREY J +
27845 TEMPLE TERRACE DR
BONITA SPRINGS FL 34135

ALCON-LOPEZ FAMILY TRUST
27814 LANCE DR
BONITA SPRINGS FL 34135

STEARNS JESSICA R TR
27801 MATHESON AVE
BONITA SPRINGS FL 34135

PALOMINO J CARMEN PADILLA &
11070 DEAN ST
BONITA SPRINGS FL 34135

WIEBEL D E TR
PO BOX 1989
BONITA SPRINGS FL 34133

CARIS INVESTMENT LLC
8841 W TERRY ST
BONITA SPRINGS FL 34135

KEATING APRIL M TR
27978 CARL CIR
BONITA SPRINGS FL 34135

EASTMAN MARK & KARLEE
27813 CARL CIR
BONITA SPRINGS FL 34135

DE SOUZA SABRINA B &
27831 CARL CIR
BONITA SPRINGS FL 34135

Page Break

PageBreak

SUCHY MARK F & DEANN M TR
25 BLUEBILL AVE #506A
NAPLES FL 34108

BROGE STEPHEN C JR &
27855 CARL CIR
BONITA SPRINGS FL 34135

LEPAR RAYMOND & DENISE
27984 CARL CIR
BONITA SPRINGS FL 34135

GARRISON JACKALO M +
27802 CARL CIR
BONITA SPRINGS FL 34135

PageBreak

OSPINA ALEXANDER
27847 CARL CIR
BONITA SPRINGS FL 34135

FIRST UNITED METHODIST CHURCH
27690 SHRIVER AVE
BONITA SPRINGS FL 34135

ROY MICHAEL
27810 CARL CIR
BONITA SPRINGS FL 34135

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
FIP	FOUND IRON PIPE
FIR	FOUND 5/8" IRON ROD
SIR	SET 5/8" IRON ROD w/CAP, L.B. #5151
FCM	FOUND CONCRETE MONUMENT
SCM	SET CONC. MONUMENT w/ALUMINUM DISK, L.B. #5151
FPK	FOUND PARKER KALON NAIL
SPK	SET PARKER KALON NAIL w/ALUMINUM DISK, L.B.# 5151
FDH	FOUND DRILL HOLE
SDH	SET DRILL HOLE
FMN	FOUND MAG NAIL
FND	FOUND
(P)	PLAT
(M)	MEASURED
(C)	CALCULATED
(D)	DEED
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE(S)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
SPC	STATE PLANE COORDINATES
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
CUE	COUNTY UTILITY EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
IE	IRRIGATION EASEMENT
FPL	FLORIDA POWER AND LIGHT
BSUE	BONITA SPRINGS UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV	ELEVATION
INV	INVERT ELEVATION
RIM	RIM ELEVATION
AC	AIR CONDITIONING UNIT/PAD
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
CHW	CONCRETE HEADWALL
TOB	TOP OF BANK
TOS	TOE OF SLOPE
EOW	EDGE OF WATER
℄	CENTER LINE
EOP	EDGE OF PAVEMENT
	BOLLARD
	GREASE TRAP
	SANITARY MANHOLE
CO	CLEAN OUT
SV	SEWER VALVE
	CATCH BASIN
	DRAINAGE MANHOLE
	MITERED END
	YARD DRAIN
WV	WATER VALVE
	WATER METER
	BACK FLOW PREVENTOR
	FIRE HYDRANT
	POST INDICATOR VALVE
	FIRE DEPARTMENT CONNECTION
	BACTERIA SAMPLE POINT
	AIR RELEASE VALVE
IRV	IRRIGATION VALVE/ CONTROL VALVE
GV	GAS VALVE
	GAS METER/SERVICE
	GAS MARKER
	UTILITY POLE – WOOD
	UTILITY POLE – CONCRETE
	GUY ANCHOR
	OVERHEAD WIRES
	LIGHT POLE
	TELEPHONE MANHOLE
	TELEPHONE RISER/BOX
	CABLE TELEVISION RISER/BOX
	ELECTRIC MANHOLE
	ELECTRIC RISER/BOX/METER
	ELECTRIC TRANSFORMER
	TRAFFIC LIGHT
	UNDERGROUND UTILITY MARKER
	SIGN ON POLE
	OAK TREE
	PALM TREE
	PINE TREE
	2" POLY TUBE STUB OUT
CCR	CERTIFIED CORNER RECORD

—— FZ —— FZ —— FZ —— FZ ——
APPROXIMATE FLOOD ZONE LINE

PROPERTY DESCRIPTION

(PER PROVIDED TITLE COMMITMENT)
PARCEL 1
COMMITMENT # 22001000 KP
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47S, RANGE 25E, AND THENCE ON A BEARING OF N 1° 24' 20" WEST FOR 330.45 FEET, THENCE ON A BEARING N 89°30'50" EAST FOR 328.79 FEET, MORE OR LESS, THROUGH A CONCRETE MARKER WHICH IS LOCATED 25.0 FEET FROM THE POINT OF TURNING, THENCE ON A BEARING OF S 1° 24'20" EAST FOR 330.25 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 166.9 FEET MORE OR LESS SOUTH OF TURNING, THENCE ON A BEARING OF S 89° 29' 00" WEST 328.79 FEET TO THE POINT OF BEGINNING. AREA OF THE LAND CONVEYED IS 2.5 ACRES, MORE OR LESS. LESS AND EXCEPT LANDS LYING WITHIN DEAN STREET AND MATHESON AVENUE.

AND
PARCEL 2
SOUTHWEST CORNER OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 47S, RANGE 25E, LEE COUNTY, FLORIDA; THENCE ON A BEARING OF N 89° 29'00" E 328.79 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE ON A BEARING OF N 1° 24'20" W 330.26 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 163.17 FEET MORE OR LESS NORTH OF THE POINT OF POB; THENCE ON A BEARING OF N 89°30' 50" E 25 FEET; THENCE ON A BEARING OF S 1° 24" 20" E 330.26 FEET TO THE SOUTHERN BOUNDARY OF SAID S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4; THENCE ON A BEARING S 89° 29' 00" W ALONG THE CENTER OF THE COUNTY RIGHT-OF-WAY OF DEAN STREET WHICH IS ALSO THE SOUTHERN BOUNDARY 25 FEET TO THE POB, LESS AND EXCEPT LANDS LYING WITHIN DEAN STREET.

PARCEL 3
COMMITMENT # 1321746-A2
THE WEST 235.3 FEET OF THE EAST 335.3 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LESS THE WESTERLY 25 FEET AND LESS THE WEST 100 FEET OF THE EAST 200 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL 4
COMMITMENT # 1328470A2
THE WEST 100 FEET OF THE EAST 200 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE ON A BEARING OF N 89 DEGREES 29' 00" EAST 328.79 FEET MORE OR LESS TO THE POINT OF BEGINNING OF THE LANDS HEREIN CONVEYED, THENCE ON A BEARING OF NORTH 1 DEGREES 24' 20" WEST 330.26 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 163.174 FEET MORE OR LESS NORTH OF THE POINT OF POINT OF TURNING, THENCE ON A BEARING OF 89 DEGREES 30' 50" EAST, 335.71 FEET MORE OF LESS TO A CONCRETE MARKER, THENCE ON A BEARING OF S 1 DEGREES 19' 00" EAST 330.07 FEET MORE OR LESS, THENCE ON A BEARING S 89 DEGREES 29' 00" WEST 335.3 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 5
COMMITMENT # 1439388
THE EAST 100 FEET OF THE FOLLOWING TRACTS OF LAND TO WIT: THE EASTERLY 335.3 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, BEING THE SAME LANDS AS CONVEYED TO THE PARTY OF THE FIRST PART BY DEED RECORDED IN DEED BOOK 225, PAGE 74, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND SUBJECT TO THE 25 FOOT STRIP NORTH OF THE SOUTHERN BOUNDARY WHICH IS PART OF THE PUBLIC RIGHT-OF-WAY NOW EXISTING FOR COUNTY ROAD; AND ALSO SUBJECT TO OIL, GAS AND MINERAL RIGHTS RESERVED IN THAT CERTAIN INSTRUMENT RECORDED IN DEED BOOK 218, PAGE 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

THE WEST 20 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LESS ROAD RIGHT-OF-WAY AND EXISTING EASEMENTS AND RESERVATION AND RESTRICTIONS OF RECORD.

PROPERTY DESCRIPTION

OVERALL AS SURVEYED
A PARCEL OF LAND LOCATED IN THE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID FRACTION, NORTH 89°32'17" EAST, FOR 25.00' FEET; THENCE NORTH 01°22'16" WEST, FOR 25.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF MATHESON AVENUE (50 FOOT WIDE) AND THE NORTH RIGHT-OF-WAY OF DEAN STREET (50 FOOT WIDE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID MATHESON AVENUE, NORTH 01°22'16" WEST, FOR 305.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID NORTH LINE, NORTH 89°33'53" EAST, FOR 659.14 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2517, PAGE 1797 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, SOUTH 01°22'15" EAST, FOR 305.12 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE AFOREMENTIONED RIGHT-OF-WAY OF DEAN STREET; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°32'17" WEST, FOR 659.13 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 4.62 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH RIGHT-OF-WAY LINE OF DEAN STREET, LEE COUNTY, FLORIDA AS BEING S 89°32'17" W.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENTS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING A COMMITMENT NUMBER OF 1328470A2, DATED 12/18/2022 AT 11:00 PM, 1321746-A2, DATED 12/19/2022 AT 11:00 PM AND 22001000KP, DATED 1/6/2022, AT 8:00 AM. AND 1439388, DATED 8/17/2023 AT 11:00PM. MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

3. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS WERE DERIVED BY DIFFERENTIAL LEVELING FROM NGS BENCHMARK 872 5271 A TIDAL, HAVING A PUBLISHED ELEVATION OF 3.13 FEET.

4. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0659 G, DATED 11/17/2022.

5. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.

6. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

7. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.

8. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

10. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.

11. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

12. DATE OF LAST FIELD WORK: 10/11/2023.

REVISION, REVISED PER CITY COMMENTS, 2/6/2024.
REVISION, ADDED PARCEL 5 AND REVISED OVERALL AS SURVEYED LEGAL, 10/12/2023.
REVISION, ADDED "OVERALL AS SURVEYED" LEGAL, 7/19/2023.

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

GradyMinor
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	DSMFDO
SCALE:	1" = 30'
DATE:	3/7/2023
FILE:	23-53-BS-3.DWG
SHEET:	1 of 2

BOUNDARY AND TOPOGRAPHIC SURVEY

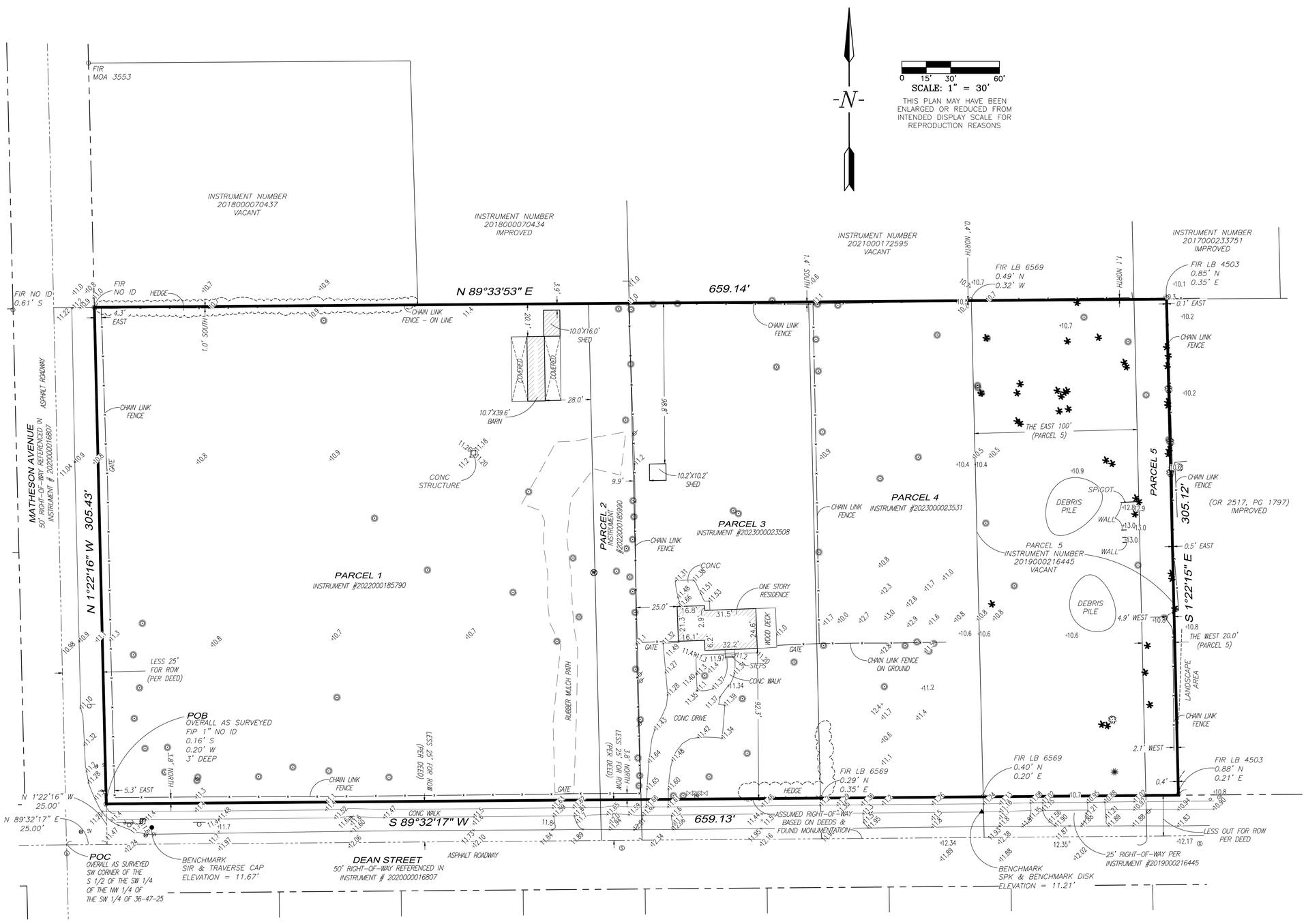
A PARCEL OF LAND

LYING IN
SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

2/6/24
DATE SIGNED

DONALD L. SAINTENDY III, P.S.M
FL LICENSE #6761
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2023\53 - DEAN STREET MULTI FAMILY (DSMFDO)\SURVEY\23-53-BS-3.DWG



LEGEND

POC		POINT OF COMMENCEMENT
POB		POINT OF BEGINNING
FIP	○	FOUND IRON PIPE
FIR	○	FOUND 5/8" IRON ROD
SIR	●	SET 5/8" IRON ROD w/CAP, L.B. #5151
FCM	⊡	FOUND CONCRETE MONUMENT
SCM	■	SET CONC. MONUMENT w/ALUMINUM DISK, L.B. #5151
FPK	△	FOUND PARKER KALON NAIL
SPK	▲	SET PARKER KALON NAIL w/ALUMINUM DISK, L.B.# 5151
FDH	○	FOUND DRILL HOLE
SDH	●	SET DRILL HOLE
FMN	△	FOUND MAG NAIL
FND		FOUND
(P)		PLAT
(M)		MEASURED
(C)		CALCULATED
(D)		DEED
PB		PLAT BOOK
OR		OFFICIAL RECORDS BOOK
PG		PAGE(S)
PSM		PROFESSIONAL SURVEYOR AND MAPPER
LB		LICENSED BUSINESS
SPC		STATE PLANE COORDINATES
ROW		RIGHT-OF-WAY
PUE		PUBLIC UTILITY EASEMENT
CUE		COUNTY UTILITY EASEMENT
UE		UTILITY EASEMENT
AE		ACCESS EASEMENT
DE		DRAINAGE EASEMENT
LME		LAKE MAINTENANCE EASEMENT
LBE		LANDSCAPE BUFFER EASEMENT
IE		IRRIGATION EASEMENT
FPL		FLORIDA POWER AND LIGHT
BSUE		BONITA SPRINGS UTILITY EASEMENT
NAVD		NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD		NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV		ELEVATION
INV		INVERT ELEVATION
RIM		RIM ELEVATION
	A/C	AIR CONDITIONING UNIT/PAD
CONC		CONCRETE
CMP		CORRUGATED METAL PIPE
CPP		CORRUGATED PLASTIC PIPE
RCP		REINFORCED CONCRETE PIPE
CHW		CONCRETE HEADWALL
TOB		TOP OF BANK
TOS		TOE OF SLOPE
EOW		EDGE OF WATER
℄		CENTER LINE
EOP		EDGE OF PAVEMENT
	●	BOLLARD
	Ⓖ	GREASE TRAP
	Ⓢ	SANITARY MANHOLE
CO	○	CLEAN OUT
SV	⊗	SEWER VALVE

LEGEND

		CATCH BASIN
	Ⓓ	DRAINAGE MANHOLE
		MITERED END
		YARD DRAIN
WV	⊗	WATER VALVE
	W	WATER METER
		BACK FLOW PREVENTOR
		FIRE HYDRANT
	Ⓟ	POST INDICATOR VALVE
	○	FIRE DEPARTMENT CONNECTION
	⊗	BACTERIA SAMPLE POINT
	✦	AIR RELEASE VALVE
IRV	⊗	IRRIGATION VALVE/ CONTROL VALVE
GV	⊗	GAS VALVE
	G	GAS METER/SERVICE
	Ⓖ	GAS MARKER
		UTILITY POLE – WOOD
		UTILITY POLE – CONCRETE
		GUY ANCHOR
		OVERHEAD WIRES
		LIGHT POLE
	T	TELEPHONE MANHOLE
	T	TELEPHONE RISER/BOX
	C	CABLE TELEVISION RISER/BOX
	E	ELECTRIC MANHOLE
	E	ELECTRIC RISER/BOX/METER
	ET	ELECTRIC TRANSFORMER
		TRAFFIC LIGHT
		UNDERGROUND UTILITY MARKER
		SIGN ON POLE
		OAK TREE
		PALM TREE
		PINE TREE
	○	2" POLY TUBE STUB OUT
CCR		CERTIFIED CORNER RECORD

FZ — FZ — FZ — FZ
APPROXIMATE FLOOD ZONE LINE

REVISION, REVISED PER CITY OF BONITA SPRINGS COMMENTS, 2/1/2024.
REVISION, ADDED PARCEL 5 AND REVISED OVERALL AS SURVEYED LEGAL, 10/12/2023.
REVISION, ADDED "OVERALL AS SURVEYED" LEGAL, 7/19/2023.

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	DSMFDO
SCALE:	1" = 30'
DATE:	3/7/2023
FILE:	23-53-BS-3.DWG
SHEET:	2 of 2

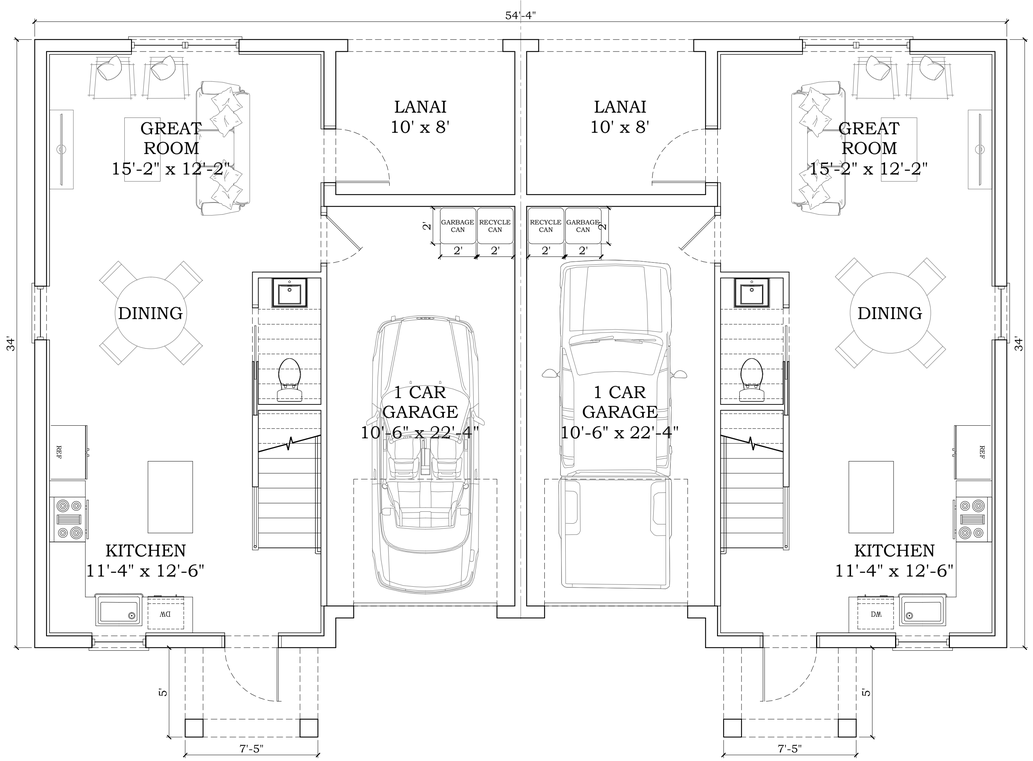
BOUNDARY AND TOPOGRAPHIC SURVEY

A PARCEL OF LAND

LYING IN
SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

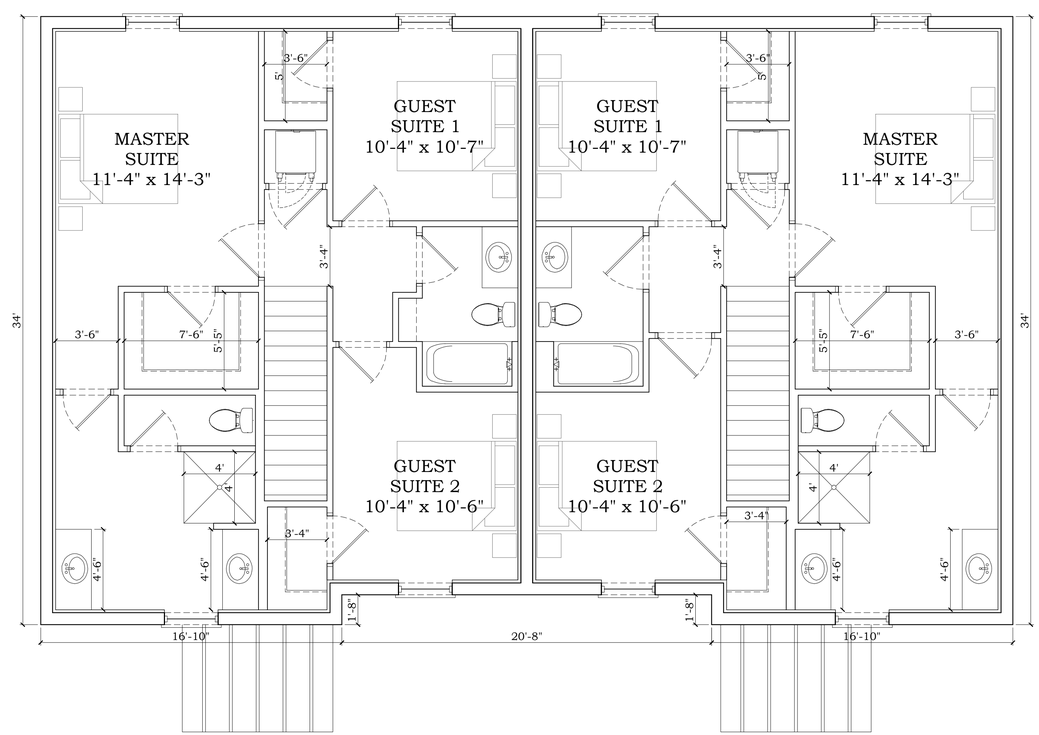
NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

G:\SURVEY\PROJECT SURVEY 2023\53 - DEAN STREET MULTI FAMILY (DSMFDO)\SURVEY\23-53-BS-3.DWG



1st FLOOR PLAN

SCALE: 1/4"=1'-0"



2nd FLOOR PLAN

SCALE: 1/4"=1'-0"

SQUARE FOOTAGE

1st A/C LIVING	561 SQ FT
2nd A/C LIVING	864 SQ FT
LANAI	96 SQ FT
ENTRY	37 SQ FT
1 CAR GARAGE	256 SQ FT
TOTAL A/C	1,425 SQ FT
TOTAL NON A/C	389 SQ FT
TOTAL SQ FT	1,814 SQ FT

McHARRIS
PLANNING & DESIGN
11338 BONITA BEACH ROAD
SUITE 101
BONITA SPRINGS, FL 34135
PHONE: (239) 948-6688
FAX: (239) 948-6689
MOBILE: (239) 823-4999

Joseph M. McHarris, Inc. Hereby reserve it's common law copyright and other property rights in these plans ideas and designs. These ideas, designs, and plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without written permission from Joseph M. McHarris, Inc. The architect is not responsible for any changes made to this design over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and Joseph M. McHarris, Inc. shall be notified in writing of any discrepancies before construction. Construction shall be in accordance with all laws and local codes.

No.	Revision:	By:	Date
1			
2			
3			
4			
5			

No.	Issue	Date
1		
2		
3		
4		
5		

Project Name and Address
DEAN STREET

Check by: JOE McHARRIS
Drawn by:
Scale
Project No.
Sheet Name:
Sheet No.
A-1

© JOE McHARRIS 2023

11035 Dean Street RPD

Exhibit A
Legal Description

PARCEL 1
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47S, RANGE 25E, AND THENCE ON A BEARING OF N 1° 24' 20" WEST FOR 330.45 FEET, THENCE ON A BEARING N 89°30'50" EAST FOR 328.79 FEET, MORE OR LESS, THROUGH A CONCRETE MARKER WHICH IS LOCATED 25.0 FEET FROM THE POINT OF TURNING, THENCE ON A BEARING OF S 1° 24'20" EAST FOR 330.25 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 166.9 FEET MORE OR LESS SOUTH OF TURNING, THENCE ON A BEARING OF S 89° 29' 00" WEST 328.79 FEET TO THE POINT OF BEGINNING. AREA OF THE LAND CONVEYED IS 2.5 ACRES, MORE OR LESS. LESS AND EXCEPT LANDS LYING WITHIN DEAN STREET AND MATHESON AVENUE.

AND

PARCEL 2
SOUTHWEST CORNER OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 47S, RANGE 25E, LEE COUNTY, FLORIDA; THENCE ON A BEARING OF N 89° 29'00" E 328.79 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE ON A BEARING OF N 1° 24'20" W 330.26 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 163.17 FEET MORE OR LESS NORTH OF THE POINT OF POB; THENCE ON A BEARING OF N 89°30' 50" E 25 FEET; THENCE ON A BEARING OF S 1° 24" 20" E 330.26 FEET TO THE SOUTHERN BOUNDARY OF SAID S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4; THENCE ON A BEARING S 89° 29' 00" W ALONG THE CENTER OF THE COUNTY RIGHT-OF-WAY OF DEAN STREET WHICH IS ALSO THE SOUTHERN BOUNDARY 25 FEET TO THE POB, LESS AND EXCEPT LANDS LYING WITHIN DEAN STREET.

PARCEL 3
THE WEST 235.3 FEET OF THE EAST 335.3 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LESS THE WESTERLY 25 FEET AND LESS THE WEST 100 FEET OF THE EAST 200 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL 4
THE WEST 100 FEET OF THE EAST 200 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE ON A BEARING OF N 89 DEGREES 29° 00" EAST 328.79 FEET MORE OR LESS TO THE POINT OF BEGINNING OF THE LANDS HEREIN CONVEYED, THENCE ON A BEARING OF NORTH 1 DEGREES 24' 20" WEST 330.26 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 163.174 FEET MORE OR LESS NORTH OF THE POINT OF POINT OF TURNING, THENCE ON A BEARING OF 89 DEGREES 30' 50" EAST, 335.71 FEET MORE OF LESS TO A CONCRETE MARKER, THENCE ON A BEARING OF S 1 DEGREES 19' 00" EAST 330.07 FEET MORE OR LESS, THENCE ON A BEARING S 89 DEGREES 29' 00" WEST 335.3 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 5
THE EAST 100 FEET OF THE FOLLOWING TRACTS OF LAND TO WIT: THE EASTERLY 335.3 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, BEING THE SAME LANDS AS CONVEYED TO THE PARTY OF THE FIRST PART BY DEED RECORDED IN DEED BOOK 225, PAGE 74, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND SUBJECT TO THE 25 FOOT STRIP NORTH OF THE SOUTHERN BOUNDARY

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

WHICH IS PART OF THE PUBLIC RIGHT-OF-WAY NOW EXISTING FOR COUNTY ROAD; AND ALSO SUBJECT TO OIL, GAS AND MINERAL RIGHTS RESERVED IN THAT CERTAIN INSTRUMENT RECORDED IN DEED BOOK 218, PAGE 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

THE WEST 20 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LESS ROAD RIGHT-OF-WAY AND EXISTING EASEMENTS AND RESERVATION AND RESTRICTIONS OF RECORD.

OVERALL, AS SURVEYED
A PARCEL OF LAND LOCATED IN THE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID FRACTION, NORTH 89°32'17" EAST, FOR 25.00' FEET; THENCE NORTH 01°22'16" WEST, FOR 25.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF MATHESON AVENUE (50 FOOT WIDE) AND THE NORTH RIGHT-OF-WAY OF DEAN STREET (50 FOOT WIDE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID MATHESON AVENUE, NORTH 01°22'16" WEST, FOR 305.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID NORTH LINE, NORTH 89°33'53" EAST, FOR 659.14 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2517, PAGE 1797 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, SOUTH 01°22'15" EAST, FOR 305.12 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE AFOREMENTIONED RIGHT-OF-WAY OF DEAN STREET; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°32'17" WEST, FOR 659.13 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 4.62 ACRES, MORE OR LESS.

Parcels 1&2

Old Republic National Title Insurance Company
2590 NorthBrooke Plaza Drive #305
Naples, Florida 34119

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Transaction Identification Data for reference only:

Issuing Agent:	ALTA Universal ID:	Commitment Number:	Issuing Office File Number:
Threlkeld Law, P.A.			**22-3826**
Issuing Office:	Loan Number:	Revision Number:	Property Address:
3003 Tamiami Trail North, Suite 400 Naples, FL 34103			**11035 Dean St Bonita Springs, FL 34135**

SCHEDULE A

FILE NO.: 22001000 KP

1. Commitment Effective Date: January 6, 2022 at 8:00am

2. Policy to be issued:

   (a) ALTA 2006 OWNER'S POLICY (with Florida Modifications) Proposed Insured: — Proposed Policy Amount: $580,000.00

   TN Capital Investments, LLC, a Florida limited liability company

   (b) ALTA 2006 LOAN POLICY (with Florida Modifications) Proposed Insured: — Proposed Policy Amount: $460,000.00

   , Lender with contractual obligations under a loan agreement with the proposed purchaser identified in Schedule A herein

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

   Barry J. Douglas, Donna K. Green and Scott C. Douglas, as joint tenants with rights of survivorship and Rita Douglas a Life Estate

5. The Land is described as follows:

Beginning at the Southwest corner of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 47S, Range 25E, and thence on a bearing of N 1° 24'20" West for 330.45 feet, thence on a bearing N 89°30350" East for 328.79 feet, more or less, through a concrete marker which is located at 25.0 feet from the point of turning, thence on a bearing of S 1° 24'20" East for 330.25 feet through the center of a 5 foot steel encased well which is 166.9 feet more or less South of the point of turning, thence on a bearing of S 89° 29'00" West 328.79 feet more or less to the point of beginning. Area of the land conveyed is 2.5 acres, more or less. Less and except lands lying within Dean Street and Matheson Avenue.

AND

Southwest corner of the S 1/2 of the SW 1/4 of the NW 1/4 of the SW 1/4 of Section 36, Township 47S, Range 25E, Lee County, Florida; thence on a bearing of N 89° 29'00" E 328.79 feet to the Point of Beginning of the land herein conveyed; thence on a bearing of N 1° 24'20" W 330.26 feet through the center of 5" steel encased well which is 163.17 feet more or less North of the POB; thence on a bearing of N 89°30'50" E 25 feet; thence on a bearing of S 1°24'20" E 330.26 feet to the Southern boundary of the said S 1/2 of the SW 1/4 of the NW 1/4 of the SW 1/4; thence on a bearing os 89° 29'00" W along the center of the county right of way of Dean Street which is also the said Southern boundary 25 feet to the POB, less and except lands lying within Dean Street.

Issued through the Office of:
Threlkeld Law, P.A.
3003 Tamiami Trail North, Suite 400
Naples, FL 34103
Phone: 239-234-5034

_____
Authorized Signature

SCHEDULE B - I

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Warranty Deed from Barry J. Douglas, Donna K. Green, Scott C. Douglas and Rita Douglas , joined by spouse, if married, or include non-homestead language, to the proposed insured.

6. Mortgage from TN Capital Investments, LLC, a Florida limited liability company to the proposed insured mortgagee.

7. Determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F.S., or county ordinance.

8. The agent must
   (1) Determine that TN Capital Investments, LLC, a Florida limited liability company is in good standing in the state of its formation; and
   (2) Establish that the person(s) executing the deed or mortgage to be issued are authorized by law to execute said instruments on behalf of the company.

9. Immediately prior to disbursement of the closing proceeds, the search of the public records must be continued from the effective date hereof. The Company reserves the right to raise such further exceptions and requirements as an examination of the information revealed by such search requires, provided, however, that such exceptions or requirements shall not relieve the Company from its liability under this Commitment arising from the matters which would be revealed by such search, to the extent that the Company, or its Agent countersigning this Commitment, has disbursed said proceeds.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Lee County, unless otherwise noted.

SCHEDULE B SECTION II IS CONTINUED ON AN ADDED PAGE

SCHEDULE B - II

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective 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. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.

3. Rights or claims of parties in possession.

4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.

5. Easements or claims of easements not shown by the public records.

6. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

7. Reservations of Oil, Gas and Mineral Rights recorded in Deed Book 218, page 15, Public Records of Lee County, Florida.

8. 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.

Note: Standard exceptions 2 through 5 will be deleted upon receipt of a satisfactory survey and satisfactory owner's affidavit.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT

Parcel 3

Schedule A

Transaction Identification Data for reference only:

Commitment Number: 1321746 -A2	**Revision Number:** None	**Issuing Office File Number:** 2022-333	**Issuing Office:** 508801
Property Address: 11089 Dean Street Bonita Springs, FL 34135	**Loan ID Number:**	**ALTA Universal ID:** None	**Issuing Agent:** Forsyth & Brugger, P.A.

1. Commitment Date: **December 19, 2022 at 11:00 PM**

2. Policy to be Issued: Proposed Policy Amount:

   OWNER'S: **ALTA Owner's Policy (06/17/06). (With Florida Modifications)** **$445,000.00**

   Proposed Insured: **Sagamore 955 RFD, LLC, a Florida limited liability company**

   MORTGAGEE:

   Proposed Insured:

   MORTGAGEE:

   Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is **FEE SIMPLE**
4.
5. Title to the estate or interest in the Land is at the Commitment Date vested in:
   Kimberly A. Quinn

6. The Land is described as follows:
   The West 235.3 feet of the East 335.3 feet of the South Half of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter, less the Westerly 25 feet and less the West 100 feet of the East 200 feet of the South Half of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter in Section 36, Township 47 South, Range 25 East, Lee County, Florida.

Old Republic National Title Insurance Company
400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111

AUTHORIZED SIGNATORY
Forsyth & Brugger, P.A.
508801

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT

Schedule B-I

Issuing Office File Number: 2022-333

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   A. Warranty Deed from Kimberly A. Quinn, joined by spouse, if married, or non-homestead language, to the proposed purchaser(s).

5. REVISED: Satisfactory evidence must be furnished establishing that Sagamore RFD, LLC, a Florida limited liability company is duly organized, validly existing, and in good standing under the laws of the jurisdiction of formation from the date of acquisition through the date of transfer.

6. The Company has no liability under this commitment for the issuance of a mortgagee policy until an endorsement is issued stating the name of the proposed insured mortgagee. The Company reserves the right to make additional requirements, including but not limited to, review of additional documentation regarding the proposed insured mortgagee.

7. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.

8. FOR INFORMATIONAL PURPOSES ONLY: 2021 taxes were paid under receipt number INT-00-00067309, on March 23, 2022, Parcel/Account ID# 364725B400064.0000, the gross amount being $936.87.

9. Added: Because The Company has recently issued a product with another proposed insured purchaser on the same property, the Title Agent must determine that any and all prior contracts to sell and purchase the subject property have been effectively terminated, mutually released, or assigned to the present proposed insured purchaser and that no other person can claim a right to purchase. See Title Notes 7.01.01 and 9.02.01. If questions, call Underwriting (800-432-9594).

10. ADDED: Proof of payment of 2022 taxes.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT

Schedule B-II

Issuing Office File Number: 2022-333

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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 **2022** 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. Oil, gas, mineral, or other reservations as set forth in the Mineral Right and Royalty Transfer recorded in Deed Book 218, Page 15, Public Records of Lee County, Florida. No determination has been made as to the current record owner for the interest excepted herein.

6. 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.

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

(With Florida Modifications)

Parcel 4

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Commitment Number: 1328470A2	**Revision Number:** None	**Issuing Office File Number:** 2022-342	**Issuing Agent:** 508801
Property Address: 11113 Dean Street Bonita Springs, FL 34135	**Loan ID Number:**	**Issuing Office's ALTA Registry ID:** None	**Issuing Office:** Forsyth & Brugger, P.A.

SCHEDULE A

1. Commitment Date: **December 18, 2022 at 11:00 PM**

2. Policy to be issued: Proposed Amount of Insurance:
   a. OWNER'S: **2021 ALTA® Owner's Policy with Florida Modifications** **$315,000.00**
      Proposed Insured: **Sagamore 955 RDF, LLC, a Florida Limited Liability Company**
      The estate or interest to be insured: **Fee Simple**
   b. MORTGAGEE: **2021 ALTA® Loan Policy with Florida Modifications**
      Proposed Insured:
      The estate or interest to be insured:
   c. MORTGAGEE: **2021 ALTA® Owner's Policy with Florida Modifications**
      Proposed Insured:
      The estate or interest to be insured:

3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)* **FEE SIMPLE**

4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)* **Donald Dachuk and Janet Dachuk** and, as disclosed in the Public Records, has been since *(Date)* **October 17, 1975**

5. The Land is described as follows: **See Exhibit A**

Old Republic National Title Insurance Company
1408 Westshore Blvd, Suite 900, Tampa, Florida, 33607, (612) 371-1111

AUTHORIZED SIGNATORY
Forsyth & Brugger, P.A.
508801

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-I

Issuing Office File Number: **2022-342**

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
   A. Warranty Deed from Donald Dachuk and Janet Dachuk, husband and wife, to the proposed insured purchaser(s).
5. REVISED (A2): Satisfactory evidence must be furnished establishing that Sagamore RDF, LLC, a Florida Limited Liability Company, is duly organized, validly existing, and in good standing under the laws of the jurisdiction of formation from the date of acquisition through the date of transfer.
6. The Company has no liability under this commitment for the issuance of a mortgagee policy until an endorsement is issued stating the name of the proposed insured mortgagee. The Company reserves the right to make additional requirements, including but not limited to, review of additional documentation regarding the proposed insured mortgagee.
7. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.
8. Taxes for the year 2021 are paid.
9. Because The Company has recently issued a product with another proposed insured purchaser on the same property, the Title Agent must determine that any and all prior contracts to sell and purchase the subject property have been effectively terminated, mutually released, or assigned to the present proposed insured purchaser and that no other person can claim a right to purchase. See Title Notes 7.01.01 and 9.02.01. If questions, call Underwriting (800-432-9594).
10. REVISED (A2): Taxes for the year 2022 are paid.

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-II

Issuing Office File Number: **2022-342**

EXCEPTIONS FROM COVERAGE

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. a. General or special taxes and assessments required to be paid in the year **2022** 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. Oil, gas, mineral, or other reservations as recorded in Deed Book 218, Page 15, Public Records of Lee County, Florida. No determination has been made as to the current record owner for the interest excepted herein.

6. Easement described in Deed Book 225, Page 74, and Instrument Number 2019-10036, 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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part II—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-II

Issuing Office File Number: 2022-342

8. Rights of the lessees under unrecorded leases.

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Exhibit A

Commitment Number:

1328470 A2

Issuing Office File Number:

2022-342

The West 100 feet of the East 200 feet of the following described tract of land, to wit: Beginning at the Southwest corner of the South ½ of the Southwest ¼ of the northwest ¼ of the Southwest ¼ of Section 36, Township 47 South, Range 25 East, thence on a bearing of N 89 Degrees 29' 00" East 328.79 feet more or less to the Point of Beginning of the land herein conveyed, thence on a bearing of North 1 Degrees 24' 20" West 330.26 feet through the center of 5" steel encased well, which is 163.174 feet, more or less North of the point of turning, thence on a bearing of N 89 Degrees 30' 50" East 335.71 feet more of less to a concrete marker thence on a bearing of S 1 Degrees 19' 00" East 330.07 feet more or less, thence on a bearing S 89 Degrees 29' 00" West 335.3 feet more or less to the Point of Beginning.

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Commitment Number: **1439388**	**Revision Number:** **None**	**Issuing Office File Number:** **2023-191**	**Issuing Agent:** **508801**
Property Address: **11125 Dean Street Bonita Springs, FL 34135**	**Loan ID Number:**	**Issuing Office's ALTA Registry ID:** **None**	**Issuing Office:** **Forsyth & Brugger, P.A.**

SCHEDULE A

1. Commitment Date: **August 17, 2023 at 11:00 PM**

2. Policy to be issued: Proposed Amount of Insurance:
   a. OWNER'S: **2021 ALTA® Owner's Policy with Florida Modifications** **$395,000.00**
      Proposed Insured: **Sagamore 955 RDF, LLC, a Florida limited liability company**
      The estate or interest to be insured: **Fee Simple**
   b. MORTGAGEE:
      Proposed Insured:
      The estate or interest to be insured:
   c. MORTGAGEE:
      Proposed Insured:
      The estate or interest to be insured:

3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)* **FEE SIMPLE**

4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)* **Michael K. Corradi and Leno A. Corradi, as Trustee of the Leno A. Corradi Revocable Trust dated October 5, 1999** and, as disclosed in the Public Records, has been since *(Date)* **9/18/2019**

5. The Land is described as follows: **See Exhibit A**

Old Republic National Title Insurance Company
1408 Westshore Blvd, Suite 900, Tampa, Florida, 33607, (612) 371-1111

AUTHORIZED SIGNATORY
Forsyth & Brugger, P.A.
508801

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-I

Issuing Office File Number: **2023-191**

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
   A. Warranty Deed from Michael K. Corradi, joined by spouse, if married, or nonhomestead language and Leno A. Corradi, Individually, and as Trustee of the Leno A. Corradi Revocable Trust dated October 5, 1999, joined by spouse, if married, or nonhomestead language, to the proposed purchaser(s).
5. The Property Appraiser reflects that the property is vacant/unimproved. Fund Member must independently verify that the person represented to be the seller is the true owner of the property to be insured.
6. No open mortgage(s) were found of record. Agent should confirm with the owner that the property is free and clear.
7. Good standing under the State of Florida for Sagamore 955 RDF, LLC, a Florida limited liability company has been verified as of the certification date of this commitment. Satisfactory evidence must be furnished establishing that Sagamore 955 RDF, LLC, a Florida limited liability company remains in good standing under the laws of Florida at date of the insured purchase and sale and/or loan.
8. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.
9. FOR INFORMATIONAL PURPOSES ONLY: 2022 taxes were paid under receipt number DP-00-00668752, on December 8, 2022, Parcel/Account ID# 36-47-25-B4-00062.0010, the gross amount being $161.24.
10. FOR INFORMATIONAL PURPOSES ONLY: 2022 taxes were paid under receipt number DP-00-00668752, on December 8, 2022, Parcel/Account ID# 36-47-25-B4-00063.0000, the gross amount being $915.98.

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Schedule B-II

Issuing Office File Number: **2023-191**

EXCEPTIONS FROM COVERAGE

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. a. General or special taxes and assessments required to be paid in the year **2023** 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. Oil, gas, mineral, or other reservations as set forth in the Mineral Right and Royalty Transfer recorded in Deed Book 218, Page 15, Public Records of Lee County, Florida. No determination has been made as to the current record owner for the interest excepted herein.

6. 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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part II—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-II

Issuing Office File Number: 2023-191

7. Rights of the lessees under unrecorded leases.

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Exhibit A

Commitment Number:

1439388

Issuing Office File Number:

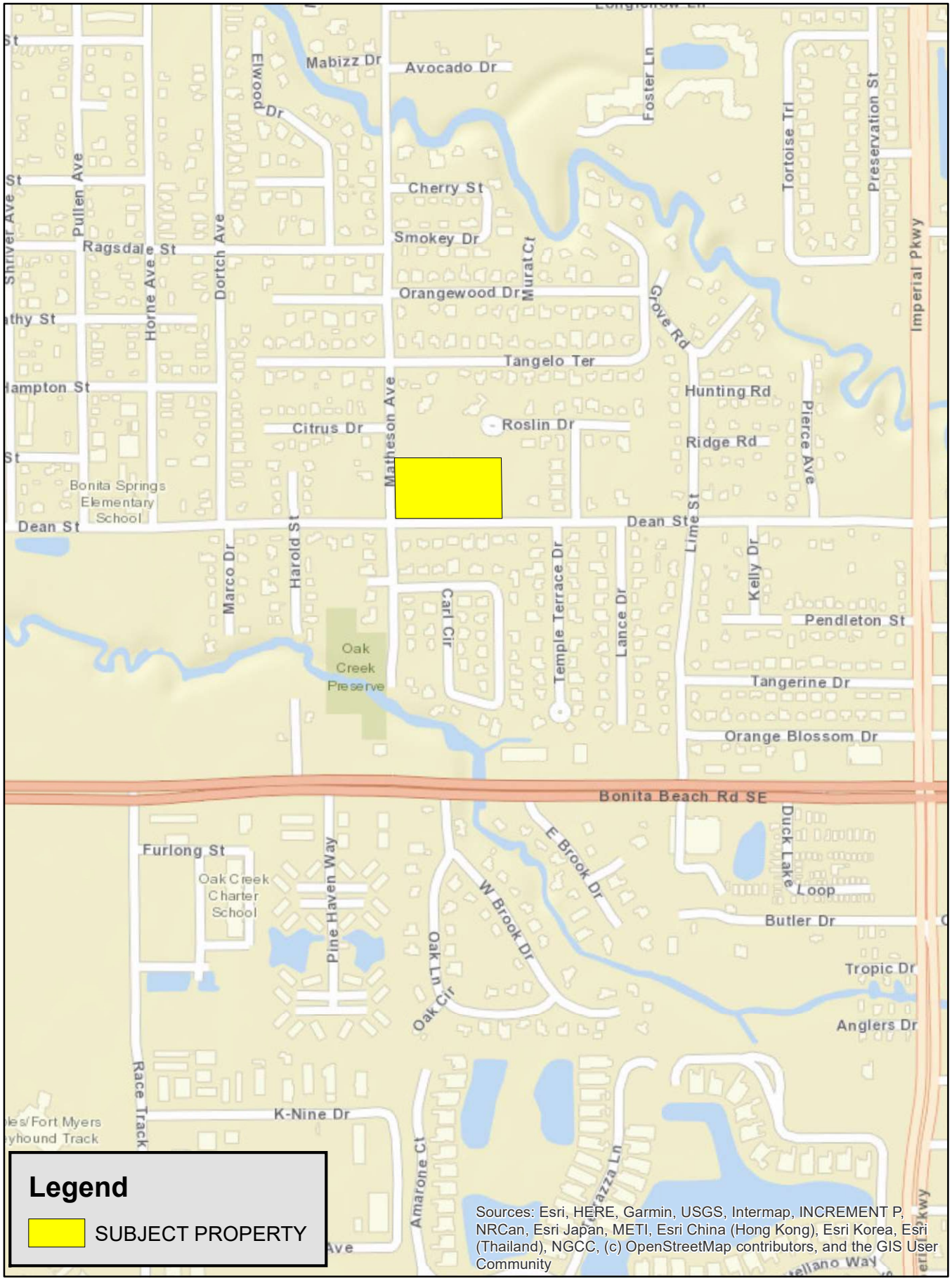
2023-191

The East 100 feet of the following tract of land to wit: The Easterly 335.3 feet of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4, Section 36, Township 47 South, Range 25 East, being the same land as conveyed to the party of the first part by deed recorded in Deed Book 225, Page 74, Public Records of Lee County, Florida and subject to the 25 foot strip North of the Southern boundary which is part of the public road right-of-way now existing for a county road; and ALSO SUBJECT to oil, gas and mineral rights reserved in that certain Instrument recorded in Deed Book 218, Page 15, Public Records of Lee County, Florida.

AND

The West 20 feet of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 47 South, Range 25 East, less road right-of-way and existing easements, reservation and restrictions of record.

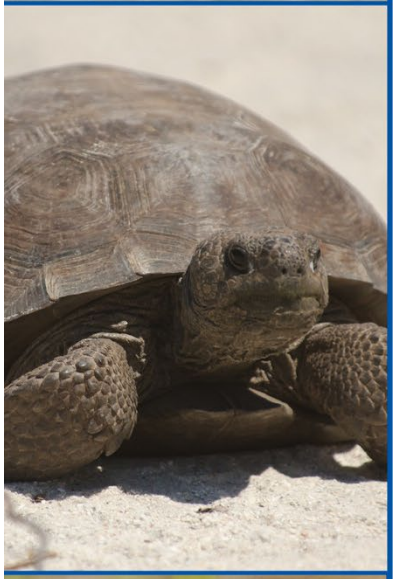
11035 Dean Street RPD
Exhibit II-D Area Location Map



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

790 395 0 790 Feet



DEAN STREET PARCELS

Protected Species Survey

SECTION 36, TOWNSHIP 47, RANGE 25E
LEE COUNTY, FLORIDA

Prepared For:

TN Capital Investments, LLC.
4850 Tamiami Trail North, Suite 301
Naples, FL 34103

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

December 2022

TABLE OF CONTENTS

1.0 INTRODUCTION 3
2.0 PROPERTY LOCATION 3
3.0 SPECIES SURVEY MATERIALS AND METHODS 3
4.0 EXISTING SITE CONDITIONS 4
5.0 RESULTS 8
6.0 REFERENCES 14

EXHIBITS

Figure 1 Site Location Map
Figure 2 Aerial Map
Figure 3 FLUCCS Map with Aerial
Figure 4 FLUCCS Map without Aerial
Figure 5 Transect Map & Field Results
Figure 6 Florida Bonneted Bat Consultation Area
Figure 7 Florida Panther Information
Figure 8 Florida Black Bear Information
Figure 9 Bald Eagle Map

1.0 INTRODUCTION

Earth Tech Environmental (ETE) conducted a search for listed species on the property referred to as the Dean Street Parcels (Subject Property). This assessment was conducted by ETE on December 9, 2022, to evaluate the Subject Property for the potential presence of listed species of concern based on the determined Florida Land Use Cover and Forms Classification System (FLUCCS) vegetation. The following listed species survey meets the City of Bonita's requirement per LDC Sec. 3-455(a). The City's Administrative Code references Lee County's listed species survey requirements, the methodology of which is outlined in Section 3.0 below.

2.0 PROPERTY LOCATION

The overall Subject Property for this report consists of five (5) adjoining parcels (Strap #'s: 36-47-25-B4-00062.0010, 36-47-25-B0-0063.0000, 36-47-25-B4-00064.0000, 36-47-25-B4-00064.0010, 36-47-25-B4-00065.0000). The Subject Property is located on the north side of Dean Street approximately 0.43-miles west of Imperial Parkway in Bonita Springs, Lee County, Florida. According to the Lee County Property Appraisers website the overall Subject Property is approximately 4.6 acres. See Figure 1 below for a location map.

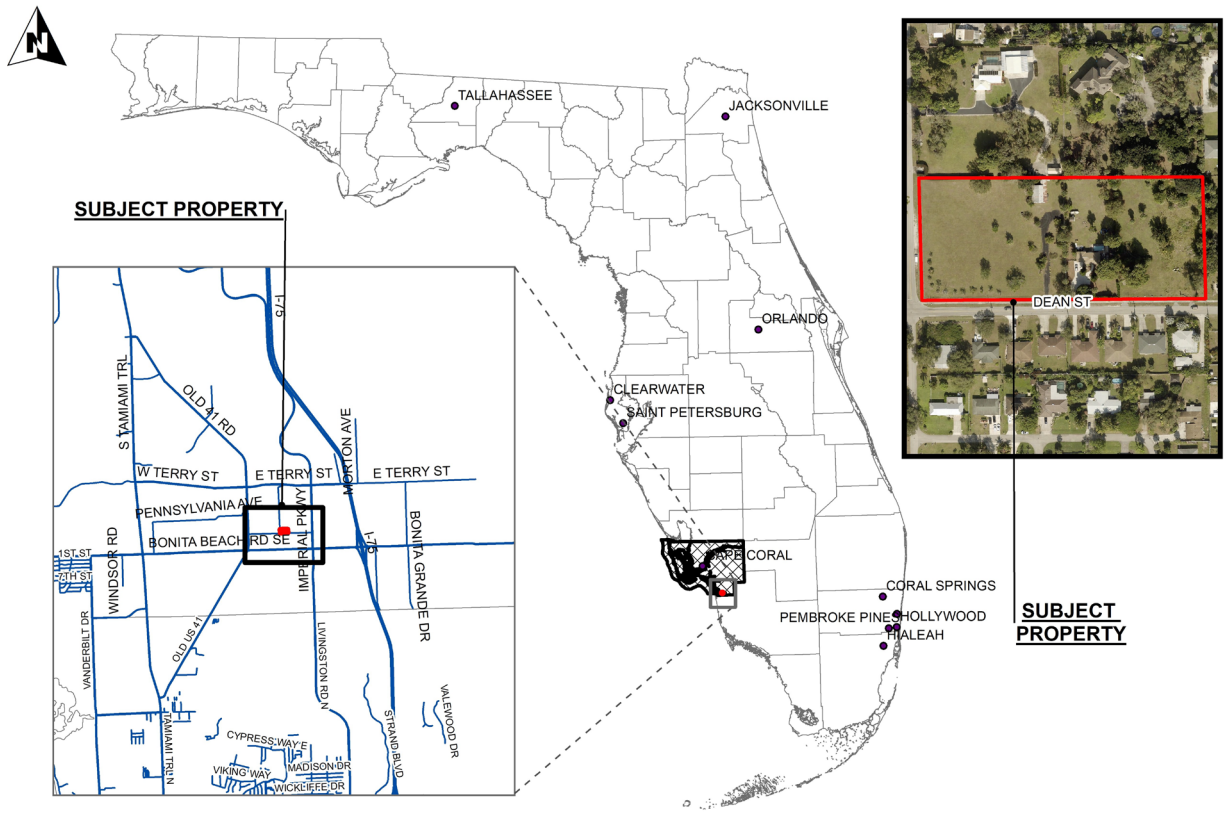


Figure 1. Site Location Map

3.0 SPECIES SURVEY MATERIALS AND METHODS

The species survey was conducted in accordance with the Lee County Administrative Code AC-13-10, specifically using the Endangered Species Survey Methodology (ESSM) as outlined by Southern Biomes and approved by Lee County in accordance with AC-13-10. As outlined in the methodology, existing

vegetation communities or land uses on the Subject Property were delineated on the most recent aerial photograph available (Lee County 2022) using the Florida Land Use, Cover and Forms Classification System (FLUCCS). FLUCCS mapping for this property is detailed below (Figures 3 & 4). The resulting FLUCCS codes were cross-referenced with a list of protected plant and animal species. The lists were obtained from two agency publications:

- "Florida's Endangered Species, Threatened Species & Species of Special Concern-Official Lists", June 2021.

- "Notes on Florida's Endangered and Threatened Plants", Florida Department of Agriculture and Consumer Services, 2010.

The result is a composite table that contains the names of the protected species which have the highest probability of occurring in each particular FLUCCS community. See Table 3 of this report for the species list that applies to the FLUCCS communities associated with the Subject Property.

In the field, each FLUCCS community is searched for listed species or signs of listed species. This is accomplished by using a series of pedestrian transects throughout each vegetation community (see Figure 5). If necessary, transect integrity is maintained using a handheld GPS in track mode. At least 80% of each survey area was covered in this way. Signs or sightings of all species are recorded, and any associated burrows, dens, or cavities are flagged in the field and marked by GPS.

Based on the habitat types found on the Subject Property (see Table 3), particular attention was paid to the presence or absence of Big Cypress fox squirrel, gopher tortoise, and Florida bonneted bat. The presence or absence of listed plant species such as wild pine, twisted air plants, and butterfly orchids were also considered.

Approximately four (4) man-hours were logged on the Subject Property during this species survey (see Table 1).

TABLE 1. FIELD TIME SPENT ON THE SUBJECT PROPERTY

DATE	START TIME	END TIME	NO. ECOLOGISTS	MAN HOURS	TASK
December 9, 2022	11:30 am	1:30 pm	2	2	Species Survey Fieldwork
Total Hours:				**4**	

4.0 EXISTING SITE CONDITIONS

Temperatures during the fieldwork for this survey were in the low 80's with clear skies.

The Subject Property is predominantly cleared of canopy vegetation and appears to be mechanically maintained. Two (2) residential structures are present in the central portion of the Subject Property (see Figure 2).

The Subject Property has the following surrounding land uses:

North	Single-Family Residential
West	Matheson Avenue/Single-Family Residential
South	Dean Street/Single-Family Residential

East	Single-Family Residential

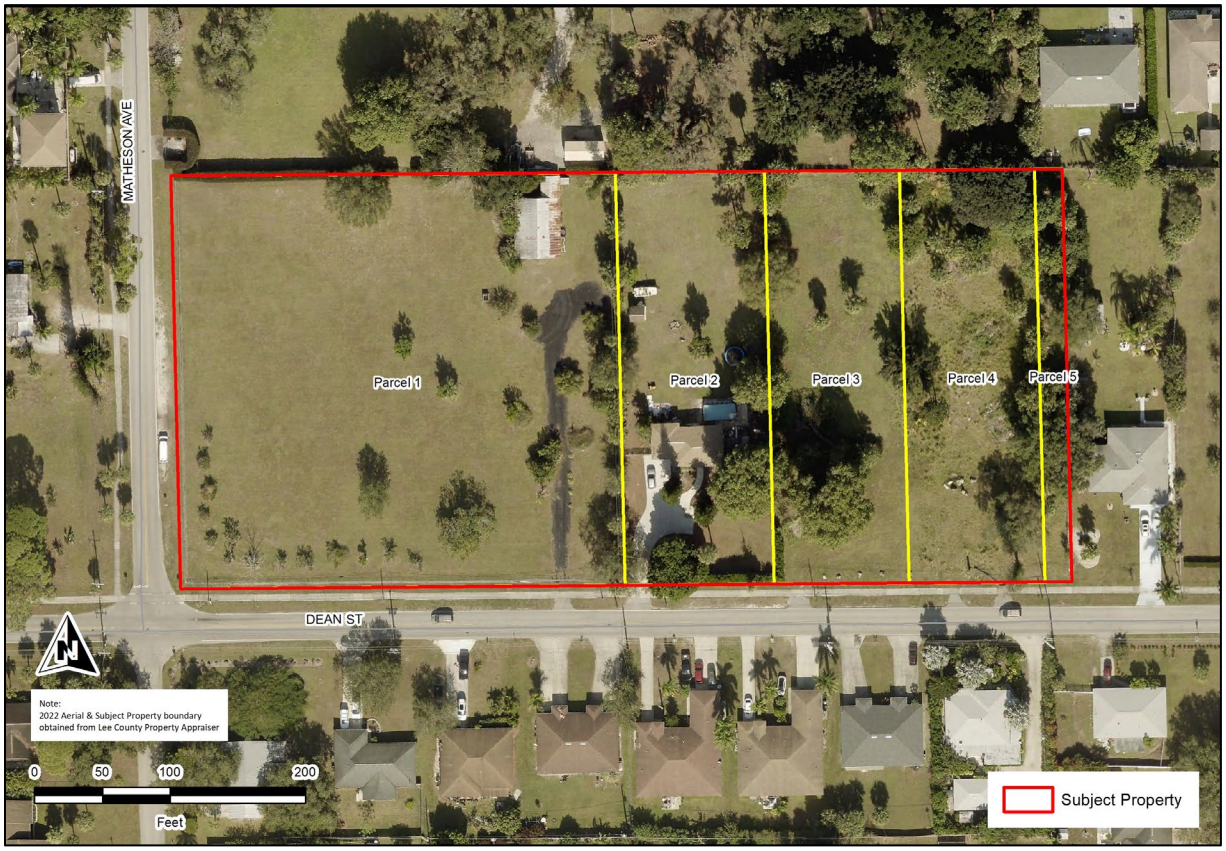


Figure 2. *Aerial Map*

Listed below are the FLUCCS communities identified on the Subject Property. The community descriptions correspond to the mappings on the FLUCCS maps below (Figures 3 and 4). See Florida Land Use, Cover and Forms Classification System (Department of Transportation, Surveying & Mapping Geographic Mapping Section, 1999) for definitions.

The Florida Invasive Species Council's (FISC) list of invasive species contains Category 1 and Category II species that may be found on the Subject Property. Category 1 species are invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives (FISC). Category II species are invasive exotics that are increasing in abundance or frequency but have not yet altered Florida plant communities (FISC). A significant factor in mapping vegetative associations and local habitats is the invasion of these species such as Brazilian pepper, earleaf acacia, melaleuca, and Caesarweed. Levels of exotic density were mapped by using field observations and photo interpretation as shown in Figure 3. Modifiers, or "E" designators, are appended to the FLUCCS codes to indicate the approximate density of exotics in the canopy and/or sub-canopy.

TABLE 2. ACREAGE PER FLUCCS COMMUNITY		
FLUCCS CODE	**DESCRIPTION**	**ACREAGE**
110	Residential, Low Density	4.6
	Site Total:	**4.6**

E1 = Exotics <25% of total cover
E2 = Exotics 26-50% of total cover
E3 = Exotics 51-75% of total cover
E4 = Exotics >75% of total cover

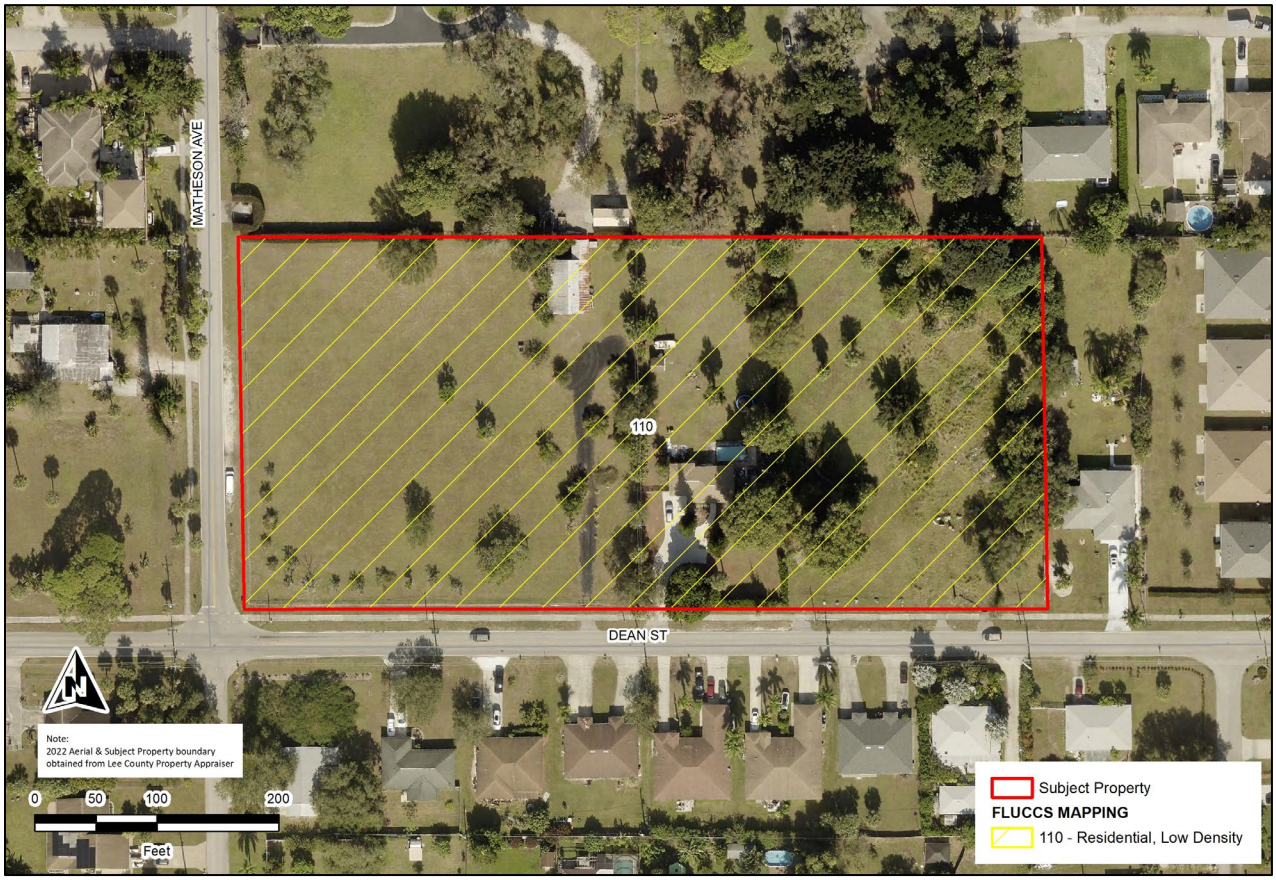


Figure 3. *FLUCCS Mapping with Aerial*

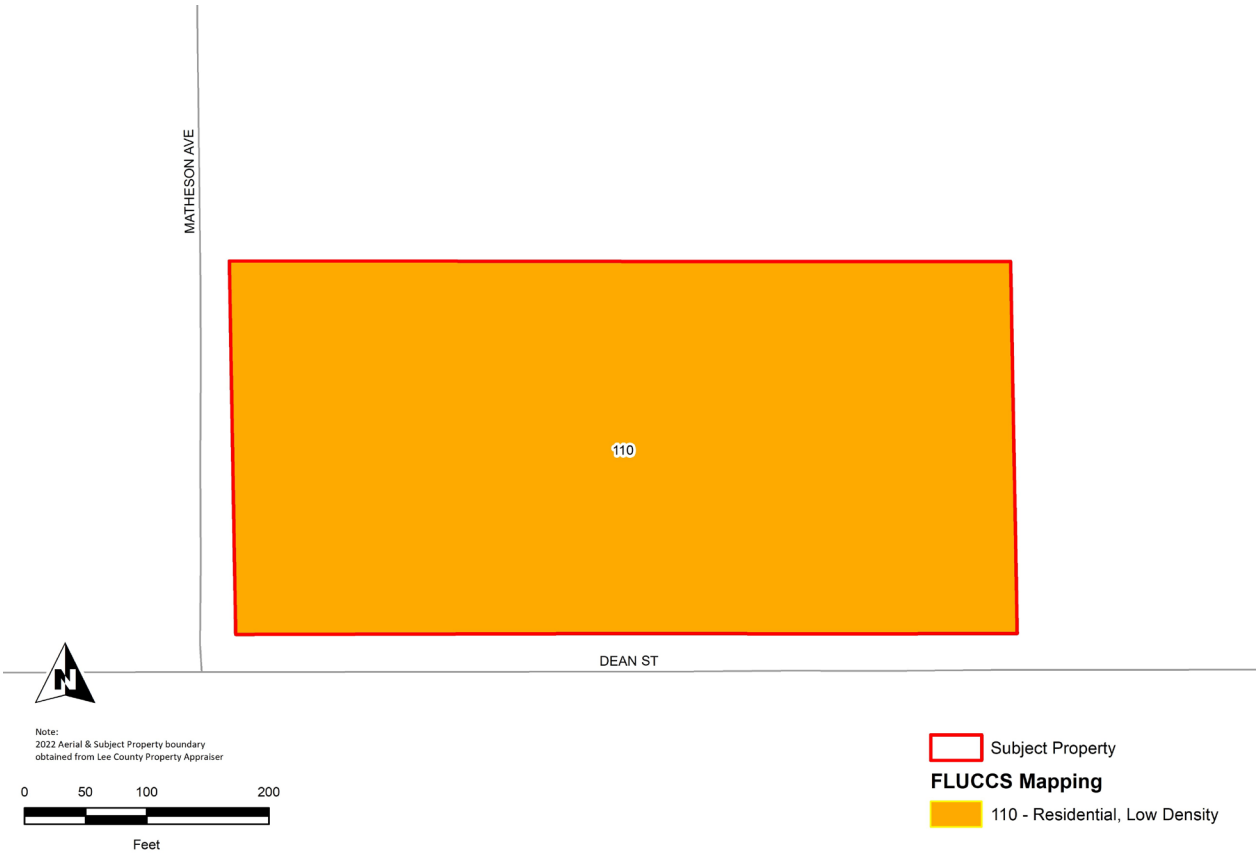


Figure 4. *FLUCCS Mapping without Aerial*

FLUCCS DESCRIPTIONS
* = exotic species

<u>FLUCCS 110, Residential, Low Density</u>
The entire Subject Property consists of this upland community. Canopy vegetation is sparse and consists of cabbage palm (*Sabal palmetto*), *java plum (*Syzygium cumini*), banyan tree (*Ficus benghalensis*), live oak (*Quercus virginiana*), *woman's tongue (*Albizia lebbeck*), and *carrot wood (*Cupaniopsis anacardioides*). Mid-story vegetation is sparse and consists of scattered cabbage palm. Groundcover vegetation consisted of mixed grasses, Mexican clover (*Richardia spp.*), and ornamental plants such as snake plant (*Dracaena trifasciata*). The Subject Property is mechanically maintained.

The various protected species that may occur in the corresponding FLUCCS community are shown below in Table 3.

TABLE 3. PROTECTED SPECIES LIST ACCORDING TO FLUCCS CATEGORY				
FLUCCS	POTENTIAL LISTED SPECIES	SCIENTIFIC NAME	DESIGNATED STATUS	
			FWC OR FDACS	FWS
110	Florida Burrowing Owl	*Athene cunicularia floridana*	T	-
	Gopher Tortoise	*Gopherus polyphemus*	T	-
	Bald Eagle	*Haliaeetus leucocephalus*	SSC	SSC

Abbreviations

Agencies:
FDACS = Florida Department of Agriculture and Consumer Services
FWC = Florida Fish & Wildlife Conservation Commission
FWS = United States Fish and Wildlife Service

Status:
CE = Commercially Exploited
E = Endangered
SSC = Species of Special Concern
T = Threatened
T(S/A) = Threatened/Similarity of Appearance

5.0 RESULTS

All relevant species observed on the Subject Property are detailed in Table 4 and any protected species observed are specifically noted. See Figure 5 below for transect and field results.

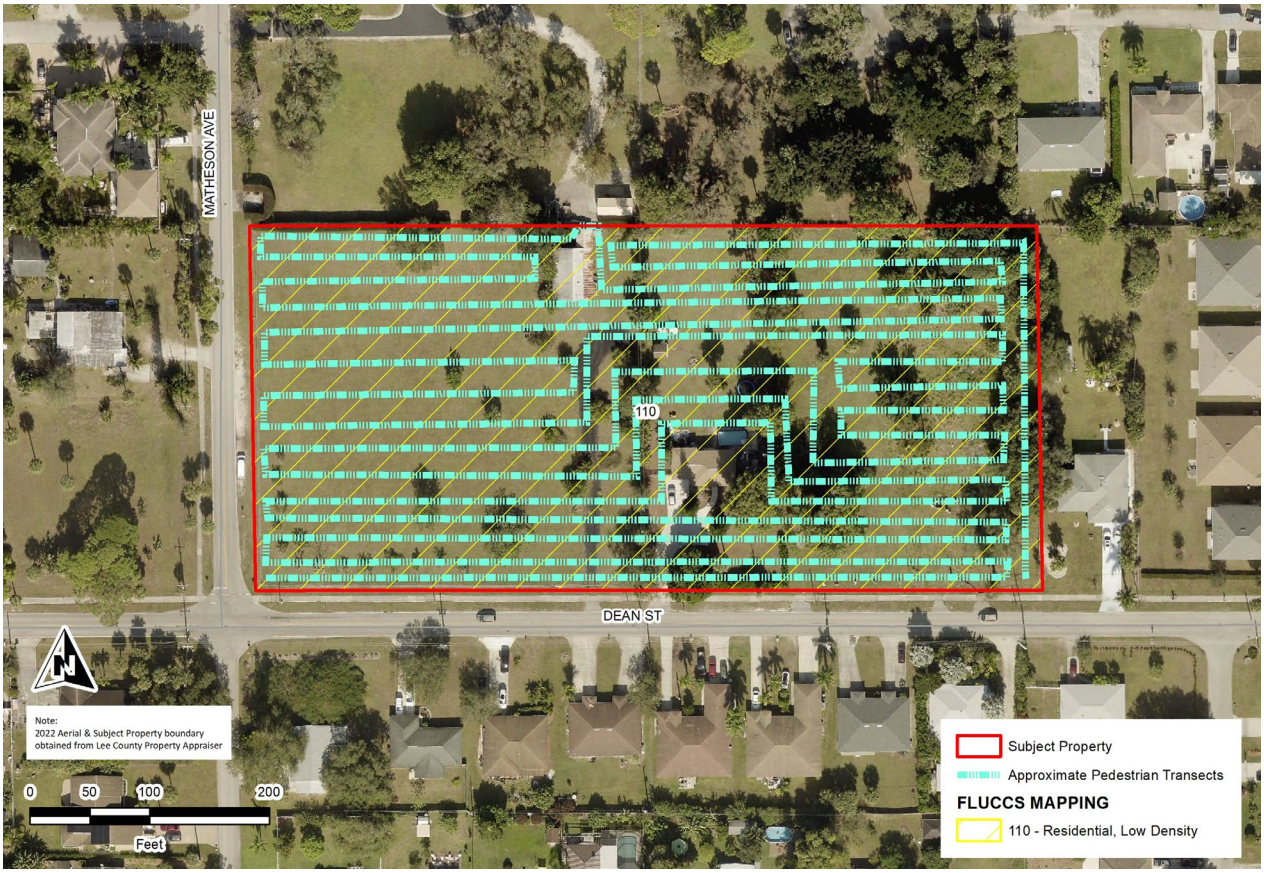


Figure 5. *Transect & Field Results Map*

TABLE 4. SPECIES OBSERVED ON THE SUBJECT PROPERTY				
COMMON NAME	**SCIENTIFIC NAME**	**OBSERVATIONS**	**LISTED SPECIES?**	**STATUS**
BIRDS				
NONE	-	-	-	-
MAMMALS				
NONE	-	-	-	-
REPTILES				
Brown Anole	*Anolis sagrei*	DV	No	-
AMPHIBIANS				
NONE	-	-	-	-

* = protected species

Abbreviations

Observations:
C = Cavity
DB = Day Bed
DV = Direct Visual
HV = Heard Vocalization(s)
MT = Marked Tree

Observations:
N = Nest
OH = Observed Hole/Burrow
OT = Observed Tracks
R = Remains
S = Scat

Status:
CE = Commercially Exploited
FE = Federally Endangered
FT = Federally Threatened
SE = State Endangered
SSC = Species of Special Concern
ST = State Threatened

No listed species or signs of listed species were identified on the Subject Property during this assessment. The Subject Property does have community types in which protected species could reside. During permitting, the following protected species concerns may be raised by the agencies:

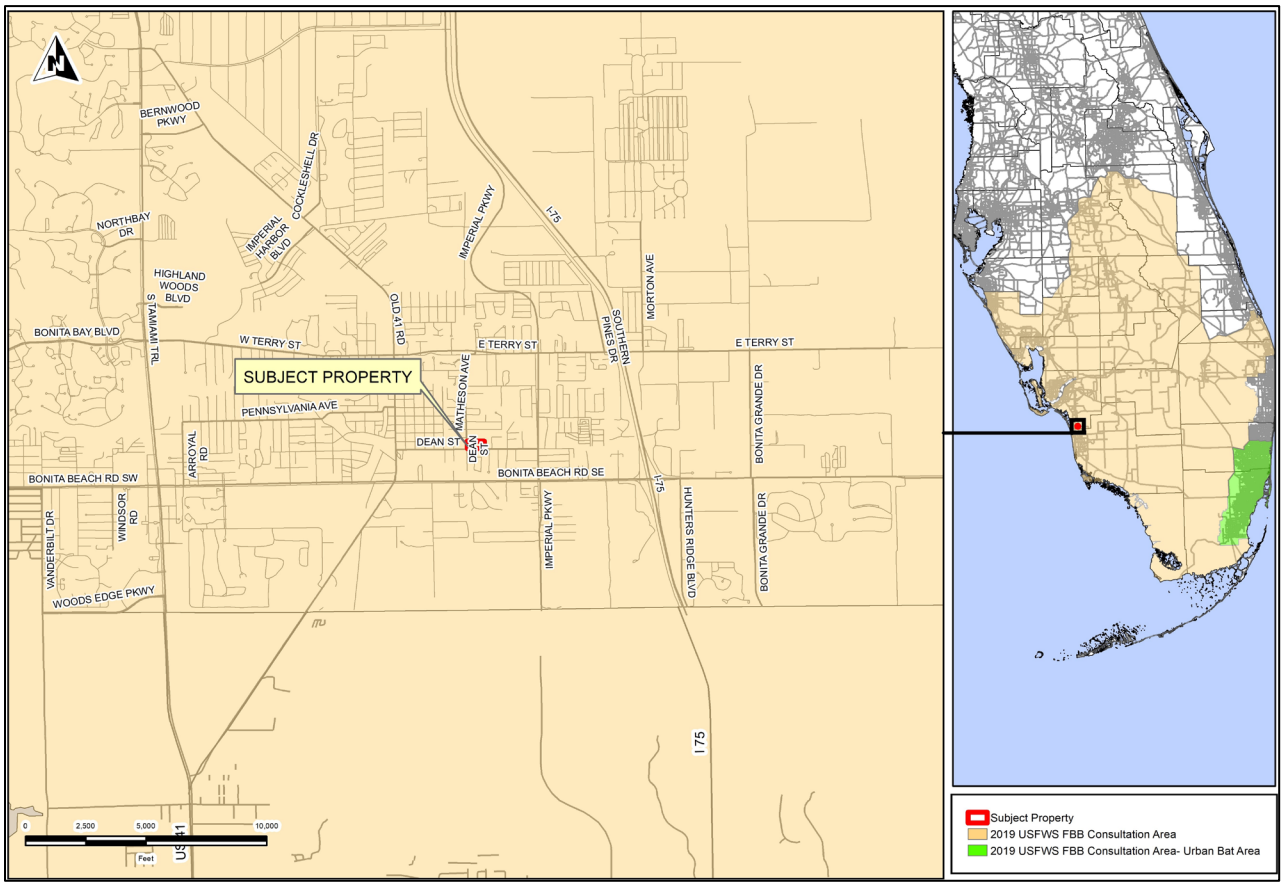


Figure 6. *Florida Bonneted Bat Consultation Area*

<u>Florida Bonneted Bat (*Eumops floridana*)</u>

The Subject Property falls within the USFWS Florida Bonneted Bat (FBB) Consultation Area (see Figure 6 above). During this survey, no cavity trees were identified on the Subject Property. Technical assistance from USFWS will likely not be required for Florida bonneted bat.

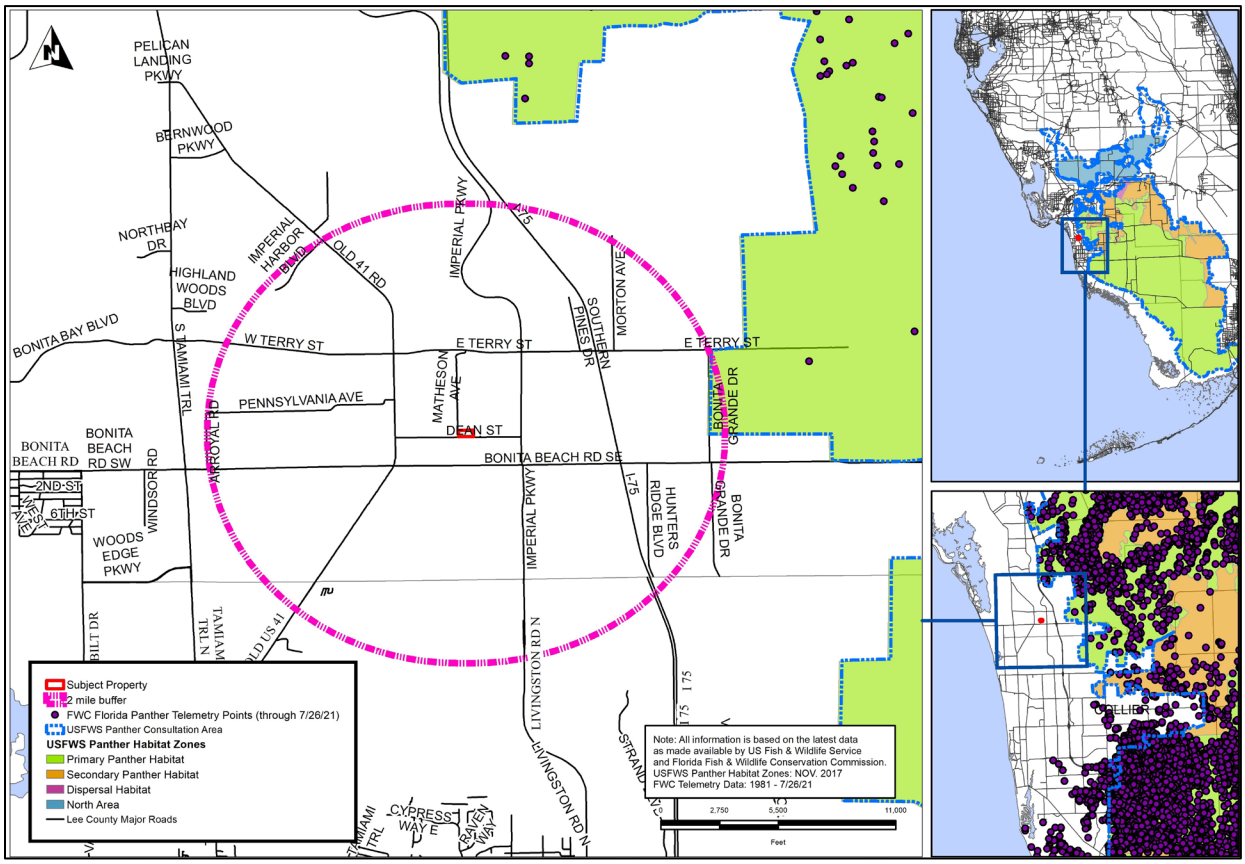


Figure 7. *Florida Panther Information*

Florida Panther (*Felis concolor coryi*)

The Subject Property is located outside of the USFWS Florida Panther Habitat Zones and Consultation Area. No telemetry points have been documented within two miles of the Subject Property (see Figure 7 above). The Subject Property is surrounded by development and is not in proximity to any of the Panther Habitat Zones. Technical assistance from the USFWS will likely not be required for the Florida panther.

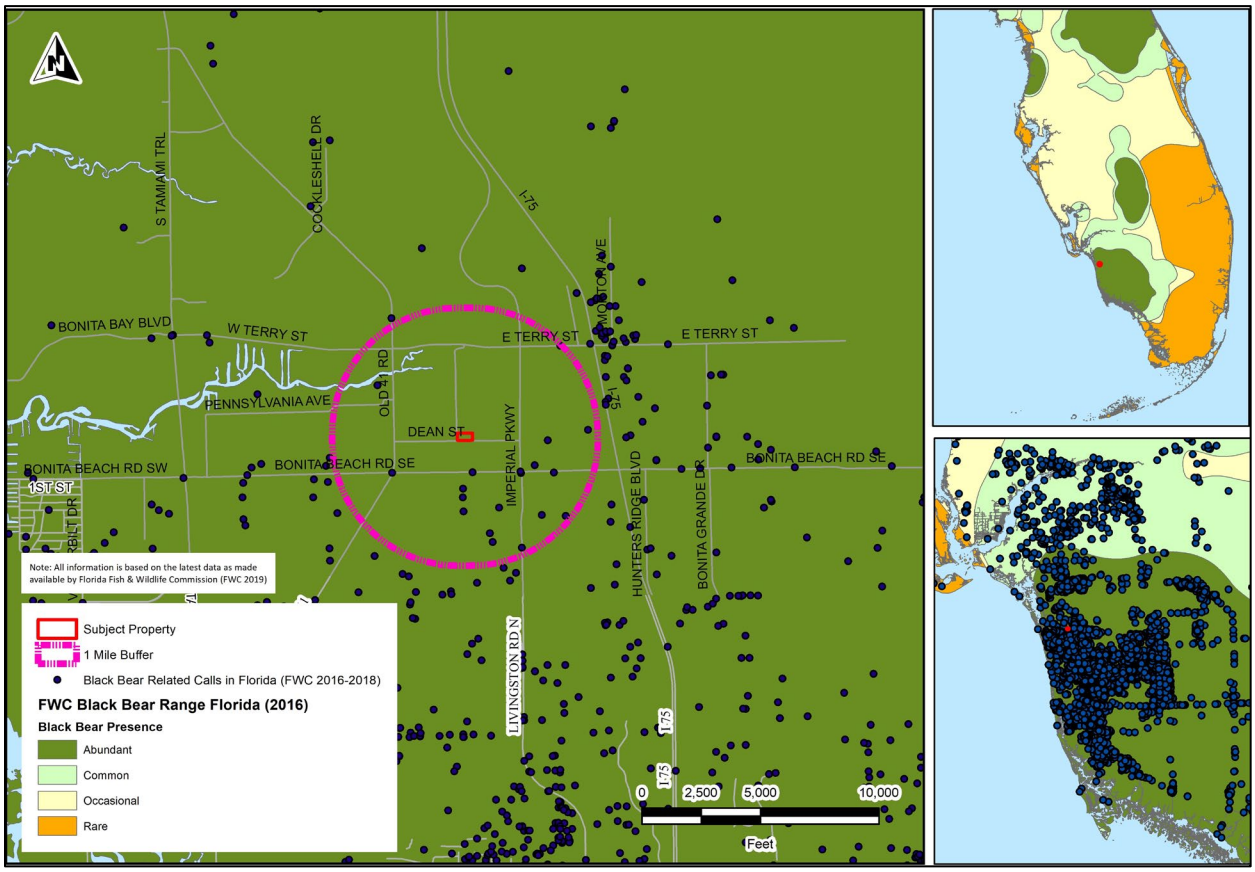


Figure 8. *Florida Black Bear Information*

Florida Black Bear (*Ursus americanus floridanus*)

The Subject Property falls within the "Abundant" area of the Florida Fish & Wildlife Conservation Commission (FWC) mapped range for Florida black bear. Numerous nuisance black bear related phone calls have been documented within one mile of the Subject Property, predominantly to the south (see Figure 8 above). FWC stopped radio-tracking black bears in 2018. The Subject Property is surrounded by roadways and development, therefore black bear presence on the Subject Property is not likely.

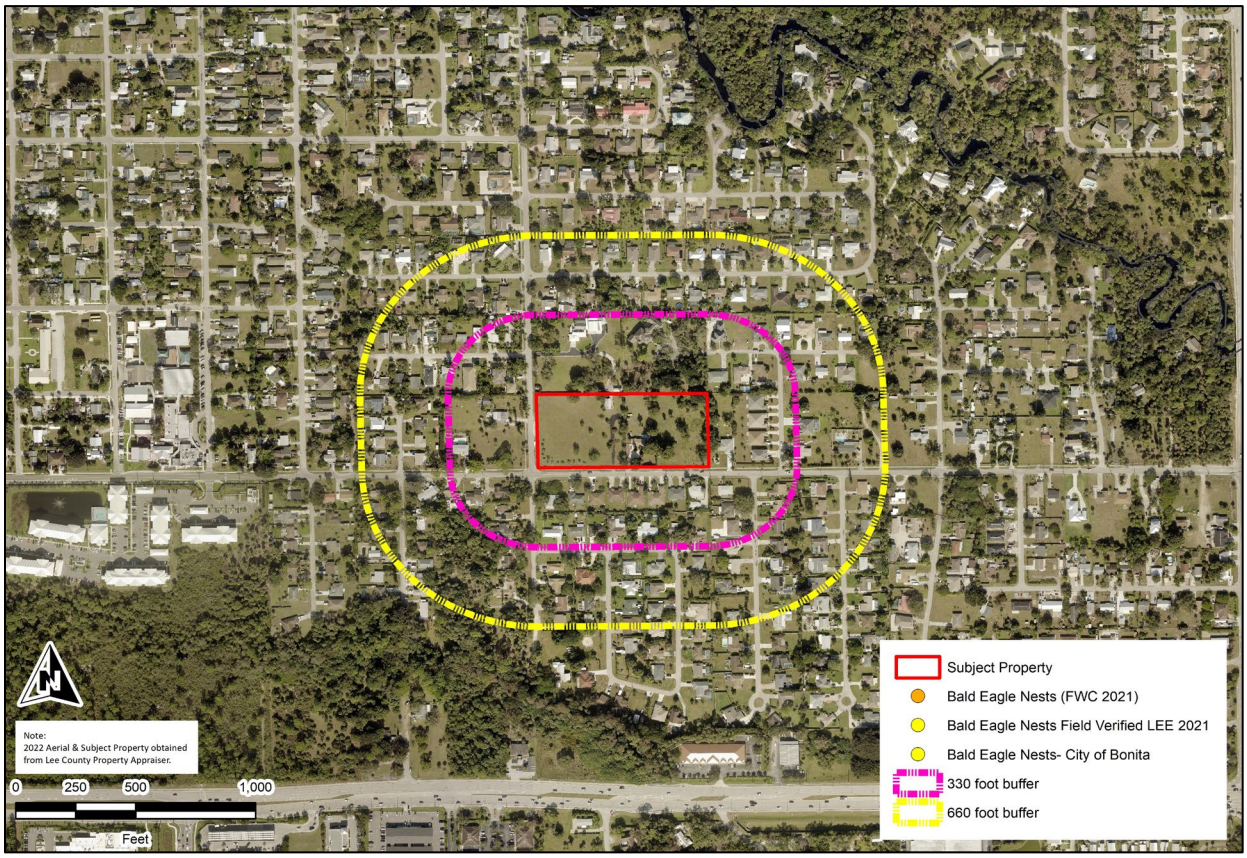


Figure 9. *Bald Eagle Map*

<u>Bald Eagle (*Haliaeetus leucocephalus*)</u>

No Florida Fish & Wildlife Conservation Commission (FWC)-documented bald eagle nests have been documented within 660-feet (USFWS Protection Zone) of the Subject Property and no nests were observed on the Subject Property (see Figure 9). Technical assistance from USFWS will likely not be required for bald eagles.

6.0 REFERENCES

Ashton, Ray E. and Patricia S. "The Natural History and Management for the Gopher Tortoise." Krieger Publishing Company. Malabar, Florida. 2008.

Atlas of Florida Plants. Institute for Systematic Botany. https://florida.plantatlas.usf.edu/

Cox, James; Inkley, Douglas; and Kautz, Randy. "Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Large-Scale Development in Florida." Nongame Wildlife Program Technical Report No. 4. December 1987. http://www.fwspubs.org/doi/suppl/10.3996/062015-JFWM-055/suppl_file/062015-jfwm-055.s2.pdf?code=ufws-site

Endangered Species Survey Methodology (ESSM) - Lee County Endangered Species Ordinance No. 89-34 https://www.leegov.com/dcd/Documents/ES/protspec/ESSM.pdf

"Florida's Endangered and Threatened Species"- Official List. Florida Fish and Wildlife Conservation Commission. Updated June 2021.
https://myfwc.com/media/1945/threatened-endangered-species.pdf
http://myfwc.com/imperiledspecies/

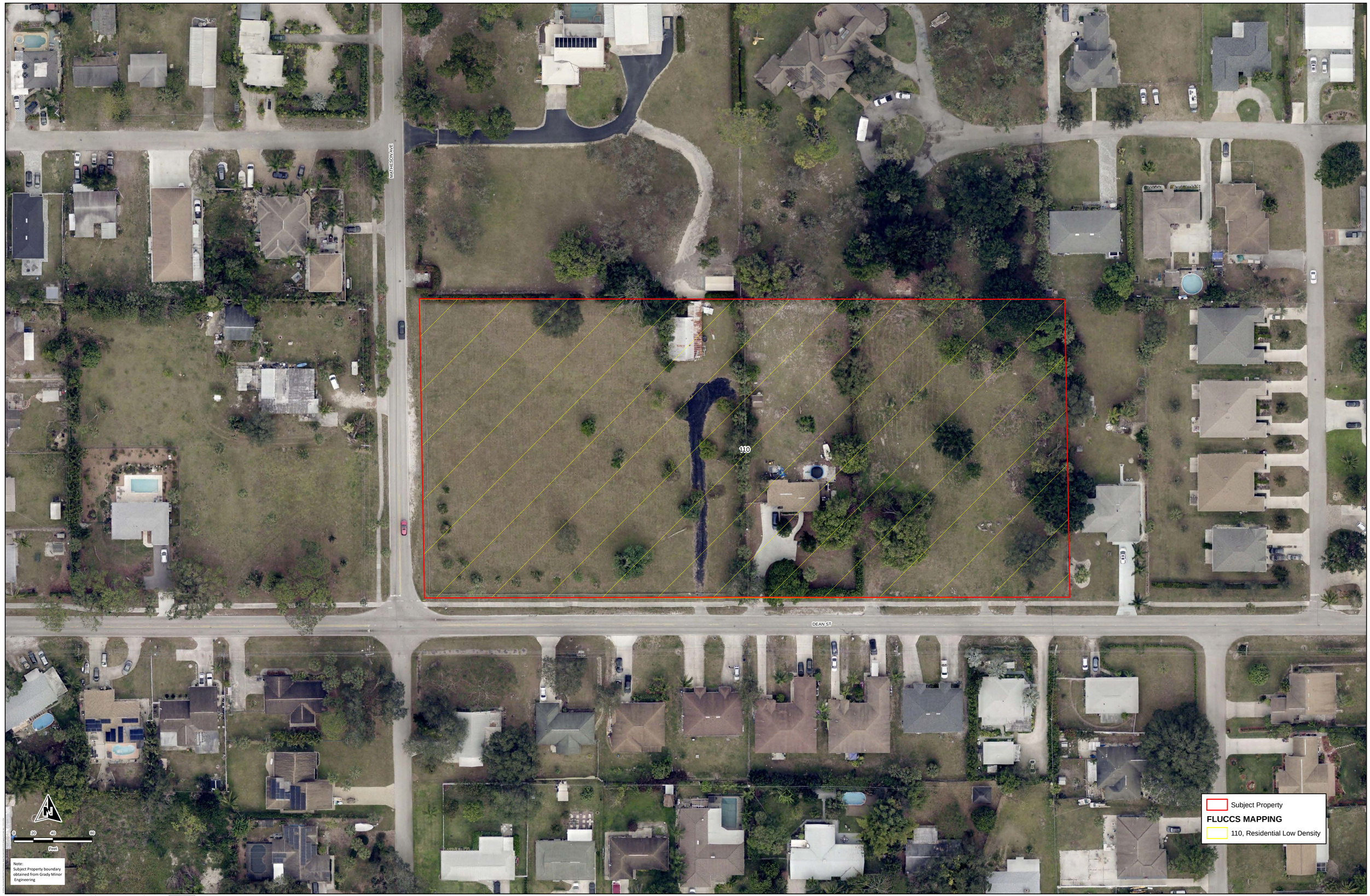
Florida Invasive Species Council. "2019 FISC List of Invasive Plant Species." http://floridainvasivespecies.org/plantlist.cfm

Florida Land Use, Cover and Forms Classification (FLUCCS) Handbook. Florida Department of Transportation. January 1999.
http://www.fdot.gov/geospatial/documentsandpubs/fluccmanual1999.pdf
http://www.fdot.gov/geospatial/doc_pubs.shtm

Lee County Administrative Code AC-13-10. Supplemental Information for Chapter 10 of the Land Development Code. https://www.leegov.com/bocc/codes/development-planning-zoning

Lee County Property Appraiser. http://www.leepa.org

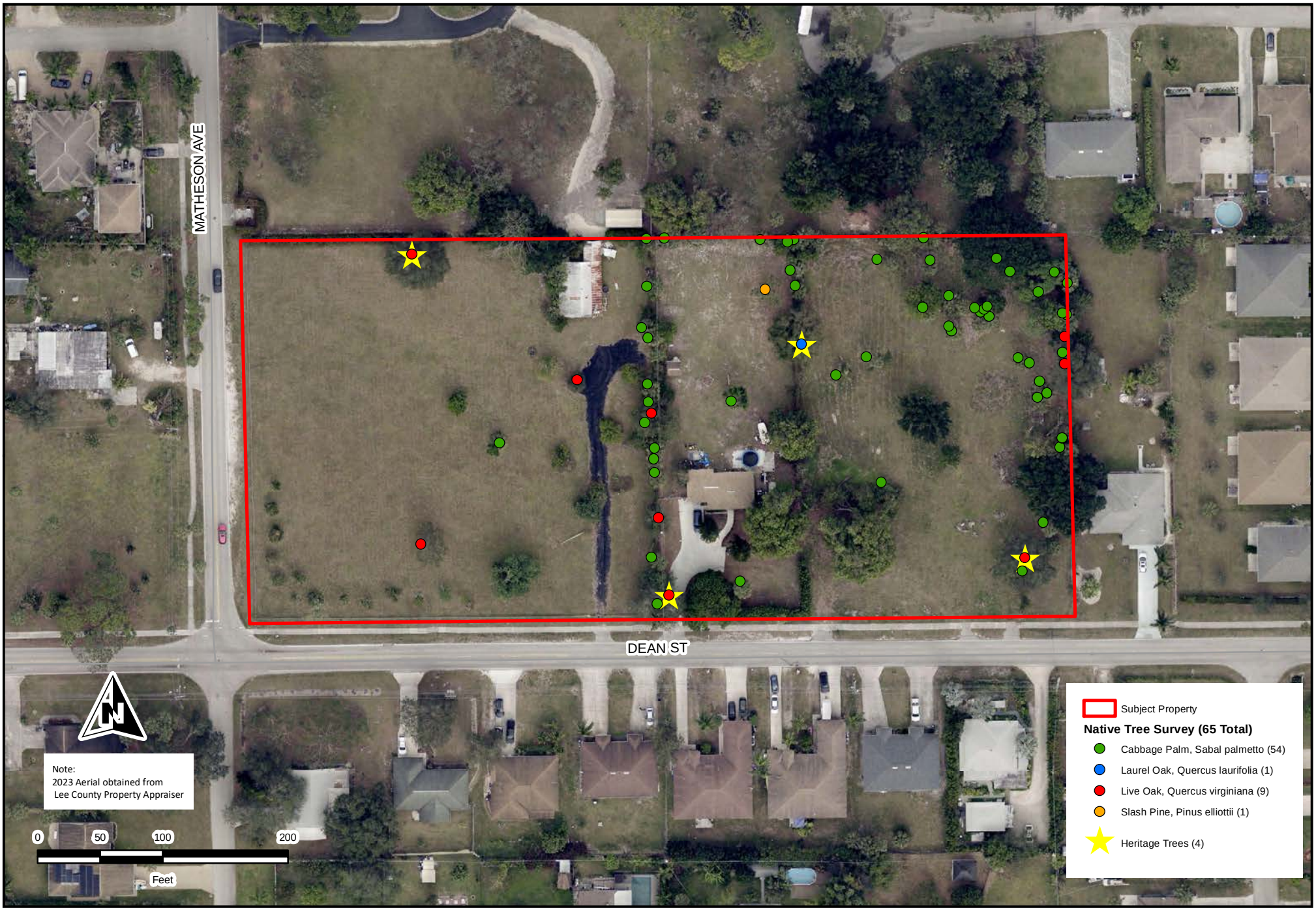
Weaver, Richard E. and Anderson, Patti J. "Notes on Florida's Endangered and Threatened Plants." Bureau of Entomology, Nematology and Plant Pathology – Botany Section. Contribution No. 38, 5th Edition. 2010.
http://freshfromflorida.s3.amazonaws.com/fl-endangered-plants.pdf
http://www.freshfromflorida.com/Divisions-Offices/Plant-Industry/Bureaus-and-Services/Bureau-of-Entomology-Nematology-Plant-Pathology/Botany/Florida-s-Endangered-Plants



Note:
Subject Property boundary obtained from Grady Minor Engineering

Project	Map Title	Date
1035 Dean Street RPD	FLUCCS Mapping	10/18/23

EARTH TECH ENVIRONMENTAL, LLC | 12660 COLIMA AVENUE | NORTH FORT MYERS, FLORIDA 33903 | PHONE (239) 995-0026 | FAX (239) 995-0034 | WWW.EARTHTECHENV.COM

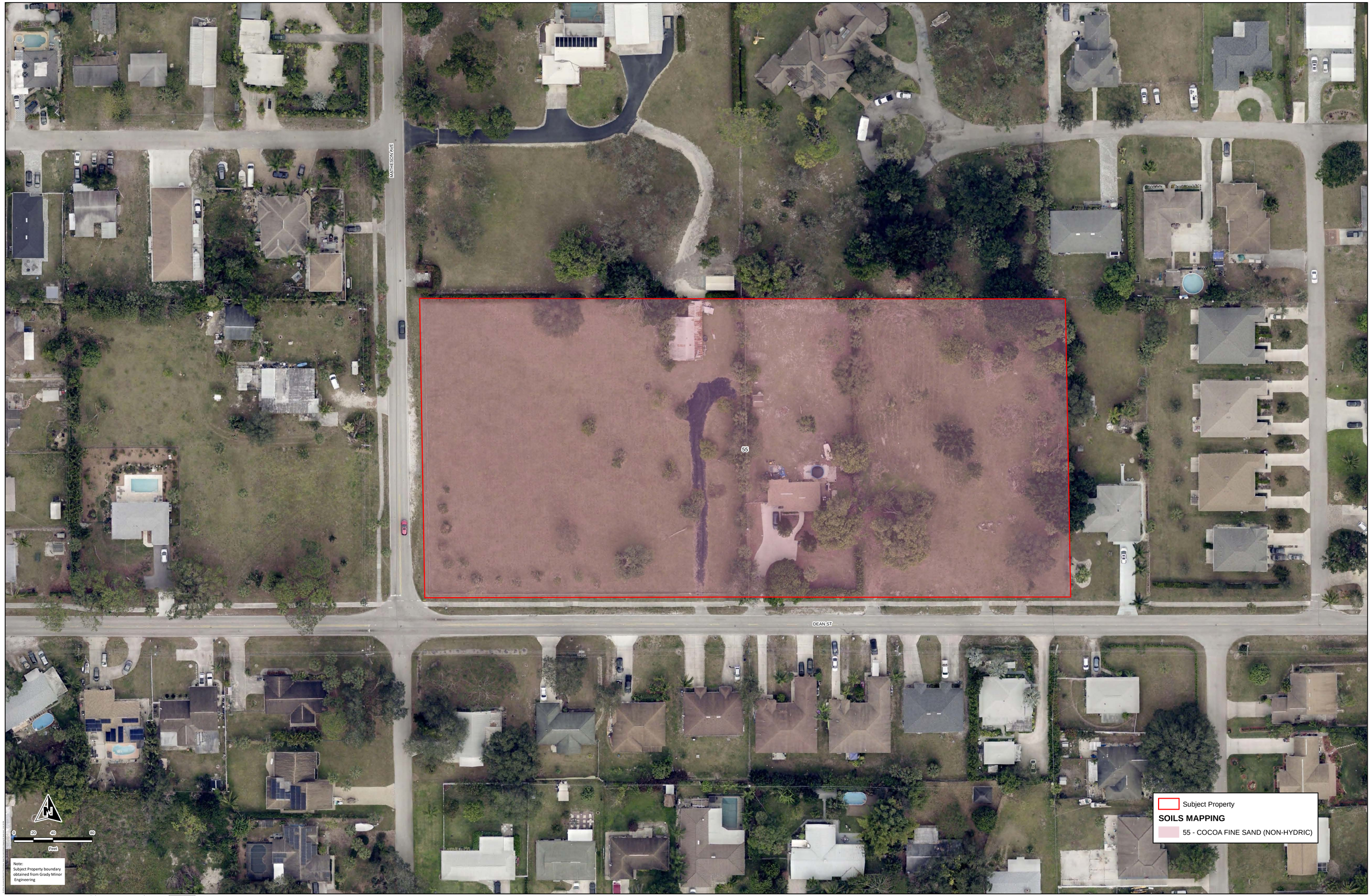


G:\ETEnv Documents\PROJECTS\LEE\Dean Street Parcels\GIS\Native Tree Survey Map.mxd / 3:09:30 PM

Project	Map Type	Date
1035 Dean Street RPD Lee County, FL	Native Tree Survey	08/22/23

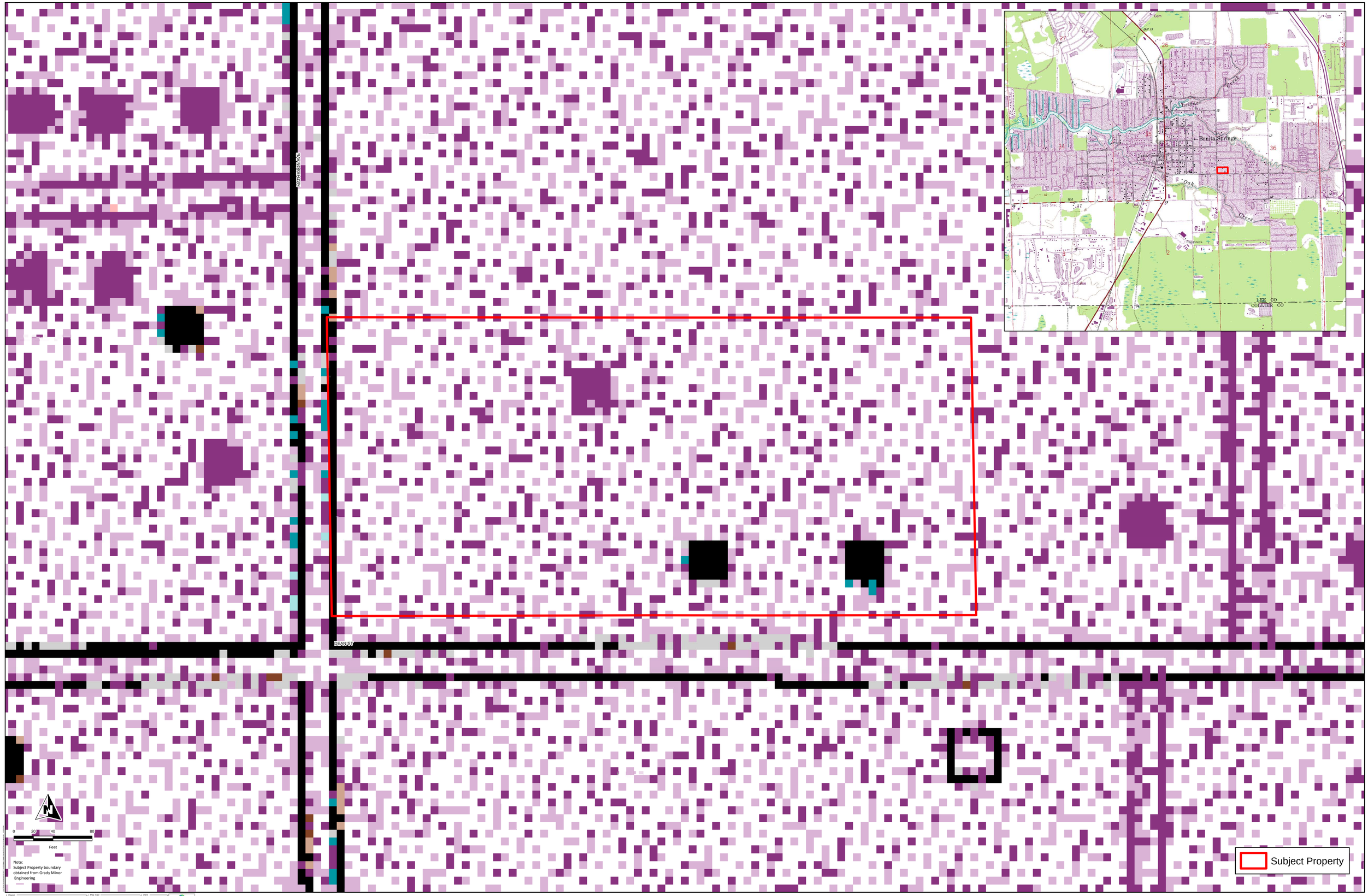
EARTH TECH ENVIRONMENTAL

EARTH TECH ENVIRONMENTAL, LLC • 10600 JOLEA AVENUE • BONITA SPRINGS, FLORIDA 34135 • PHONE (239) 304-0030 • FAX (239) 324-0054 • WWW.ETEFLORIDA.COM



Project	Map Type	Date
1035 Dean Street RPD	Soils Mapping	10/18/23

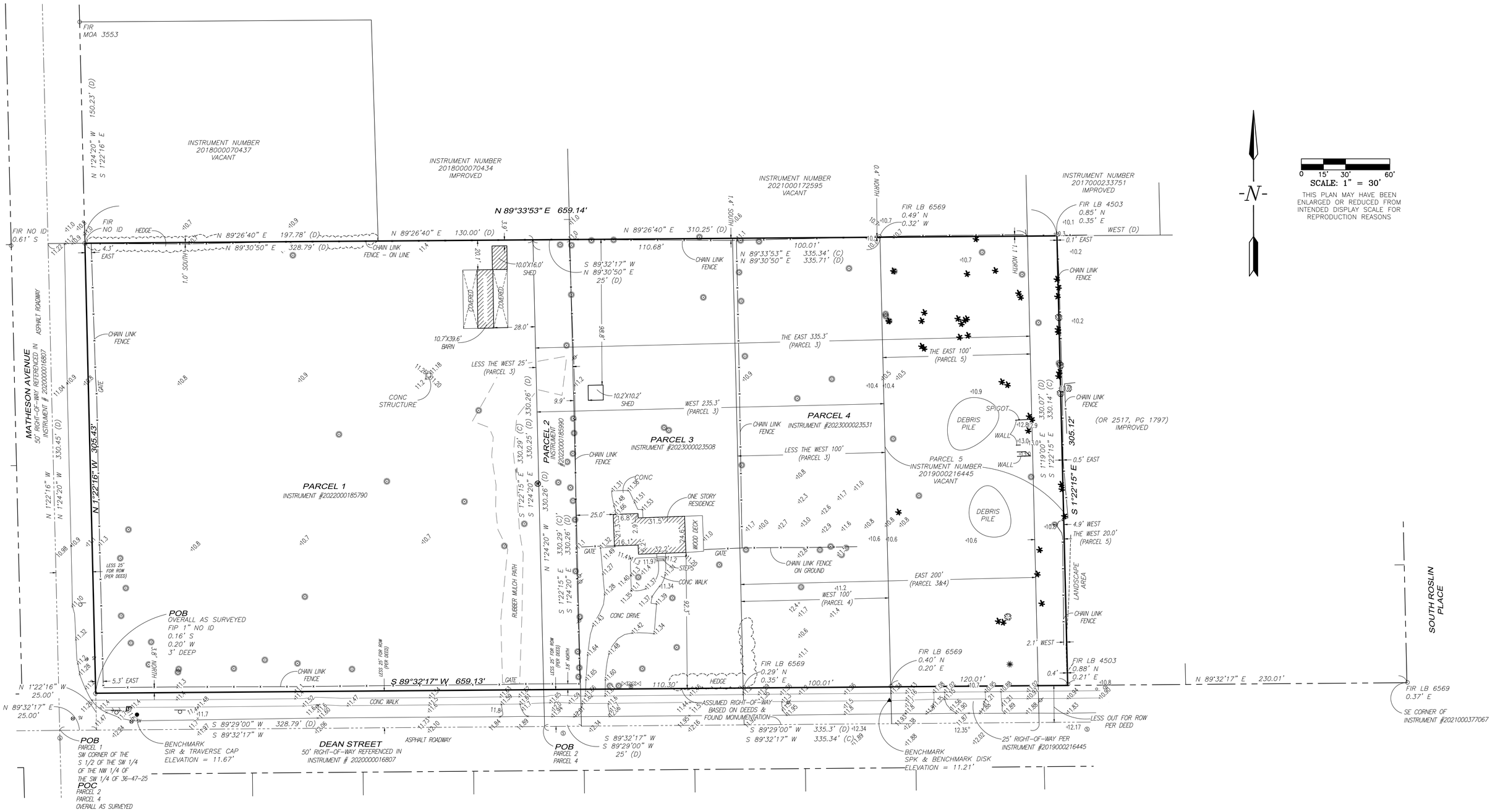
SANTA TECH ENVIRONMENTAL, LLC • 13680 JULIAN AVENUE • BONITA SPRINGS, FLORIDA 34135 • PHONE: (239) 584-5585 • FAX: (239) 584-5584 • WWW.STECOLOGICAL.COM



Note:
Subject Property boundary obtained from Grady Minor Engineering

Project	Map Type	Date
1035 Dean Street RPD	Topo Mapping	10/18/23

EARTH TECH ENVIRONMENTAL, LLC • 13686 COLLEGE AVENUE • BONITA SPRINGS, FLORIDA 34135 • PHONE: (239) 594-0926 • FAX: (239) 594-0934 • WWW.ETECHENVIRO.COM



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
FIP	FOUND IRON PIPE
FIR	FOUND 5/8" IRON ROD
SIR	SET 5/8" IRON ROD w/CAP; L.B. #5151
FCM	FOUND CONCRETE MONUMENT
SCM	SET CONC. MONUMENT w/ALUMINUM DISK, L.B. #5151
FPK	FOUND PARKER KALON NAIL
SPK	SET PARKER KALON NAIL w/ALUMINUM DISK, L.B.# 5151
FDH	FOUND DRILL HOLE
SDH	SET DRILL HOLE
FMN	FOUND MAG NAIL
FND	FOUND
(P)	PLAT
(M)	MEASURED
(C)	CALCULATED
(D)	DEED
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE(S)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
SPC	STATE PLANE COORDINATES
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
CUE	COUNTY UTILITY EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
IE	IRRIGATION EASEMENT
FPL	FLORIDA POWER AND LIGHT
BSLE	BONITA SPRINGS UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV	ELEVATION
INV	INVERT ELEVATION
RIM	RIM ELEVATION
AC	AIR CONDITIONING UNIT/PAD
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
CHW	CONCRETE HEADWALL
TOB	TOP OF BANK
TOS	TOE OF SLOPE
EOW	EDGE OF WATER
℄	CENTER LINE
EOP	EDGE OF PAVEMENT
	BOLLARD
GT	GREASE TRAP
S	SANITARY MANHOLE
CO	CLEAN OUT
SV	SEWER VALVE
	CATCH BASIN
D	DRAINAGE MANHOLE
	MITERED END
YD	YARD DRAIN
WV	WATER VALVE
W	WATER METER
BFP	BACK FLOW PREVENTOR
	FIRE HYDRANT
	POST INDICATOR VALVE
	FIRE DEPARTMENT CONNECTION
	BACTERIA SAMPLE POINT
	AIR RELEASE VALVE
IRV	IRRIGATION VALVE/ CONTROL VALVE
GV	GAS VALVE
	GAS METER/SERVICE
	GAS MARKER
	UTILITY POLE – WOOD
	UTILITY POLE – CONCRETE
	GUY ANCHOR
	OVERHEAD WIRES
	LIGHT POLE
T	TELEPHONE MANHOLE
T	TELEPHONE RISER/BOX
C	CABLE TELEVISION RISER/BOX
E	ELECTRIC MANHOLE
E	ELECTRIC RISER/BOX/METER
E	ELECTRIC TRANSFORMER
	TRAFFIC LIGHT
	UNDERGROUND UTILITY MARKER
	SIGN ON POLE
	OAK TREE
	PALM TREE
	PINE TREE
	2" POLY TUBE STUB OUT
CCR	CERTIFIED CORNER RECORD
FZ	APPROXIMATE FLOOD ZONE LINE

REVISION, ADDED PARCEL 5 AND REVISED OVERALL AS SURVEYED LEGAL, 10/12/2023.
REVISION, ADDED "OVERALL AS SURVEYED" LEGAL, 7/19/2023.

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

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

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	DSMFDO
SCALE:	1" = 30'
DATE:	3/7/2023
FILE:	23-53-BS-2.DWG
SHEET:	2 of 2

BOUNDARY AND TOPOGRAPHIC SURVEY

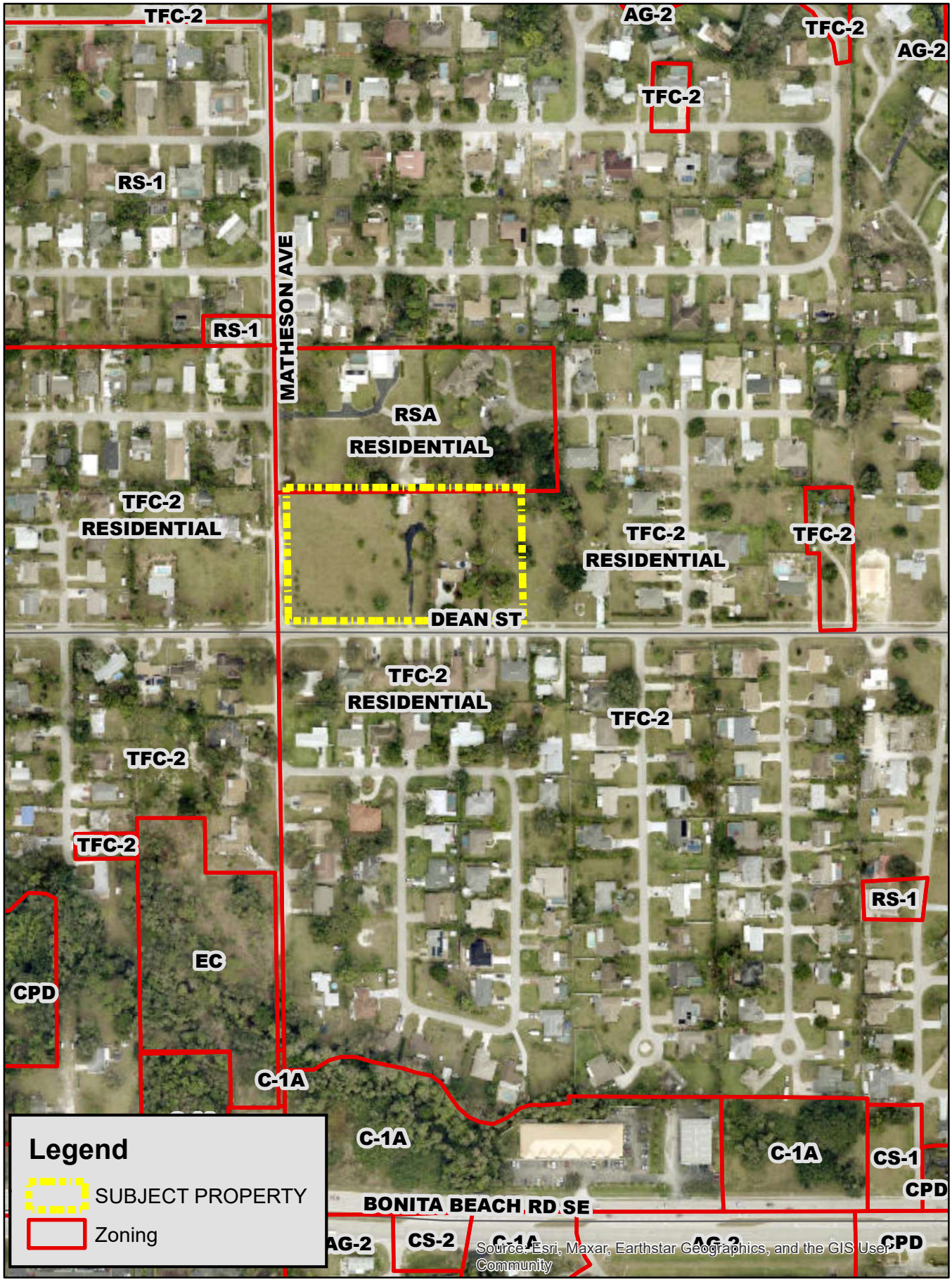
A PARCEL OF LAND

LYING IN
SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

G:\SURVEY\PROJECT SURVEY 2023\53 - DEAN STREET MULTI FAMILY (DSMFDO)\SURVEY\23-53-BS-2.DWG

11035 Dean Street RPD
Exhibit II-F-3 Existing Zoning/Land Use Map



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

360 180 0 360 Feet

JMB TRANSPORTATION ENGINEERING, INC.

TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

11035 Dean Street RPD

(City of Bonita Springs, Florida)

October 30, 2023

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.

4711 7TH AVENUE SW

NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 230512)

TABLE OF CONTENTS

Conclusions	**2**
Scope of Project	**3**
Table A - Proposed land Uses	**3**
Figure 1 - Project Location & Roadway Classification	**3.1**
Site Plan	**3.2**
Project Generated Traffic	**4**
Table B - Net New Trips Generated	**4**
Table 1 - Trip Generation Computations	**4.1**
Existing + Committed Road Network	**5**
Project Generated Traffic Distribution	**5**
Area of Significant Impact	**5**
Figure 2 - Project Traffic Distribution	**5.1**
Table 2 - Area of Impact/Road Classification	**5.2**
2023 thru 2026 Project Build-out Traffic Conditions	**6**
Table 3 - 2023 & 2026 Link Volumes	**6.1**
Table 4 - 2026 Link Volumes/Capacity Analysis	**6.2**
Appendix	**7**

Conclusions

Based upon the findings of this report, it was determined that 11035 Dean Street RPD will not have a significant or negative impact upon the surrounding road network. In fact, the proposed multi-family development will have a de minimis impact on the adjacent road network (i.e., less than a 1% impact on any road's adopted capacity standard). It was verified that all roadways, within the project's area of influence, currently have a surplus of capacity and can accommodate the traffic associated with the proposed forty-nine (49) multi-family dwelling units, and those roadways within the project's area of influence will continue to operate at acceptable levels of service for project build-out traffic conditions.

Because 11035 Dean Street RPD will not cause any transportation deficiencies to occur, the Developer will not be required to fund any off-site roadway improvements/mitigation, other than the payment of road impact fees, which will be used to fund a portion of the costs of area-wide improvements as set forth by the City of Bonita Springs' CIE and Long-Range Transportation Plan (LRTP). More specifically, the Developer will be required to pay for the project's portion of "consumed" capacity via payment of road impact fees. As set forth by City of Bonita Springs' Impact Fee Ordinance, the fees are a pro rata assessment towards the funding of area-wide transportation improvements in order to support new growth. The amount of road impact fees paid per type of land use are determined via a "consumption-based impact fee approach", in which new development is charged based upon the proportion of vehicle-miles of travel (VMT) that each unit of new development is expected to consume of a lane mile of roadway network. The cost of consumed lane mile is based upon current roadway construction costs within Lee County. Therefore, the payment of road impact fees is the project's pro rata share of funding transportation improvements that are deemed necessary to support the demands generated by new growth.

<u>Site-Related Roadway Improvements</u>

Site-related roadway improvements will be determined at the time of seeking final development order permits.

<u>Concurrency Review</u>

Dean Street is classified as a two-lane minor collector having an adopted performance standard of level of service LOS E with a maximum service capacity of 860 vph for the 100th highest hour peak direction. As concluded, Dean Street will have a project build-out traffic demand of 275 vphpd and a *v/c* ratio of 0.32, which is a level of service standard LOS C.

Matheson Avenue is classified as a two-lane minor collector having an adopted performance standard of level of service LOS E with a maximum service capacity of 860 vph for the 100th highest hour peak direction. As concluded, Matheson Avenue will have a project build-out traffic demand of 165 vphpd and a *v/c* ratio of 0.19, which is a level of service standard LOS C.

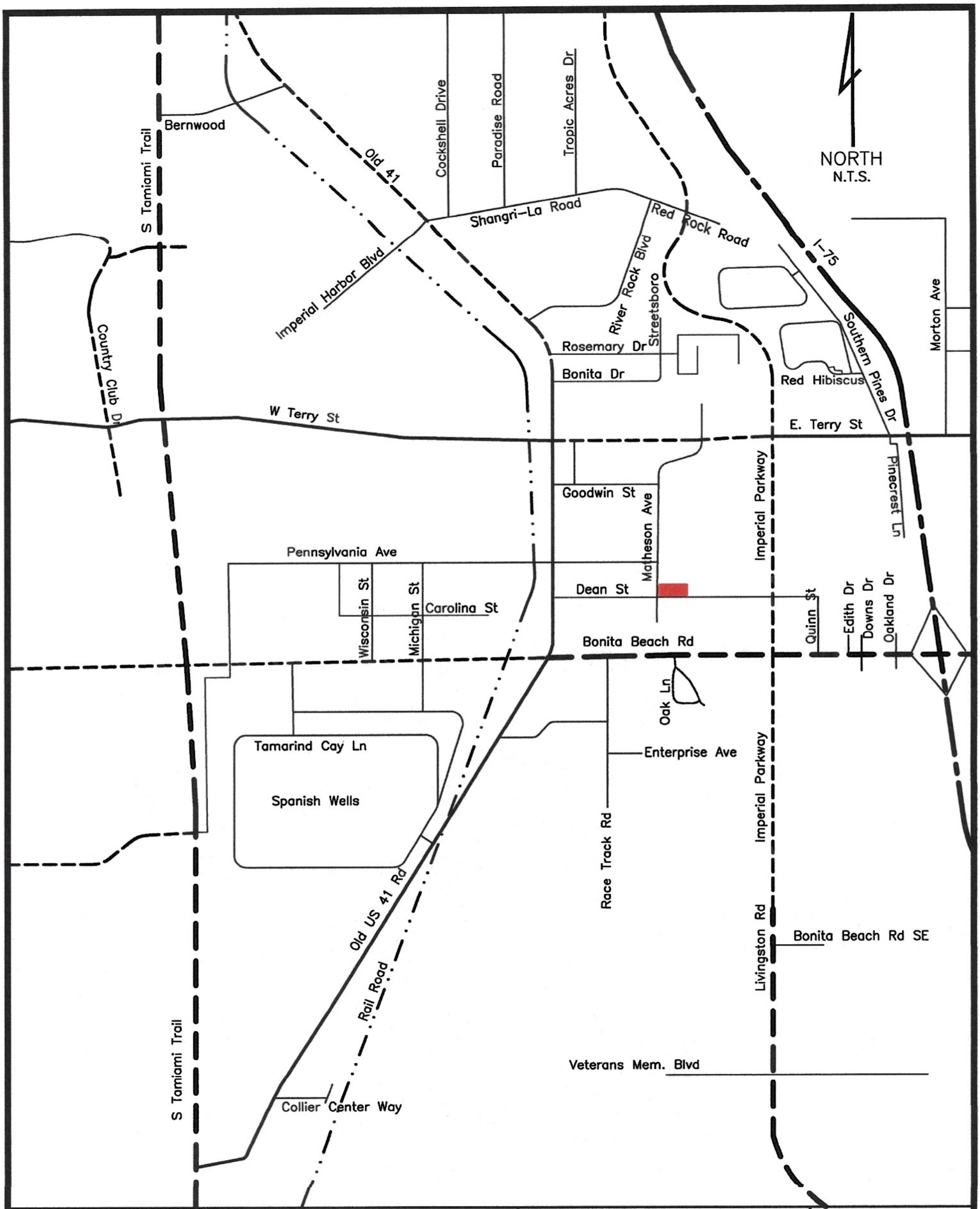
Therefore, it has been determined that this project will be consistent with the City's Concurrency Management Policy.

Scope of Project

11035 Dean Street RPD is a proposed small-scale residential development that will consist of forty-nine (49) multi-family dwelling units. The site is located on the northeast corner of Dean Street and Matheson Avenue, within the City of Bonita Springs. The project proposes having one (1) full access on Matheson Avenue and one (1) full access on Dean Street. For additional details, refer to the master concept plan plans prepared by Grady Minor.

Table A
Proposed Land Uses

Proposed Land Use	Size
Multi-Family	49 d.u.'s

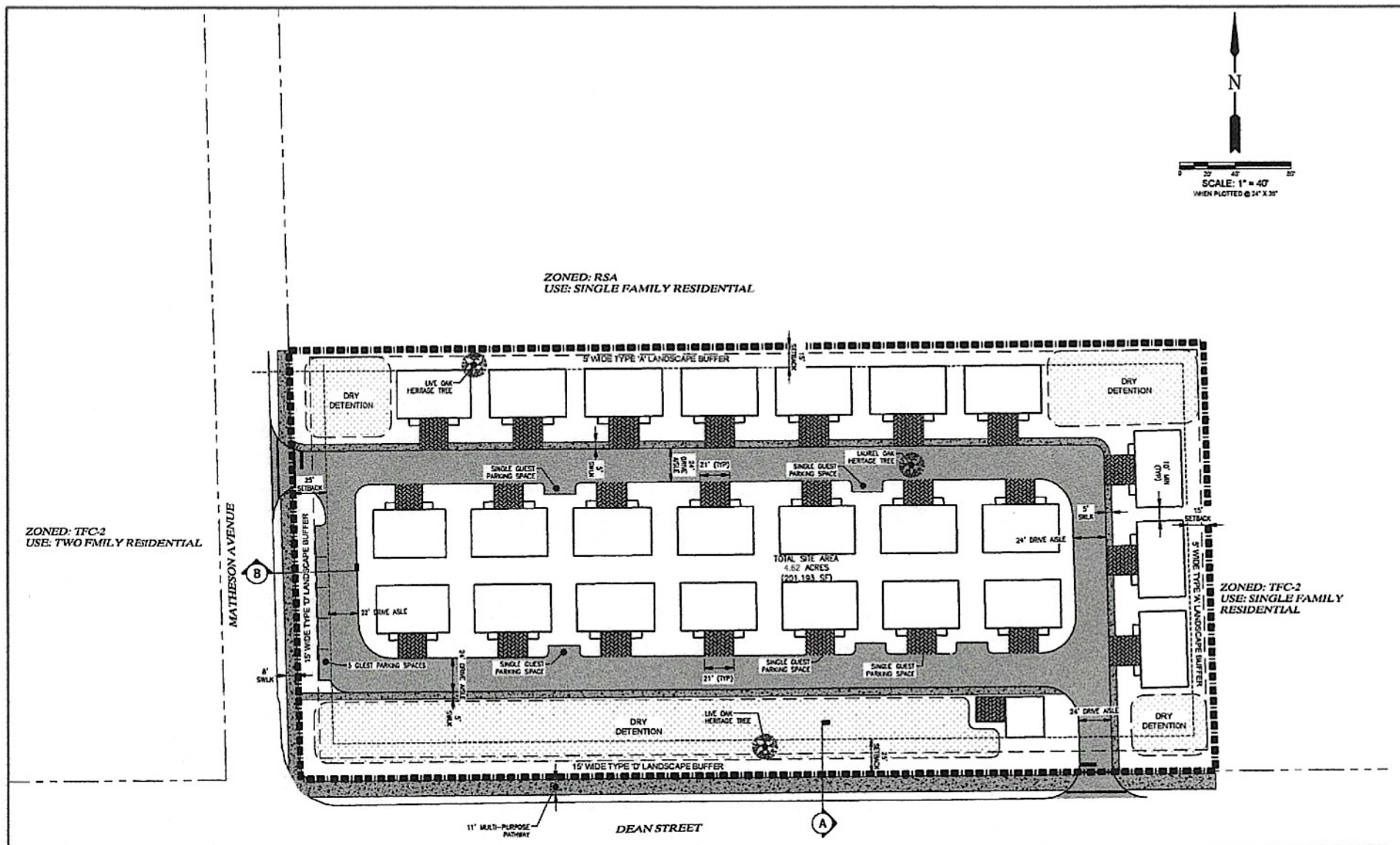


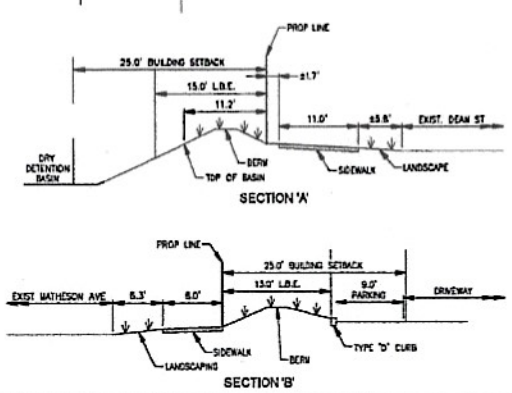
11035 Dean Street RPD

June 3, 2023

Project Location & Roadway Classification

FIGURE 1





SITE SUMMARY

PLAN DESIGNATION:	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING DESIGNATION:	TFC-2
EXISTING LAND USE:	RESIDENTIAL
PROPOSED ZONING DESIGNATION:	11035 DEAN STREET RPD
GROSS AREA:	4.62± ACRES
MAXIMUM DWELLING UNITS:	49 UNITS
STRAP NUMBERS:	36-47-25-B4-00064.0000, 36-47-25-B4-00064.0010. 36-47-25-B4-00062.000036-47-25-B4-00063.0000 and 36-47-25-B4-00065.0000
STREET ADDRESS:	11089, 11113, 11125 AND 11035 DEAN STREET

INDIGENOUS PRESERVE:

REQUIRED: 0
PROVIDED: 0

OPEN SPACE:

REQUIRED: 1.85± ACRE (4.62± ACRE X 0.40)
PROVIDED: 1.85± ACRE

DEVELOPMENT REGULATIONS:

MINIMUM UNIT SIZE: 1,100 S.F.

MINIMUM AREA DIMENSION:
MINIMUM LOT AREA: N.A.
MINIMUM LOT DEPT: N.A.
MINIMUM LOT WIDTH: N.A.

MINIMUM BUILDING SETBACKS:
STREET/FRONT: 25 FEET
PROJECT PERIMETER (NON-STREET): 15 FEET
ACCESSORY STRUCTURES (SIDE AND REAR): 5 FEET

MINIMUM BUILDING SEPARATION: 10.00 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

MINIMUM OPEN SPACE: 40% ENTIRE RPD

*ALL UNITS MUST BE UNDER SINGLE OWNERSHIP OR CONDOMINIUM OWNERSHIP

SCHEDULE OF USES:

RESIDENTIAL
- SINGLE FAMILY (DETACHED VILLA) *
- TWO-FAMILY VILLA (ATTACHED) **
- DUPLEX

ACCESSORY USES AND STRUCTURES
ESSENTIAL SERVICES
PARKING LOT, ACCESSORY (MAY INCLUDE CARPORTS OR ENCLOSED GARAGES)
SIGNS

* THE TERM "DETACHED VILLA" IS DEFINED AS FOLLOWS: A DWELLING UNIT THAT IS OCCUPIED BY ONE FAMILY AND IS NOT CONNECTED TO ANY OTHER STRUCTURE. MULTIPLE DETACHED VILLAS MAY BE LOCATED ON A SINGLE PARCEL.

** FOR PURPOSES OF THIS RPD, A TWO-FAMILY VILLA IS DEFINED AS A BUILDING WHICH CONTAINS TWO DWELLING UNITS; HOWEVER, EACH UNIT IS NOT LOCATED ON A SEPARATE LOT OF RECORD, BUT RATHER MULTIPLE TWO-FAMILY VILLA STRUCTURES MAY BE LOCATED ON A SINGLE LAND PARCEL UNDER CONDOMINIUM OWNERSHIP OR COMMON OWNERSHIP.

PARKING:

REQUIRED: 108 SPACES (49 UNITS @ 2 SPACE/UNIT + 10%)

PROVIDED: 108 (FINAL SPACE COUNT TO BE SHOWN AT TIME OF DEVELOPMENT ORDER)

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES.

LEGEND

Revision	Date	Description	By

DESIGNED BY: OGWA
DRAWN BY: C.J.R.
APPROVED: D.W.A.
JOB CODE: DSMFDO
SCALE:

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

11035 DEAN STREET RPD

EXHIBIT IV.E
MASTER CONCEPT PLAN
REVISED OCTOBER 23, 2023

MUNICIPALITY: BONITA SPRINGS
SEC/TWNSHP/RNG 36/275/25E
DATE: OCTOBER 2023
SUBMITTAL TYPE: PD REZONE
SHEET 1 OF 1

G:\PLANNING\PROJ - PLANNING\DSMFDO DEAN STREET MULTI-FAMILY (P023-103517-BOS)\DRAWINGS\DSMFDO - MCP-R2.DWG 10/23/2023 6:06 PM

3.2

Project Generated Traffic

Traffic that can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. It was concluded that land use code Multi-Family (LUC 220) was most appropriate in estimating the proposed land use trips.

It was determined that the proposed development will generate 38 vph and 42 vph trips during the AM and PM peak hours, respectively. Table 1 provides a detail of the calculations that were performed in estimating the site-generated trips, and the results are summarized below in Table B.

Table B
Site-Generated Trips Generated

Daily (ADT)	AM Peak Hour (vph)	PM Peak Hour (vph)
389	38	42

TABLE 1

TRIP GENERATION COMPUTATIONS

Dean Street RPD

Land Use Code	Land Use Description	Build Schedule
220	**Multi-Family (Low Rise)**	49 Units

Land Use Code	Trip Period	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
LUC 220	Daily Traffic (ADT) =	T = 6.41(X) + 75.31 =	**389 ADT**	
	AM Peak Hour (vph) =	T = 0.31(X) + 22.85 =	**38 vph**	9 / 29 vph
		24% Enter/ 76% Exit =		
	PM Peak Hour (vph) =	T = 0.43(X) + 20.55 =	**42 vph**	26 / 16 vph
		63% Enter/ 37% Exit =		

Existing + Committed Roadway Conditions
Figure 1 and Table 2 depict the project's surrounding roadway conditions.

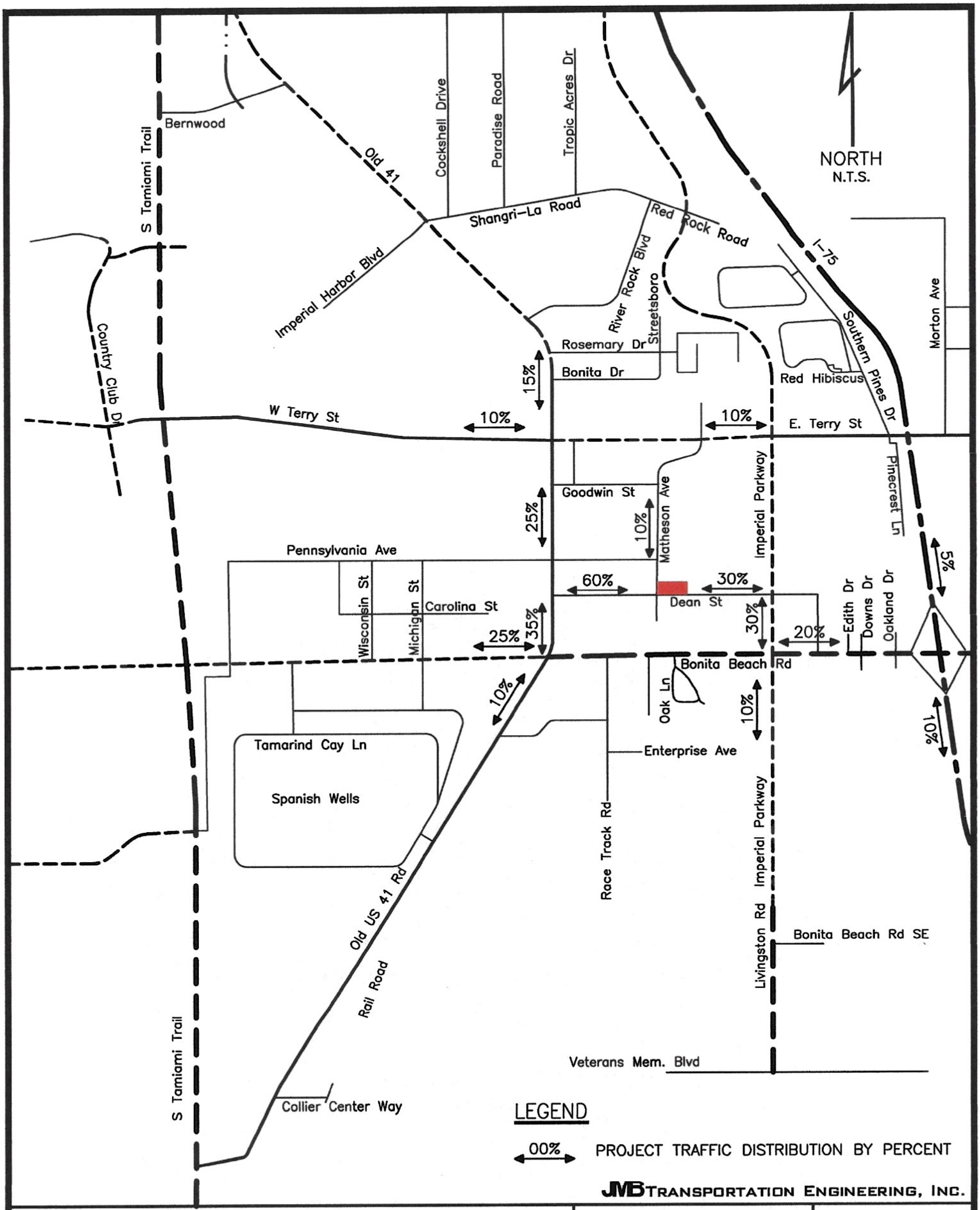
Dean Street is classified as a two-lane minor collector having an adopted performance standard of level of service LOS E with a maximum service capacity of 860 vph for the 100th highest hour peak direction. Dean Street has a posted speed limit of 25 MPH.

Matheson Avenue is classified as a two-lane minor collector having an adopted performance standard of level of service LOS E with a maximum service capacity of 860 vph for the 100th highest hour peak direction. Matheson Avenue has a posted speed limit of 30 MPH.

The intersection of Dean Street and Matheson Avenue is a four-way STOP controlled intersection.

Project Generated Traffic Distribution
The project's net new traffic was distributed to the surrounding road network based upon logical means of ingress/egress, current and future traffic patterns in the area. The distribution of trips considers surrounding land uses such as employment opportunities, medical land uses, retail centers and recreational attractions. Figure 2 and Table 2 provide a detail of the traffic distributions based on a percentage basis. Table 2 also details the project traffic distribution by volume.

Area of Significant Impact
The project's area of significant impact was determined based upon the City of Bonita Springs' 2%, 2% and 3% criteria (i.e., if the project's traffic is 2% or more of a roadway's adopted level of service capacity, then the project has a significant impact upon that link). Table 2 describes the project traffic distributions and the level of impact on the surrounding roadways. As determined, no roadways will be significantly impacted by the project. In fact, the proposed multi-family development will have a de minimis impact on the adjacent road network (i.e., less than a 1% impact on any road's adopted capacity standard). Therefore, only Dean Street and Matheson Avenue are to be considered impacted by the project.



11035 Dean Street RPD June 3, 2023	Project-Generated Traffic Distribution	FIGURE 2

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic PM Peak Hour Peak Direction (vphpd) = **26**

		Station No.	Road Class	Project Traffic % Distribution	Project Traffic PK Direction Volume (vph)	Adopted Service Volume Pk Direction (vphpd)	Project's Percentage Impact	Significant Impact
Bonita Beach Rd	E. of Arroyal	1229	4LD	25%	7	1920	0.34%	NO
	W. of Old 41	0005	4LD	25%	7	1920	0.34%	NO
	W. of Race Track	1230	6LD	0%	0	2800	0.00%	NO
	Imperial Pkwy to RaceTrac	1230	6LD	0%	0	2800	0.00%	NO
	Imperial Pkwy to I-75	0017	6LD	20%	5	2800	0.19%	NO
Imperial Pkwy	S. of E. Terry Street	1206	4LD	0%	0	1920	0.00%	NO
	N. of Bonita Beach Road	1206	4LD	30%	8	1920	0.41%	NO
	S. of Bonita Beach Road	004	4LD	10%	3	1920	0.14%	NO
Old 41	N. of Terry Street	1220	4LD	15%	4	1920	0.20%	NO
	S. of Terry Street	1222	2LD	25%	7	1300	0.50%	NO
	N. of Bonita Beach Road	1222	2LD	35%	9	1300	0.70%	NO
	S. of Bonita Beach Road	1223	2LD	10%	3	910	0.29%	NO
W. Terry Street	East of U.S. 41	1219	2LD	10%	3	860	0.30%	NO
	West of Old 41	1219	2LD	10%	3	860	0.30%	NO
E. Terry Street	East of Old 41	1211	4LD	10%	3	1950	0.13%	NO
Dean Street	Old 41 to Matheson	1208	2LU	60%	16	860	1.81%	NO
	Matheson to Imperial	1207	2LU	30%	8	860	0.91%	NO
Matheson Ave	N. of Dean Street	1209	2LU	10%	3	860	0.30%	NO

5.2

2023 thru 2026 Project Build-out Traffic Conditions

In order to establish 2023 thru 2026 project build-out conditions, traffic count data was adjusted for peak season conditions, peak hour conditions, peak hour (K30), peak direction (D Factor), and then an annual growth rate was applied to forecast future volumes. The peak season/peak hour/peak direction volumes, which are depicted on Table 3, were obtained from the City of Bonita Springs 2022 Traffic Count Report. The annual growth rate was derived from historical traffic counts also described in the Traffic Count Report. After the background data was established, the project generated traffic was added to the 2026 traffic volumes. Table 4 provides a summary of the anticipated 2023 thru 2026 traffic conditions. As shown, all roads impacted by the project will operate at acceptable levels of service at project build-out.

Concurrency Review

Dean Street is classified as a two-lane minor collector having an adopted performance standard of level of service LOS E with a maximum service capacity of 860 vph for the 100th highest hour peak direction. As concluded, Dean Street will have a project build-out traffic demand of 274 vphpd and a *v/c* ratio of 0.32, which is a level of service standard LOS C.

Matheson Avenue is classified as a two-lane minor collector having an adopted performance standard of level of service LOS E with a maximum service capacity of 860 vph for the 100th highest hour peak direction. As concluded, Matheson Avenue will have a project build-out traffic demand of 165 vphpd and a *v/c* ratio of 0.19, which is a level of service standard LOS C.

TABLE 3
ROADWAY LINK VOLUMES

		Station No.	Base yr Traffic Count (ADT)	2021 Traffic Count (ADT)	Years of Growth	Growth Rate	Min. Growth Rate	K Fact	D Fact	2021 Peak Hour PK Direction (VPHPD)	2023 Peak Hour PK Direction (VPHPD)	2026 Peak Hour PK Direction (VPHPD)
Dean Street	Old 41 to Matheson	1208	2000	2800	6	5.77%	5.77%	11.0%	53.0%	163	183	216
	Matheson to Imperial	1207	2700	3600	6	4.91%	4.91%	11.0%	53.0%	210	231	267
Matheson Ave	N. of Dean Street	1209	1500	2100	6	5.77%	5.77%	11.0%	53.0%	122	137	162

TABLE 4
CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS

		Station No.	2023 Peak Hour PK Direction (vphpd)	2023 Peak Hour PK Direction LOS	2026 Peak Hour PK Direction (vphpd)	2026 Peak Hour PK Direction LOS	Project Peak Hour PK Direction (vphpd)	2026 Total Pk Hr Peak Season PK Direction (vphpd)	LOS E Service Vol. Peak Hour PK Direction (vphpd)	*v/c* Ratio	2026 Build-Out Peak Hour PK Direction LOS
Dean Street	Old 41 to Matheson	1208	183	C	216	C	16	232	860	0.27	C
	Matheson to Imperial	1207	231	C	267	C	8	275	860	0.32	C
Matheson Ave	N. of Dean Street	1209	137	C	162	C	3	165	860	0.19	C

APPENDIX

Support Documents

TABLE 1 2021 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	2-Mar-21	N/S	3652	2968	6620	0.93	6200	11%	53%	682	D	42
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	2-Mar-21	E/W	16580	16744	33324	0.93	31000	11%	53%	3410	D	42
0016	7	Bonita Beach Rd E. of Vandebilt Dr	2-Mar-21	E/W	14534	14326	28860	0.93	26800	13%	58%	3484	D	7
1229	221	Bonita Beach Rd East of Arroyal Rd	2-Mar-21	E/W	17871	17123	34994	0.93	32500	11%	53%	3575	F	42
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	2-Mar-21	E/W	18620	16915	35535	0.93	33000	13%	56%	4290	C	92
1230	N/A	Bonita Beach W of Race Track Rd	2-Mar-21	E/W	22049	21161	43210	0.93	40200	11%	53%	4422	C	42
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	2-Mar-21	E/W	10763	11218	21981	0.93	20400	13%	58%	2652	C	7
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	2-Mar-21	E/W	13701	13640	27341	0.93	25400	13%	58%	3302	D	7
1202	519	Bonita Grande Dr N of Bonita Beach Rd	2-Mar-21	N/S	4915	4916	9831	0.93	9100	11%	53%	1001	C	42
1213	N/A	Cockleshell Dr N of Shangri-La Rd	2-Mar-21	N/S	1152	964	2116	0.93	2000	12%	57%	240	C	16
1207	N/A	Dean St E of Lime St	2-Mar-21	E/W	1980	1904	3884	0.93	3600	11%	53%	396	C	42
1208	N/A	Dean St W of Matheson Ave	2-Mar-21	E/W	1585	1395	2980	0.93	2800	11%	53%	308	C	42
1205	N/A	E Terry St E of I-75	2-Mar-21	E/W	5454	5554	11008	0.93	10200	11%	53%	1122	D	42
1211	271	E Terry St E of Old 41 Rd	2-Mar-21	E/W	7352	7975	15327	0.93	14300	11%	53%	1573	D	42
1203	N/A	E Terry St W of Bonita Grande Dr	2-Mar-21	E/W	3873	3961	7834	0.93	7300	11%	53%	803	D	42
0013**	N/A	Estero Blvd N. of Hickory Blvd	2-Mar-21	N/S	5068	5173	10241	0.93	9500	13%	67%	1235	C	44
0015**	N/A	Estero Blvd N. of Lovers Key State Park	2-Mar-21	N/S	4921	4846	9767	0.93	9100	13%	67%	1183	C	44
0014**	N/A	Estero Blvd S. of Lovers Key State Park	2-Mar-21	N/S	4839	4720	9559	0.93	8900	13%	67%	1157	C	44
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	2-Mar-21	N/S	12785	12344	25129	0.93	23400	17%	57%	3978	F	63
1226	N/A	Imperial Pkwy N/O Shangri-LA	2-Mar-21	N/S	8980	8889	17869	0.93	16600	17%	57%	2822	C	63
0004	N/A	Imperial Pkwy S. of Tropic Dr	2-Mar-21	N/S	11701	11290	22991	0.93	21400	17%	57%	3638	F	63
1227	N/A	Imperial Pkwy S/O Shangri-LA	2-Mar-21	N/S	9866	9442	19308	0.93	18000	17%	57%	3060	C	63
1209	N/A	Matheson Ave N of Dean St	2-Mar-21	N/S	1160	1074	2234	0.93	2100	11%	53%	231	C	42

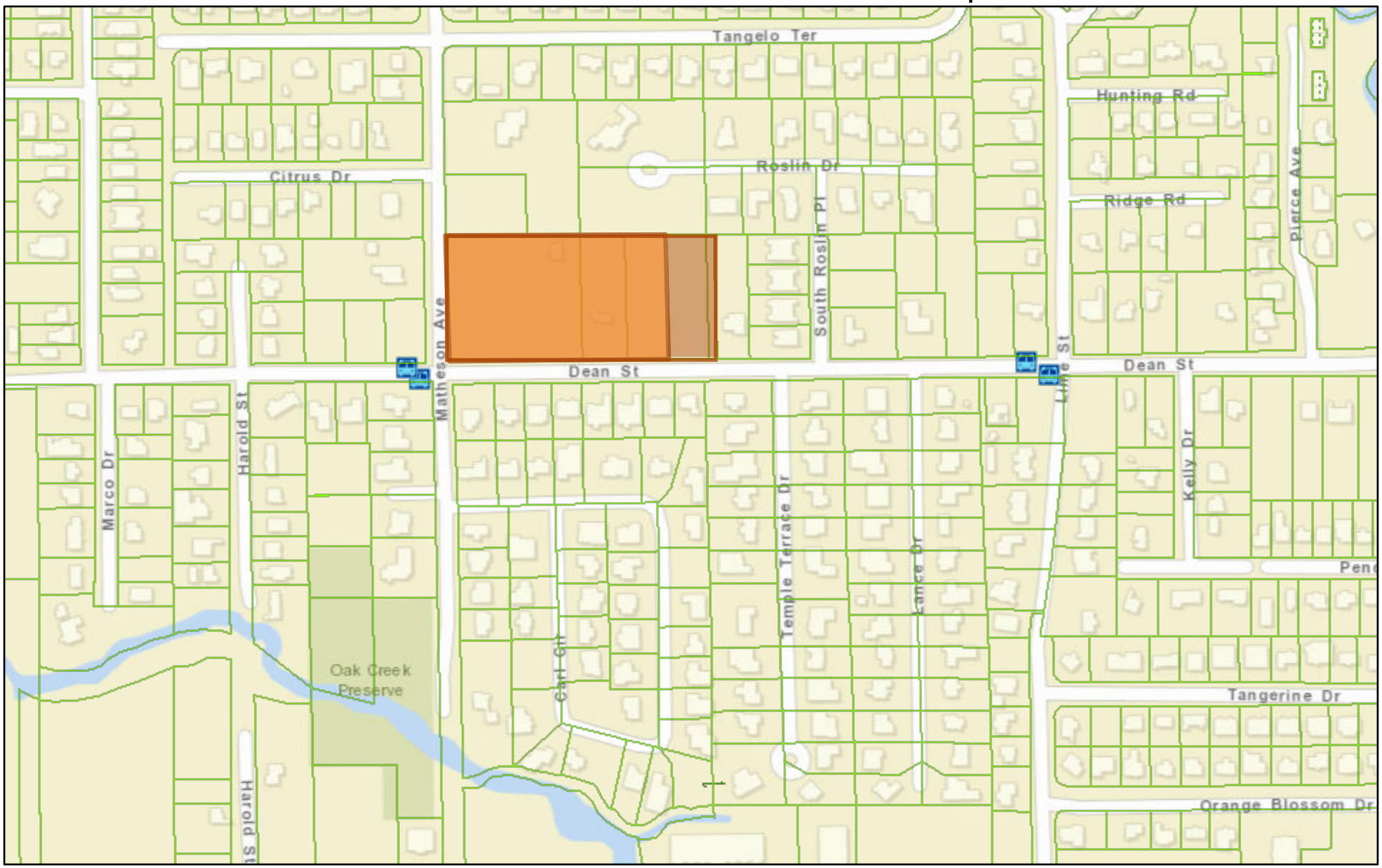
A1

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

FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						Counts performed by FTE or obtained from Lee County										
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20	March-21
1224	0495	Arroyal Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	5500	6300	6100	6300	6700	6300	6200
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	31300	31000
0016	0007	Bonita Beach Rd E. of Vandebilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400	26800
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	32500
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900	33000
1230	N/A	Bonita Beach W of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37500	36100	34900	41000	41600	40200
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19400	19000	21300	22900	20400
0007**	N/A	Bonita Beach Rd W. of 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	25400
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	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	2000
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	3600
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	2800
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	10200
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	14300
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	7300
0013**	N/A	Estero Blvd N. of Hickory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	9300	10000	10600	9500
0015**	N/A	Estero Blvd N. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8600	9000	9600	9700	9100
0014**	N/A	Estero Blvd S. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8800	9100	9700	10100	8900
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16300	17400	19600	20600	23300	21100	23300	27400	25000	23400
1226	N/A	Imperial Pkwy N/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13000	15900	15300	15700	19900	18500	16600
0004	N/A	Imperial Pkwy S. of Tropic Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20200	20500	25100	23100	21400
1227	N/A	Imperial Pkwy S/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13800	17200	16600	18000	21400	20000	18000
1209	N/A	Matheson Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	1500	2100	2100	1600	2000	2000	2100
1204	N/A	Morton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5300	5300	5900	5700	5600	6600	6600	6000

A2

11035 Dean Street RPD
Exhibit IV-A Public Transit Routes Map



5/3/2023, 3:39:36 PM

Subject Property

Parcel Hooks

Condo Building

Parcel Lines

LeeTran Bus Stops

Project is located in the Bonita Springs MoD Service Area - Route 600 runs along Old 41 Road

1:4,514

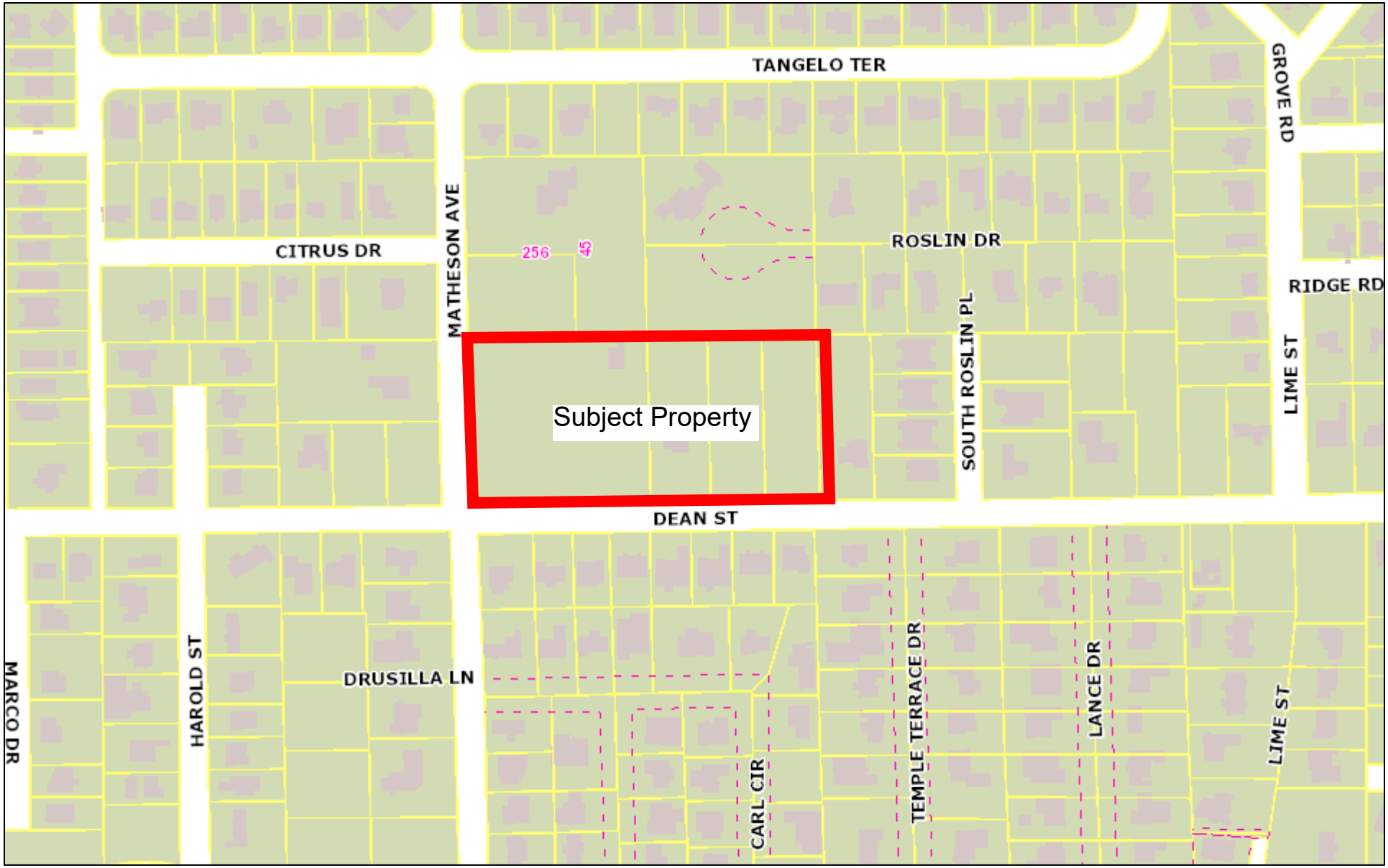
0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

University of South Florida, County of Collier, County of Lee, FL, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

University of South Florida, County of Collier, County of Lee, FL, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS |

11035 Dean Street RPD
Exhibit IV-C Existing Easement and R-O-W Maps



October 16, 2023

1:3,042

0 140 280 560 ft

0 40 80 160 m

HospitalLocations

Library Locations

School Locations

School Locations

CCC_Parks

County Boundary

Major Roads Medium

I - 75

US 41

Other Highways

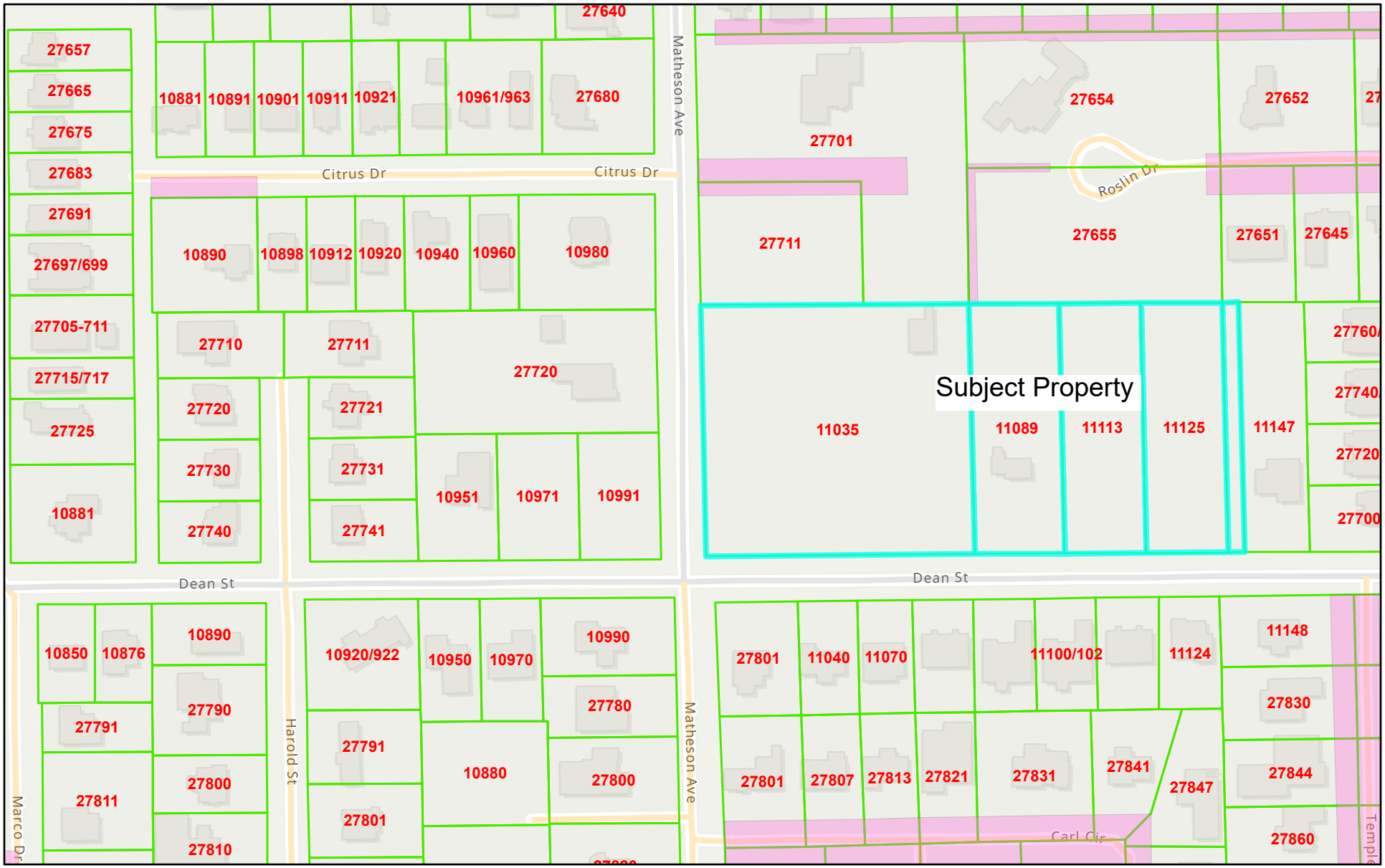
Other Roads

Parcels Near

*Also see Sketch and Description and Master Plan

This map is NOT a legal land survey and should not be used or relied upon as such.
No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

11035 Dean Street RPD
Exhibit IV-C Existing Easement and R-O-W Maps



10/16/2023, 2:58:04 PM

Parcels

Easements

Roads Maintained By

Non-County Maintained

City of Bonita Springs

City Limits

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

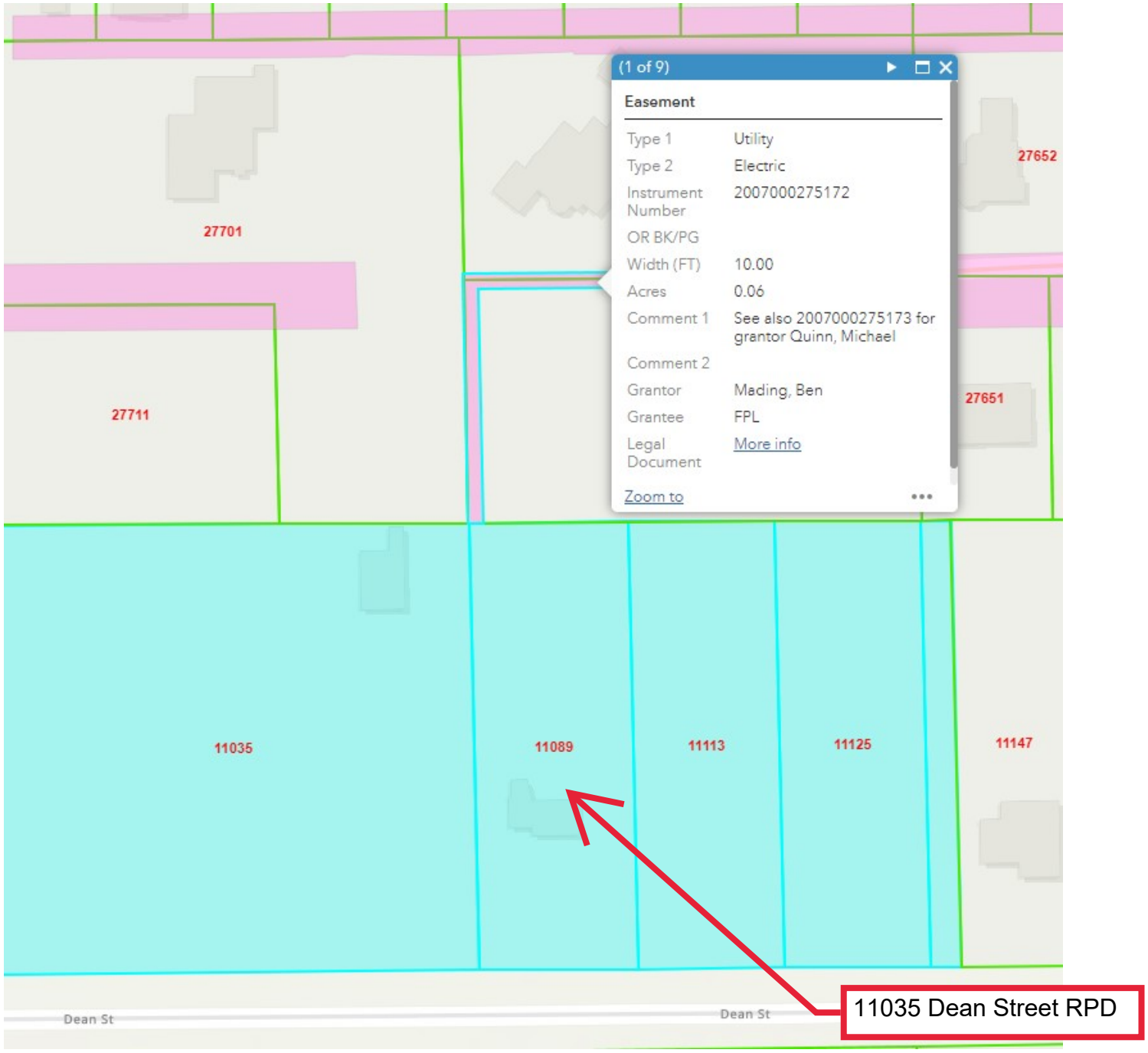
Esri Community Maps Contributors, University of South Florida, County of Collier, County of Lee, FL, FDEP, © OpenStreetMap, Microsoft, Esri, HERE,

Lee County GIS

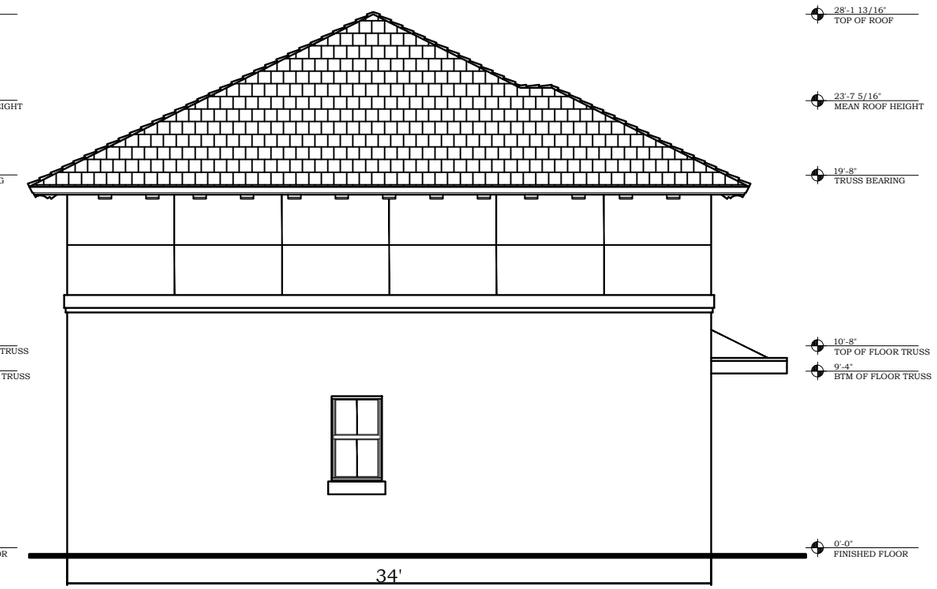
This map is for informational purposes only.

*Also see Sketch and Description and Master Plan

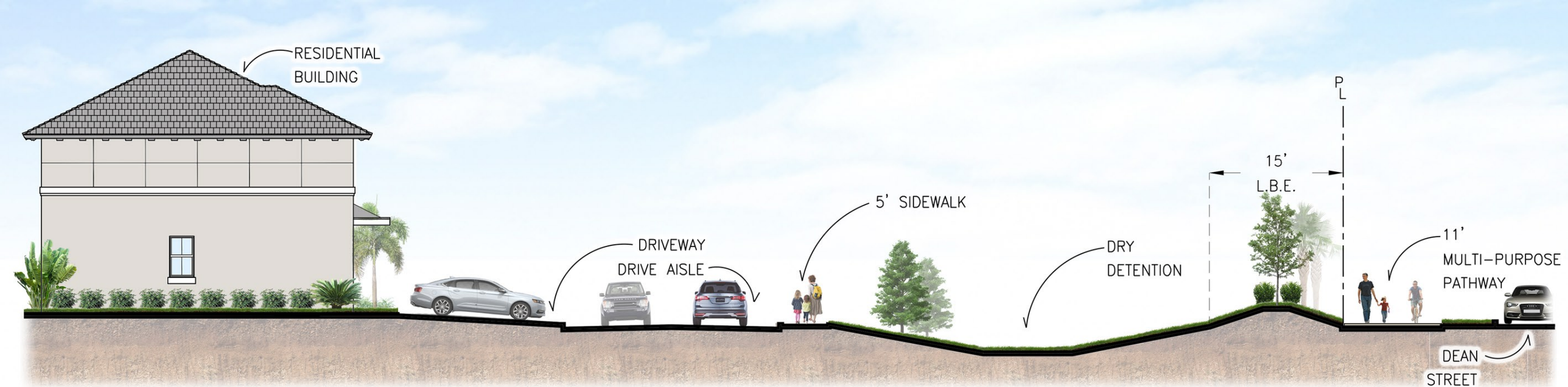
11035 Dean Street RPD
Exhibit IV-C Existing Easement and R-O-W Maps

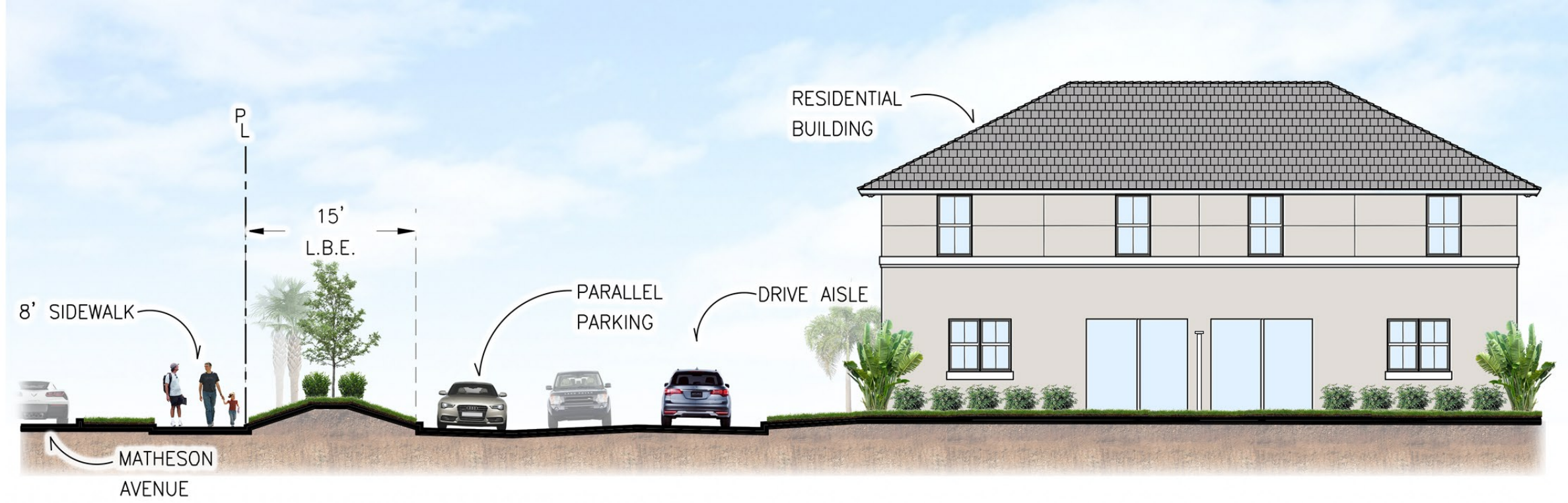


28'-1 13/16"
TOP OF ROOF
23'-7 5/16"
MEAN ROOF HEIGHT
19'-8"
TRUSS BEARING
10'-8"
TOP OF FLOOR TRUSS
9'-4"
BTM OF FLOOR TRUSS
0'-0"
FINISHED FLOOR
16'-10"
20'-8"
16'-10"
54'-4"


28'-1 13/16"
TOP OF ROOF
23'-7 5/16"
MEAN ROOF HEIGHT
19'-8"
TRUSS BEARING
10'-8"
TOP OF FLOOR TRUSS
9'-4"
BTM OF FLOOR TRUSS
0'-0"
FINISHED FLOOR
34'

28'-1 13/16"
TOP OF ROOF
23'-7 5/16"
MEAN ROOF HEIGHT
19'-8"
TRUSS BEARING
10'-8"
TOP OF FLOOR TRUSS
9'-4"
BTM OF FLOOR TRUSS
0'-0"
FINISHED FLOOR


RESIDENTIAL
BUILDING
DRIVEWAY
DRIVE AISLE
5' SIDEWALK
DRY
DETENTION
15'
L.B.E.
P
L
11'
MULTI-PURPOSE
PATHWAY
DEAN
STREET


RESIDENTIAL
BUILDING
P
L
15'
L.B.E.
8' SIDEWALK
PARALLEL
PARKING
DRIVE AISLE
MATHESON
AVENUE

11035 Dean Street RPD

Exhibit IV-I
Conceptual Water Management

A written description of the surface water management plan that includes:

a. The runoff characteristics of the property in its existing state.

Runoff generally flows from north to the south, into the abutting Dean Street and Matheson Ave right-of-ways, and eventually discharges into Oak Creek.

b. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies, including how drainage flows from adjacent properties will be maintained.

The proposed water management system will consist of dry detention/retention (or combination of both) to treat and attenuate the 25 yr storm event prior to discharging into the abutting right-of-way. Water quality treatment (150% of calculated SFWMD requirement) will be provided. There are no offsite flows entering the property. ICPR routing will be provided at the time of DO permitting.

c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance.

Dry detention/retention will be created and incorporated into the system. The property owner will be responsible for maintenance.

d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate.

The existing Control Elevation of this area will be maintained under the proposed development. The site does not contain natural features.

e. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.

The project is not located within a flood zone.

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

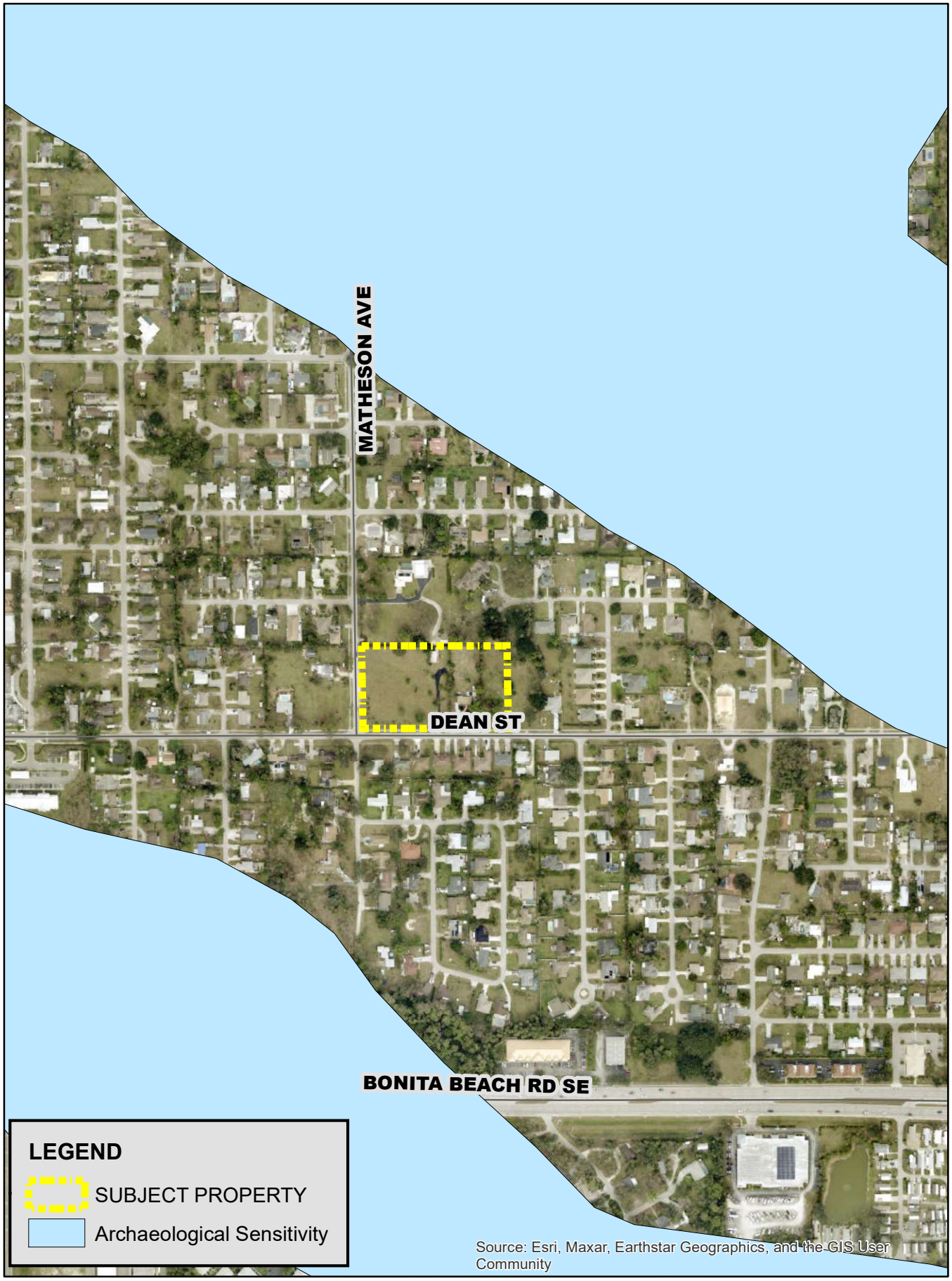
111035 Dean Street RPD
Exhibit IV-N Aerial

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

150 75 0 150 Feet

11035 Dean Street RPD
Exhibit IV-O Historical & Archaeological Map



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

575 287.5 0 575 Feet

November 8, 2023

Laura Gibson, CEP, TRAQ Certified Arborist
Environmental Specialist
City of Bonita Springs Community Development
9220 Bonita Beach Rd. Suite 109
Bonita Springs, FL 34135
(239) 444-6142
www.cityofbonitaspringsCD.org

RE: Dean Street RPD
PD23-103517-BOS_11035
Heritage Trees

Ms. Gibson,

The purpose of this letter is to provide information on the four (4) identified heritage trees on the referenced property. The locations of each heritage tree are shown on the attached Heritage Tree Exhibit. Each tree has been numbered for reference.

Heritage Tree #1:
Live Oak, Quercus virginiana
Condition: Heritage tree #1 is moderately healthy but showing signs of stress. One of the large central trunks appears to have been broken off in a storm. It has 3 cabbage palms that have grown up from its base and the largest of these are intertwined in the oaks' canopy. See photos 1 & 2.

Photo 1: View of Tree #1 showing proximity of cabbage palms.

Photo 2: View of Tree #1 showing broken trunk.

Heritage Tree #2:
Laurel Oak, Quercus laurifolia
Condition: Heritage tree #2 is stressed. The trunk and canopy of the tree are overwhelmed with native and non-native climbing vines. The vines are choking out the canopy and the tree's leaves are showing stress through yellowing and dropping. See photo 3.

Photo 3: View of Tree #2 showing extent of climbing vines.

Heritage Tree #3

Live Oak, Quercus virginiana

Condition: Heritage tree #3 appears moderately healthy. Like tree # 1, it has a large cabbage palm that has grown up near its base and is intertwined in the oak's canopy. See photos 4 & 5.

Photo 4: View of Tree #3 showing proximity of the cabbage palm.

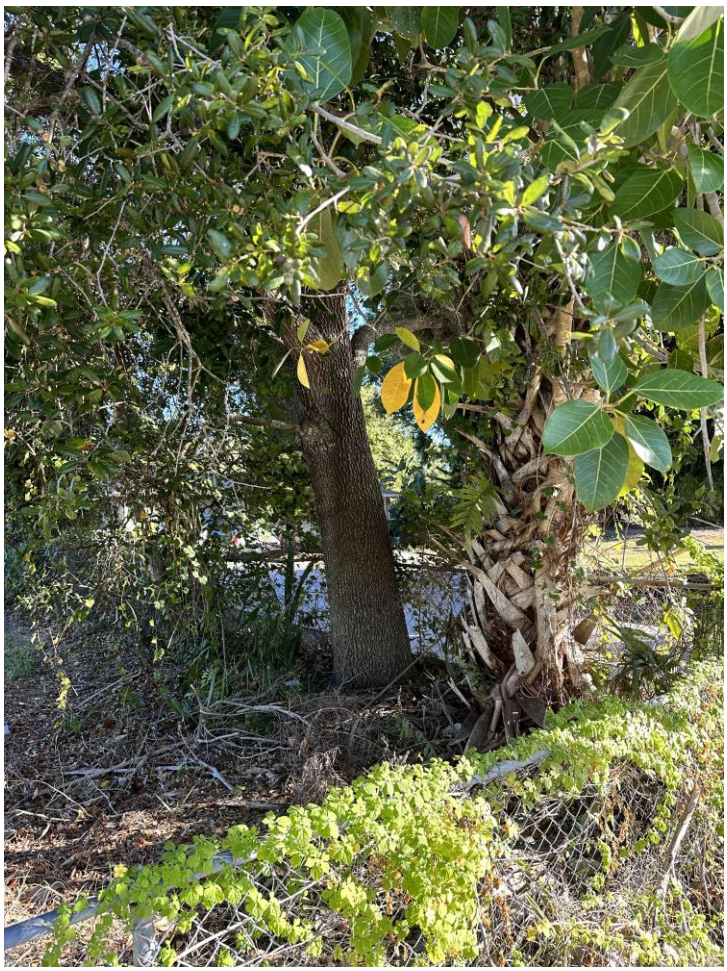


Photo 5: View of Tree #3 showing proximity of the cabbage palm.

Heritage Tree #4
Live Oak, Quercus virginiana
Condition: Heritage tree #4 is healthy. See photos 6 & 7.

Photo 6: View of Tree #4.

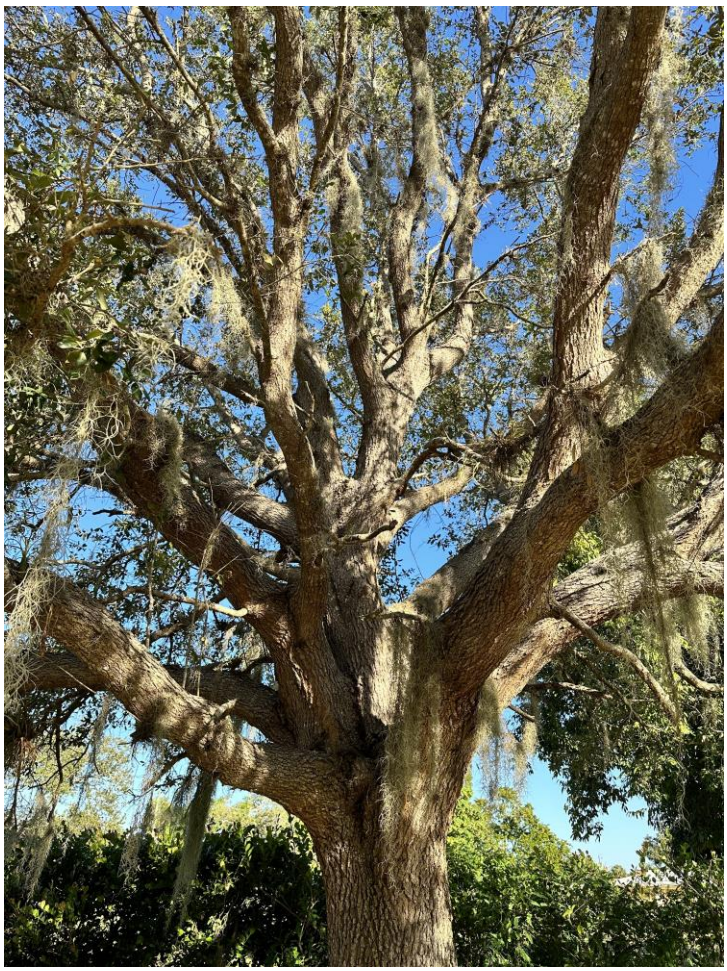
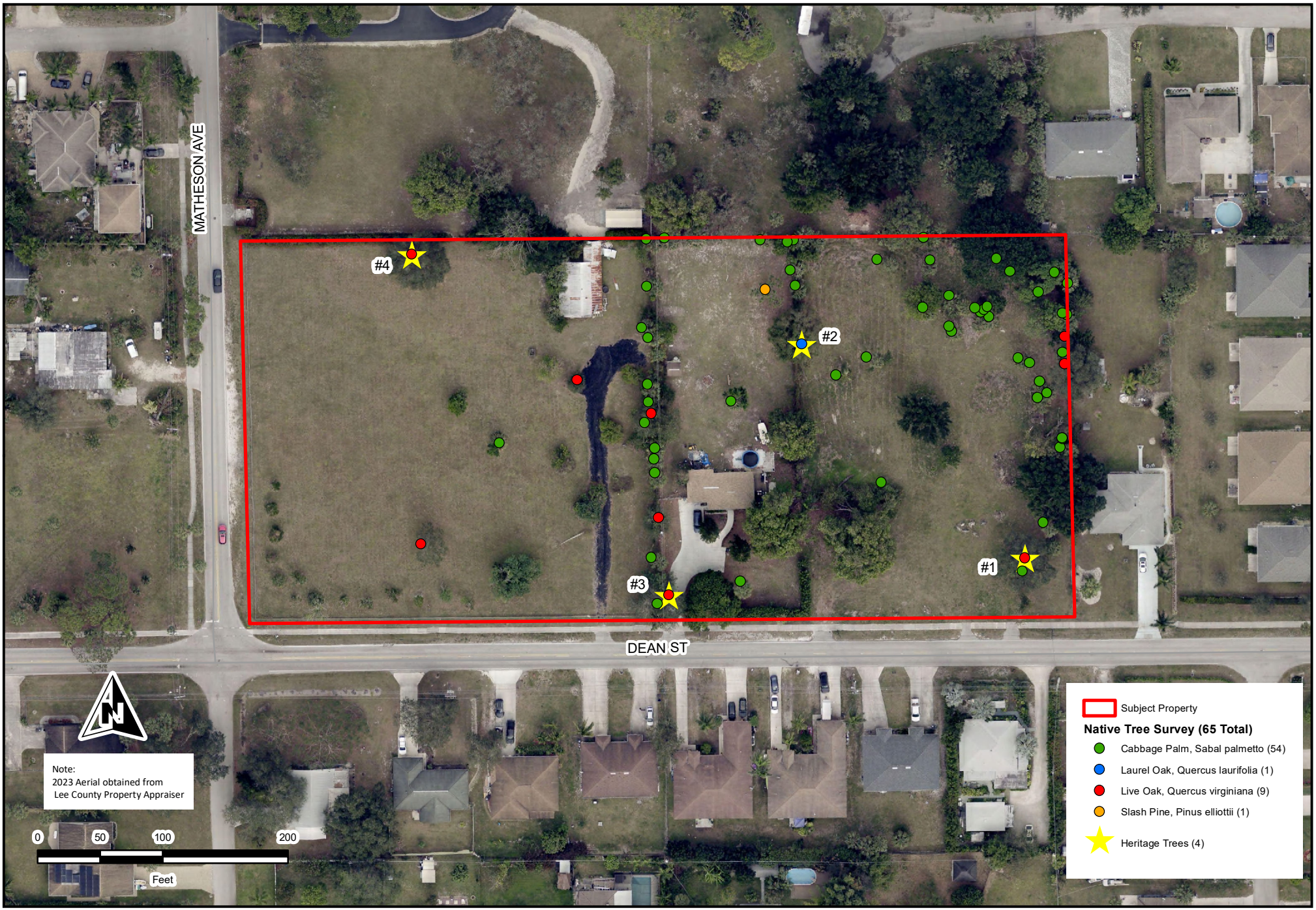


Photo 7: View of Tree #4.

Please contact me if you have any questions concerning this matter.

Sincerely,

Jeremy Sterk, CEP #16992037
Earth Tech Environmental, LLC.



G:\ETEnv Documents\PROJECTS\LEE\Dean Street Parcels\GIS\Native Tree Survey Map.mxd / 1:23:22 PM

Project	Map Type	Date
1035 Dean Street RPD Lee County, FL	Native Tree Survey	08/22/23

EARTH TECH ENVIRONMENTAL

EARTH TECH ENVIRONMENTAL, LLC • 10600 JOLEA AVENUE • BONITA SPRINGS, FLORIDA 34135 • PHONE (239) 304-0030 • FAX (239) 324-0054 • WWW.ETEFLORIDA.COM

11035 Dean Street RPD

Exhibit II-E-2 – Narrative how complies with comp plan
Exhibit IV-D – Description of proposed development

Sec. 4-295. Application.

(a) *Minimum required information for all planned development zoning applications.* Rezoning applications for planned developments must include the following information, supplemented, where necessary, with written material, maps, plans, or diagrams. Wherever this section calls for the exact or specific location of anything on a map or plan, the location must be indicated by dimensions from an acceptable reference point, survey marker or monument.

(5) *Explanation.* A narrative explanation as to how the proposed development complies with the Bonita Plan, the design standards set forth in section 4-325, and the guidelines for decision-making embodied in section 4-131.

The 4.6-acre parcel is located in the northeast quadrant of the intersection of Matheson Street and Dean Street. Access is proposed on Matheson Avenue and Dean Street. The applicant proposes to develop the property with up to 24 duplex type structures for a maximum of 48 dwelling units which will be under condominium ownership or common ownership. The applicant has termed this type of dwelling a two-family attached Villa. The application includes a definition as part of the schedule of uses for the two-family attached villas. The property is designated Medium Density Residential on the Future Land Use Map for the City of Bonita Springs. The property is presently zoned TFC-2, and is largely vacant; however, one single family dwelling unit, and an accessory shed exists on the property. These structures will be demolished once the proposed RPD is approved.

The applicant desires to develop a small neighborhood of two-family villas (maximum of 48 units) which will remain in single ownership or converted to condominiums once the condo plat is approved for the property. We have crafted a definition for the two-family attached villa product for purposes of this RPD. We have provided a prototypical building elevation of a two-family villa for staff's evaluation. The intent is to create a building in which two dwelling units are located; however, they would not be located on an individual building lot.

Sec. 4-131. Zoning board standard for review.

(d) *Zoning matters.*

(3) *Findings.* Before preparing their recommendation to the city council on a rezoning, the zoning board must find that:

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

The Medium Density Residential Future Land Use Category suggests that appropriate housing types include conventional and modular single-family and duplex structures on permanent foundations. Policy 1.1.8 reads:

Policy 1.1.8: Medium Density Residential - Intended to accommodate areas with a mix of single-family, duplex and town homes residential development at a maximum density of up to 11.6 dwelling units per gross acre and approximately 1,056 acres of gross land area in the land use category; group homes and foster

Q. Grady Minor and Associates, LLC
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

care facilities; public schools and other public, semi-public and recreational uses on a limited basis.

a. *Appropriate residential housing types include conventional and modular constructed single-family and duplex structures on permanent foundations.*

b. *As an alternative to a duplex structure, and in order to encourage dispersing affordable housing throughout the community, one accessory dwelling, such as a garage apartment or accessory apartment, may be located on a single lot occupied by one single-family structure, provided development of the lot remains within the maximum allowable density. Conditions on accessory dwelling units may be required within the Land Development Regulations to prevent over crowding and to ensure compatibility.*

c. *Maximum allowable height of structures shall be 55 feet from the base flood elevation to the eaves.*

The 4.6-acre site is eligible for up to 53 dwelling units at the allowable 11.6 du/ac density. The proposed 48 dwelling units equates to a density of 10 du/ac which is consistent with Policy 1.1.8 of the Future Land Use Element.

While the proposed structures do not technically meet the LDC definition of a single-family home or duplex because they are not located on a single lot, but rather a parcel of land under common ownership, we believe the proposed structures will be indistinguishable from a structure meeting the technical definition and function of a duplex. The definition of duplex is below.

> ***Duplex means a single, freestanding, conventional building on a single lot, designed for two dwelling units under single ownership, or wherein each dwelling unit is separately owned or leased but the lot is held under common ownership.***

Our proposed definitions are provided below and will limit the maximum structure size to two attached dwelling units and provides for condominium ownership or common ownership.

> ***Two Family Attached Villa:***
> ***For purposes of this RPD, a two-family attached villa dwelling is defined as a building which contains two dwelling units; however, each unit is not located on a separate lot of record, but rather multiple two-family structures may be located on a single land parcel under condominium ownership or common ownership.***

This product is similar in style and character to a two-family attached or duplex structure and is consistent with the City of Bonita Springs Comprehensive Plan. Policy 1.1.4 provides the ability for the City to determine that other uses not specifically listed within a land use

category are permitted where they are similar in character, intensity and impacts to those listed. Policy 1.1.4 reads:

Policy 1.1.4: Allowable Uses - The listing of appropriate land uses in each of the individual land use categories identifies those uses generally expected to be appropriate. However, other uses which are similar in character, intensity and impacts to those listed may also be deemed to be appropriate.

The proposed two family attached villa product is similar in character to a duplex and is of the same intensity as the proposed density is within the allowable density for the Medium Density Residential Future Land Use Category.

The proposed RPD is also consistent with the Housing Element of the Bonita Springs Comprehensive Plan. The Bonita Springs Plan in Goal 1 of the Housing Element indicates that the City will provide opportunities for a variety of housing types to meet the diverse needs of the existing and future residents of the City. The RPD will provide for up to 48 dwelling units consisting of two family attached villas and will provide for the alternative dwelling type for condominium or common ownership.

The RPD is consistent with the Transportation Element of the Bonita Springs Comprehensive Plan. The Traffic Impact Statement concludes that there are no LOS issues resulting from the proposed 48 dwelling units; therefore, the RPD is consistent with the Transportation Element.

The property has been previously cleared and currently has a single-family residence and accessory shed on the property. The property is not within a coastal flood zone. The Coastal/Conservation Management Element, Capital Improvements Element, Recreation/Open Space Element, and Intergovernmental Coordination Element are not applicable to this RPD request.

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

There are no performance or locational standards for the proposed use. The proposed uses are to be sited in a compatible manner with the surrounding community but taking into account the relationship with the adjacent roads.

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

No TDR's or affordable housing bonus density units have been requested. The proposed 48 dwelling units are consistent with the 11.6 dwelling units per acre permitted in the Medium Density Residential Future Land Use Category and the existing TFC-2 zoning.

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

The surrounding area is residential consisting of single family and duplex structures which are similar in character with the type of units proposed within the RPD.

e. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development;

The traffic impact statement (TIS) submitted with this application confirms the proposed uses will not have an adverse impact on roadway capacity and all impacted roadway links will continue to operate at acceptable levels of service.

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

The site was previously cleared for residential use. No indigenous area remains.

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

Acknowledged. Please see applicant responses to Section 4-299 PD criteria included in this exhibit IV-D.

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

Acknowledged. Public facilities are proximate to the site and water and sewer service are provided by Bonita Springs Utilities.

Chapter 4-325 Consistency

The RPD as proposed is in compliance with the General Standards for Planned Developments found in Chapter 4-325.

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

As discussed in the Chapter 4—295 analysis, the project is consistent with the Bonita Springs Comprehensive Plan, and proposes a density less than the maximum density allowed by the plan.

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

Except as approved by deviation, the planned development is designed and will be consistent with applicable City regulations in effect at the time of Development Order approval.

The applicant is proposing a single deviation from the LDC as part of the RPD zoning. LDC 4-299 (a) (4) states: If the application includes a schedule of deviations pursuant to section 4-326, the zoning board's recommendation must approve, approve with modification or reject each requested deviation based upon a finding that each item:

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

The proposed deviation relates to the minimum building separation requested for the two-family villas. In a RPD, the LDC prescribes building separation based on one-half the height of the proposed structures. The applicant is proposing to establish their own development standards for the site with a minimum building separation of 10' between the structures. The proposed standard will allow development consistent with the proposed master concept plan. The project will remain in either single ownership or condominium ownership and will have a homeowner's association. The site is being designed to have a master water management system, perimeter landscape buffer and internal common recreational amenity. The proposed 10' building separation meets all building and fire code criteria for Bonita Springs. This 10' building separation has been utilized successfully for other Bonita projects.

The proposed reduction in building separation will promote the general intent of the LDC and protect the public health, safety and welfare of the community.

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

The MCP identifies the areas to be developed for residential uses consistent with the Land Development Code and Comprehensive Plan. A sidewalk currently exists on Dean Street. The RPD proposes landscape buffers on the north and east property boundaries, which exceeds the LDC requirements since no buffer is required by the LDC.

d. The tract or parcel shall have access to existing or proposed roads:
   (1) In accordance with chapter 3 and as specified in the Bonita Plan traffic circulation element or the official trafficways map of the county;
   (2) That have either sufficient existing capacity or the potential for expanded capacity to accommodate both the traffic generated by the proposed land use and that traffic

expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season, except where higher levels of service on specific roads have been established in the Bonita Plan; and

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

Primary project access will be via Matheson Avenue and Dean Street. No LOS roadway issues result from the project.

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

The nearest Lee Tran stops are located west of the project on Old 41 Road. One stop is located south of Dean Street near Tennessee Street and the other north of Dean Street at Kentucky Street. A pedestrian connection to each transit stop is existing via the sidewalk on Old 41 Road.

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

The proposed RPD will not create hazards to persons or property off-site. The site has been previously cleared and the resulting construction for the proposed dwelling units will be typical for other development sites within the City.

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

There are no known archeological sites on the property. The site has been previously developed and there are no native vegetation communities remaining on the site.

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

The site has been designed to utilize open spaces for aesthetics and function. The buffers will provide a more natural vegetative separation from the surrounding residential areas. The dry detention areas will be designed to provide for the

required stormwater management function which can also be used for human and pet recreational use during the dry season. Additional water tolerant trees will be planted in the detention areas located in the northeast and northwest areas of the site.

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

The site has been designed to have no impact on surrounding uses. Building heights, setbacks and placement of open space areas are utilized to reduce any negative impacts. Also, fewer curb cuts along Dean Street and Matheson Avenue result from the proposed development than if platted as conventional lots.

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

The applicant is proposing minimum unit size for each unit that is based in part on comparable sale and rental rates in the vicinity of the proposed RPD. In searching the duplex type units available in the vicinity, unit sizes vary considerably, and units are available from 500 square feet to almost 1,600 square feet. This variation in unit sizes largely depends on whether the unit has studio, 1- bedroom, or 2 or more bedrooms in the unit.

The RPD proposes units having a minimum of 1,100 square feet. This size is generally consistent with many other units in the vicinity and the unit size is not in itself a determining factor for compatibility.

The RPD also proposes to provide landscape buffers, and on-site common recreational facilities, which is not offered for any other duplex type property in the area. The site will also be designed with a modern and functional stormwater management system, unlike surrounding properties.

The proposed two family attached villas are consistent with the definition of compatibility as described in the LDC and Bonita Springs Comprehensive Plan. The proposed dwelling units will coexist in a stable manner without directly or indirectly negatively impacting nearby uses.

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

The RPD as proposed is in compliance with the General Standards for Planned Developments found in Chapter 4-325. More specifically, the applicant has addressed 4-325(k) below.

The residential use is compatible with the surrounding developed single family and duplex dwellings in the general area.

Pursuant to LDC 4-325 (k), a planned development that is surrounded by existing development that is more than 20% of the residential density must describe the design emphasis that will be used to separate and mutually protect the planned development and its environment.

As analyzed in the application, the proposed Dean St. RPD is proposing to construct a maximum of 48 two-family attached villa dwelling units. This equates to a density of approximately 10 dwelling units per acre and is below the Bonita comprehensive plan allowable density of 11.6 dwelling units per acre. The surrounding areas are also permitted a maximum density of 11.6 dwelling units an acre under the Bonita Comprehensive Plan; however, the existing subdivisions have been constructed with public streets and infrastructure at a density of approximately 6 dwelling units an acre. While this density is greater than 20% of that proposed, the planned development has been thoughtfully planned and designed to fit seamlessly into the neighborhood consistent with LDC 4-325 (k).

First, the dwelling unit type proposed are defined as two-family attached villas, similar in character to the surrounding duplex and single-family homes. Staff has agreed that the proposed dwelling unit types are comparable to the surrounding development type.

The site has been designed to place project drive aisles internal to the site, while the dwelling units abut the northern and eastern property boundaries. While not required by code, the property owner has provided a 5-foot-wide landscape buffer along the northern and eastern RPD boundaries which will provide a visual screen between the proposed dwellings and existing and planned homes to the north and east. The conceptual plan has also identified two dry detention areas that will be planted with water tolerant tree species to further enhance the buffer and visual screening between the RPD and nearby homes. The applicant is proposing that staff include in the RPD zoning ordinance a buffer condition. We have drafted a condition for staff's consideration.

<u>Draft Buffer Condition:</u>

At the time of development order approval, the applicant must provide a buffer plan for the northern and eastern 5'wide buffers that will include canopy trees a minimum of 12' in height of the time of planting and spaced 20 feet on center. Further, the two dry detention areas located in the northwest and northeast area of the MCP shall each be planted with a minimum of three trees that are water tolerant. Buffer and dry detention tree options are:

Buffers:
Oaks
Mahogany

Gumbo Limbo
Green Buttonwood
Slash Pine
Royal Palm

Detention Areas:
Cypress
Red Maple

The proposed development regulations limit the building heights to 35 feet which is substantially lower than the 55 feet height limit in the plan and which is consistent with the allowable heights for the existing duplex and single-family structures in the surrounding area. The project will provide a minimum of 40% open space, compared to 0% open space for duplexes in conventional zoning districts. All other residential projects outside of a planned development must provide only 35% open space compared to the RPD's proposed 40% open space. The open spaces proposed will consist of buffers, green spaces between buildings, internal amenity area, and dry detention surface water management areas.

The proposed dry detention system for surface water management will provide a modern code compliant water management system. This system will be designed to collect, store and then discharge water from the site at a controlled discharge rate. The water management system must be reviewed and approved by the South Florida Water Management District in accordance with the stringent criteria in the Applicant's Handbook, Volume I. The site today has no water management system and water discharges uncontrolled from the site to surrounding properties and rights of way. Development of the property will provide an improvement to surface water management for the areas immediately surrounding the property.

The RPD also proposes to provide parking to meet code required parking in a combination of garage, driveway and on-site parallel parking. While some neighboring residents have suggested that residents will not utilize the provided parking facilities, the project will be under control of either a single owner entity or homeowners' association which will regulate the number of persons and vehicles per unit, as well as where vehicles may be parked. Parking will not be a compatibility issue for the RPD and will be in compliance with the requirements of the LDC.

The project has utilized a professional traffic engineer to analyze the impact of vehicular traffic on the surrounding roadways. Because the unit types are most similar to duplex units, the TIS guidelines utilize multifamily trip generation standards for comparative purposes. The proposed RPD will generate fewer vehicle trips than if single family homes were constructed in the project. The site also proposes two points of ingress/egress, one point of ingress and egress each to Matheson Avenue and Dean Street. This results in a safer design for pedestrians rather than having to contend with individual driveways backing into the respective rights of way which would occur for duplexes or single-family homes constructed on conventional lots. This also reduces the number of curb cuts that

would impose upon Dean Street or Matheson Avenue with individual conventional homes.

The proposed RPD when viewed in the context of the surrounding development is compatible with the neighboring community and has gone above code to ensure that the unit types, project buffers, open space, development regulations, water management system and onsite parking more than address the greater density proposed for the RPD than existing in the immediately surrounding area.

The project has also been analyzed under LDC 4-299 (a) (2) which requires that City Council find that the project meets the following guidelines:

a. The proposed use or mix of uses is appropriate at the subject location;
b. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
c. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

The proposed use of the site for development of two-family attached villas is appropriate for this location. The area has been developed with both single family detached and attached duplex (two-family villa) uses. The density is consistent with that permitted under the Bonita Springs Comprehensive Plan.

Staff and the applicant have proposed conditions for the RPD which are sufficient to address safeguards for the public interest. Development standards are proposed which will ensure that the proposed two-family villas are of similar heights to the surrounding area, and the landscape buffer condition will assure that there is ample separation from surrounding uses. The conditions are related to the impact of placing the two family uses in proximity to other similar uses.

The Bonita Springs comprehensive plan provides for the proposed density. The plan encourages providing alternate housing types. the proximity to the Bonita Springs Elementary School and Old 41 Redevelopment Area as well as the location at the intersection of two major collector roadways make the site ideal for the type of unit and density proposed for the RPD.

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

The project is approximately 4.6 acres in size, and it is not practical to create subunits. The site will be designed with internal sidewalks and sidewalk connections to Matheson Avenue and Dean Street.

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

Buffers will be provided as identified on the MCP.

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

The proposed density is within the range for both the existing future land use category and TFC-2 zoning. The proposed structures are similar to a two-family attached/duplex type unit; however, they are proposed to be commonly owned or as condominiums. The dwellings will be limited to 2-stories in height and will have the scale for a typical two-family attached/duplex type unit.

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

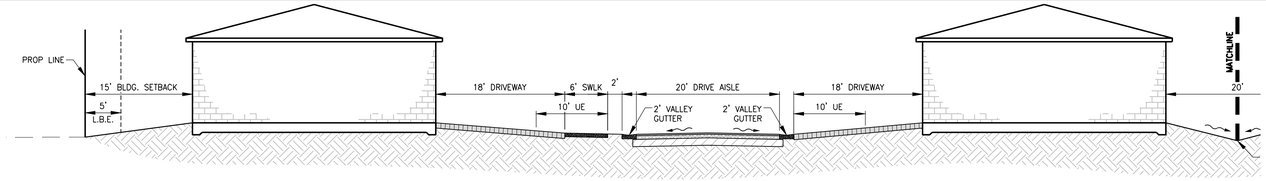
Parking will be provided at a ratio consistent with the required parking in the Land Development Code. The required parking will be adequate to prevent spilling over of parking onto adjacent properties.

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

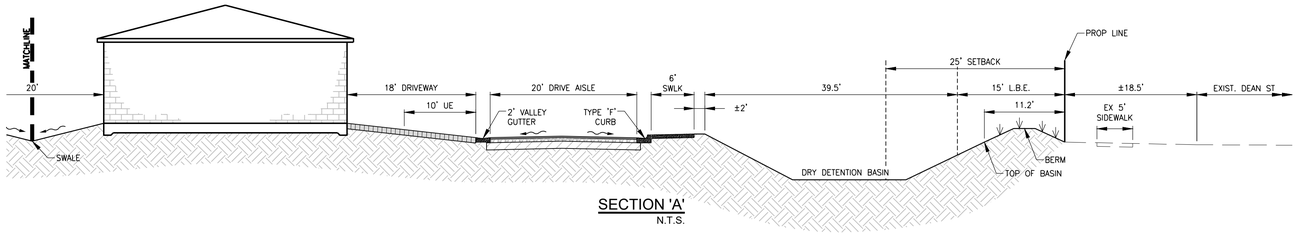
This standard is not applicable.

q. Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

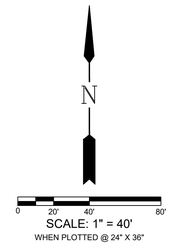
The Developer will establish the signage, architecture and planting schedule which will insure internal consistency.

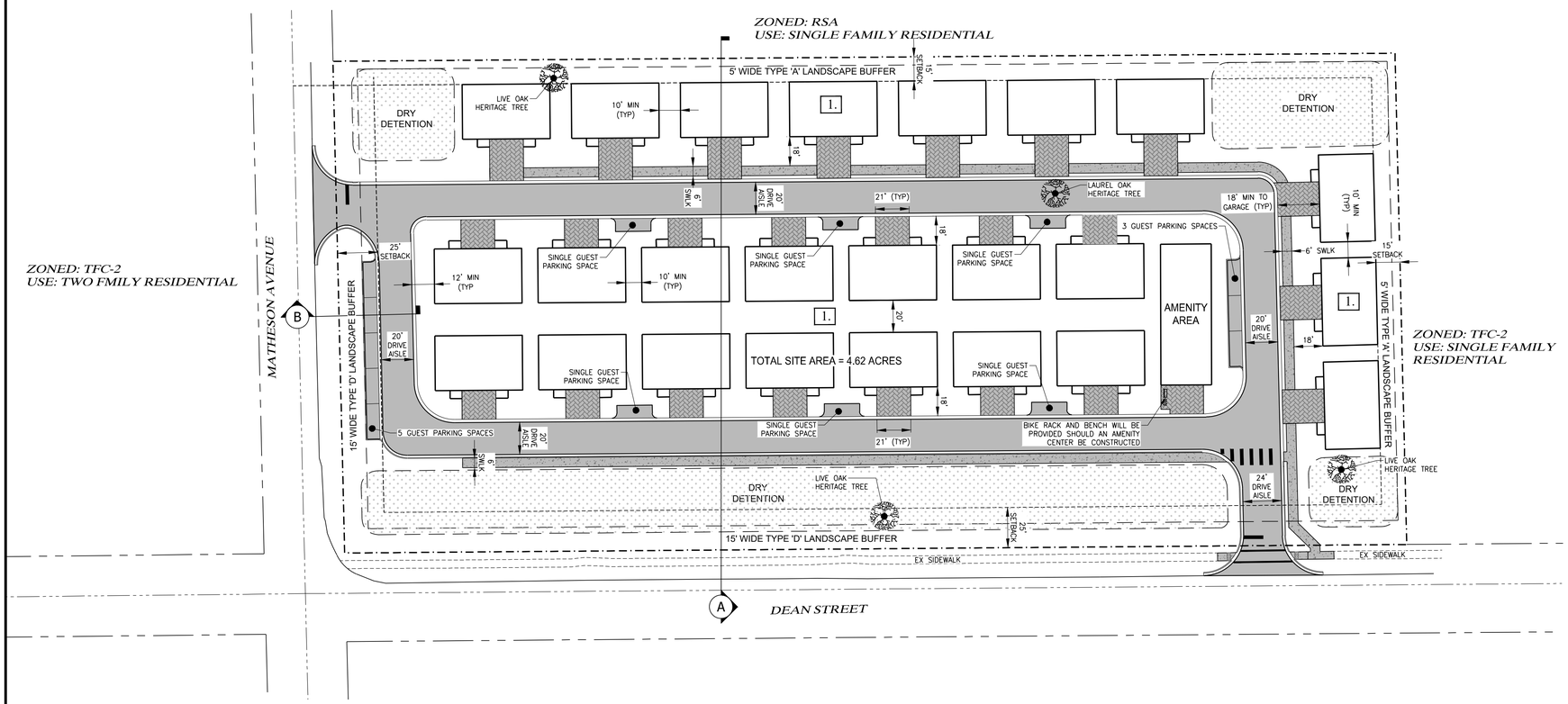


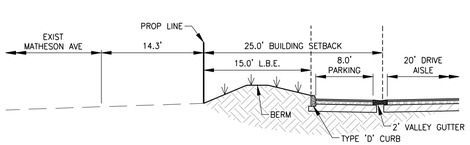
SECTION 'A'
N.T.S.



SECTION 'A'
N.T.S.







SECTION 'B'
N.T.S.

SITE SUMMARY

PLAN DESIGNATION:	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING DESIGNATION:	TFC-2
EXISTING LAND USE:	RESIDENTIAL
PROPOSED ZONING DESIGNATION:	11035 DEAN STREET RPD
GROSS AREA:	4.62± ACRES
MAXIMUM DWELLING UNITS:	48 UNITS
STRAP NUMBERS:	36-47-25-B4-00064.0000, 36-47-25-B4-00064.0010, 36-47-25-B4-00062.0000, 36-47-25-B4-00063.0000 AND 36-47-25-B4-00065.0000
STREET ADDRESS:	11089, 11113, 11125 AND 11035 DEAN STREET

INDIGENOUS PRESERVE:

REQUIRED: 0
PROVIDED: 0

OPEN SPACE:

REQUIRED: 1.85± ACRE (4.62± ACRE X 0.40)
PROVIDED: 1.85± ACRE

DEVELOPMENT REGULATIONS:

MINIMUM UNIT SIZE: 1,100 S.F.

MINIMUM AREA DIMENSION:
MINIMUM LOT AREA: N.A.
MINIMUM LOT DEPT: N.A.
MINIMUM LOT WIDTH: N.A.

MINIMUM BUILDING SETBACKS:

INTERNAL DRIVEWAY (AS MEASURE FROM THE EOP):	12 FEET (18 FEET TO FACE OF GARAGE)
STREET/FRONT (MATHESON AVE. AND DEAN ST.):	25 FEET
PROJECT PERIMETER (NON-STREET):	15 FEET
ACCESSORY STRUCTURES (SIDE AND REAR):	5 FEET
REAR:	N/A (SEE PROJECT PERIMETER AND BUILDING SEPARATION STANDARDS)

MINIMUM BUILDING SEPARATION: 10 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

MINIMUM OPEN SPACE: 40% ENTIRE RPD

*ALL UNITS MUST BE UNDER SINGLE OWNERSHIP OR CONDOMINIUM OWNERSHIP

SCHEDULE OF USES:

RESIDENTIAL
TWO-FAMILY VILLA (ATTACHED) *
ACCESSORY USES AND STRUCTURES
ESSENTIAL SERVICES
PARKING LOT, ACCESSORY (MAY INCLUDE CARPORTS OR ENCLOSED GARAGES)
RECREATIONAL FACILITIES, PERSONAL; PRIVATE ON-SITE
SIGNS

* FOR PURPOSES OF THIS RPD, A TWO-FAMILY VILLA IS DEFINED AS A BUILDING WHICH CONTAINS TWO DWELLING UNITS; HOWEVER, EACH UNIT IS NOT LOCATED ON A SEPARATE LOT OF RECORD, BUT RATHER MULTIPLE TWO-FAMILY VILLA STRUCTURES MAY BE LOCATED ON A SINGLE LAND PARCEL UNDER CONDOMINIUM OWNERSHIP OR COMMON OWNERSHIP.

DEVIATION

1. RELIEF FROM LDC SEC. 4-741(D)(4), PROPERTY DEVELOPMENT REGULATIONS, WHICH ADDRESSES A MINIMUM BUILDING SEPARATION OF ½ THE SUM OF THE BUILDING HEIGHTS, OR 20 FEET, WHICHEVER GREATER TO INSTEAD PERMIT THE TWO-FAMILY VILLA DWELLINGS TO BE A MINIMUM SEPARATION OF 10'. (APPLIES TO ENTIRE RPD)

PARKING:

REQUIRED: 106 SPACES (48 UNITS @ 2 SPACE/UNIT + 10%)

PROVIDED: 110 (FINAL SPACE COUNT TO BE SHOWN AT TIME OF DEVELOPMENT ORDER)

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES.

LEGEND

Revision	Date	Description	By

DESIGNED BY: QGMA
DRAWN BY: C.J.R.
APPROVED: D.W.A.
JOB CODE: DSMFDO
SCALE:

GradyMinor
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

11035 DEAN STREET RPD

EXHIBIT IV.E
MASTER CONCEPT PLAN
REVISED SEPTEMBER 11, 2024

MUNICIPALITY: BONITA SPRINGS
SEC/TWNSHP/RNG: 36/27S/25E
DATE: OCTOBER 2023
SUBMITTAL TYPE: PD REZONE
SHEET 1 OF 1

G:\PLANNING\PROJ - PLANNING\DSMFDO DEAN STREET MULTI-FAMILY (P023-10.3517-B03)\DRAWINGS\DSMFDO - MCP-REZ.DWG 9/11/2024 1:02 PM

11035 Dean Street RPD

Property Development Regulations

Development of this RPD will comply with the following Property Development Regulations:

Minimum Unit Size: 1,100 S.F.

Minimum Area Dimension:

Minimum Lot Area:	N.A.
Minimum Lot Dept:	N.A.
Minimum Lot Width:	N.A.

Minimum Building Setbacks:

Internal Driveway (as Measured from the EOP):	12 feet (18 feet to face of garage)
Street/Front (Matheson Avenue and Dean Street):	25 feet
Project perimeter (non-street):	15 feet
Accessory structures (side and rear):	5 feet
Rear:	N.A. (See project perimeter and building separation standards)

Minimum Building Separation: 10 feet

Maximum Building Height: 35 feet

Minimum Open Space: 40% entire RPD

*All units must be under single ownership or condominium ownership

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor and Associates, LLC
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

11035 Dean Street RPD

Exhibit IV-G
Schedule of Uses

Permitted Uses:

- Residential
  - Two-family Villa (attached) *
- Accessory uses and structures
- Essential services
- Parking lot, accessory (may include carports or enclosed garages)
- Recreational facilities, personal; private on-site
- Signs

* For purposes of this RPD, a two-family villa is defined as a building which contains two dwelling units; however, each unit is not located on a separate lot of record, but rather multiple two-family villa structures may be located on a single land parcel under condominium ownership or common ownership.

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor and Associates, LLC
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

11035 Dean Street RPD

Exhibit IV-H – Deviations and Justifications

1. Deviation 1 seeks relief from LDC Sec. 4-741(d)(4), Property Development Regulations, which addresses a minimum building separation of ½ the sum of the building heights, or 20 feet, whichever greater to instead permit the two-family villa dwellings to be a minimum separation of 10'.

   Justification:
   In order to achieve the proposed site layout with the two points of ingress and egress, the applicant is proposing the 10' separation as the minimum. The 10' separation will meet all building and life safety codes and will permit adequate space for required site infrastructure such as drainage facilities and landscaping.

   Minimum separation of buildings. **Unless otherwise specified, where there are two or more principal buildings on a development tract, the minimum separation of buildings shall be one-half of the sum of their heights, or 20 feet, whichever is greater.**

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

11035 Dean Street RPD Rezone

Pre-Submittal Neighborhood Meeting

The pre-submittal Neighborhood Meeting was advertised and scheduled for May 1, 2023, 5:30 PM at the Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL. Notification letters were mailed to adjacent property owners within 1,000 feet of the subject property on April 5, 2023 and an advertisement was published in the News-Press April 6, 2023.

Meeting Summary

The meeting discussed a residential plan development rezoning and preliminary plans for a duplex-based rental community. The site is zoned TFC-2, which allows for two-family residential and duplex dwellings, and the comprehensive plan allows for a maximum of 44 units on the site. The plan includes landscape buffers along the perimeter of the project, and the property offers garage and driveway parking for each unit, along with some internal parallel parking spaces. Concerns were raised about traffic impact, the need for sidewalks and crossing guards, and the potential for parking issues. The developer will refine their plans accordingly as they move through the process, and the project will be evaluated by the city for minimum code standards.

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

0005650679 / FNP-0000001673

The News-Press
media group
news-press.com A GANNETT COMPANY

RECEIVED
MAY 06 2023
Q. Grady Minor
& Associates, P.A.

Attn:
Q. GRADY MINOR & ASSOCIATES, P
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

State of Wisconsin, County of Brown:
Before the undersigned authority personally appeared
K Allen, 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 NEIGHBORHOOD MEETING In compliance wi Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held May 1, 202

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 :

04/06/2023

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 6th of April 2023, by legal clerk who is personally known to me.

K Allen
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 NEIGHBORHOOD MEETING

In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held May 1, 2023, 5:30 p.m. at the Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135. The Neighborhood Meeting will provide general information regarding a proposed rezone from the TFC-2 Zoning District to a Residential Planned Development to allow a maximum of 44 residential dwelling units. The subject 3.75+/- acre property (STRAP Number 36-47-25-B4-00065.0000, 36-47-25-B4-00064.0000, 36-47-25-B4-00064.0010) is located at 11035, 11089 and 11113 Dean Street in Section 36, Township 47 South, Range 25 East, Bonita Springs, Florida. If you have questions, please contact Sharon Umpenhour with Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumpenhour@gradyminor.com or phone: 239-947-1144. Project information is posted online at www.gradyminor.com/planning. Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Meeting is for informational purposes, it is not a public hearing.

AD # 5650679 Apr 6, 2023

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

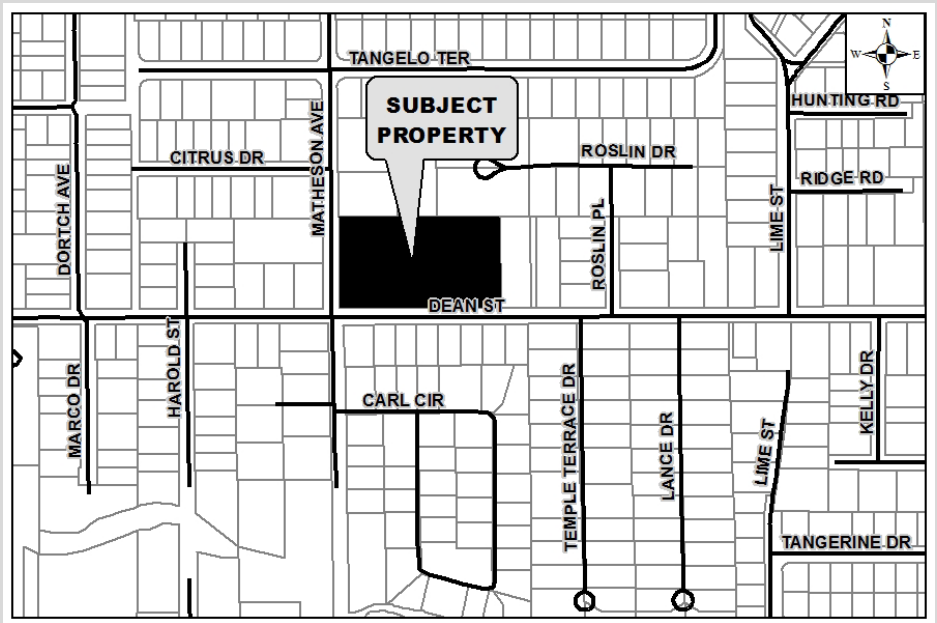
NOTICE OF NEIGHBORHOOD MEETING

In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC) a Neighborhood Meeting will be held **May 1, 2023, 5:30 p.m.** at **Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135**.

The Neighborhood Meeting will provide general information regarding a proposed rezone from the TFC-2 Zoning District to a Residential Planned Development to allow a maximum of 44 residential dwelling units.

The subject 3.75+/- acre property (STRAP Number 36-47-25-B4-00065.0000, 36-47-25-B4-00064.0000, 36-47-25-B4-00064.0010) is located at 11035, 11089 and 11113 Dean Street in Section 36, Township 47 South, Range 25 East, Bonita Springs, Florida.

If you have questions, please contact Sharon Umpenhour with Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumpenhour@gradyminor.com or phone: 239-947-1144. Project information is posted online at www.gradyminor.com/planning. Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Meeting is for informational purposes, it is not a public hearing.

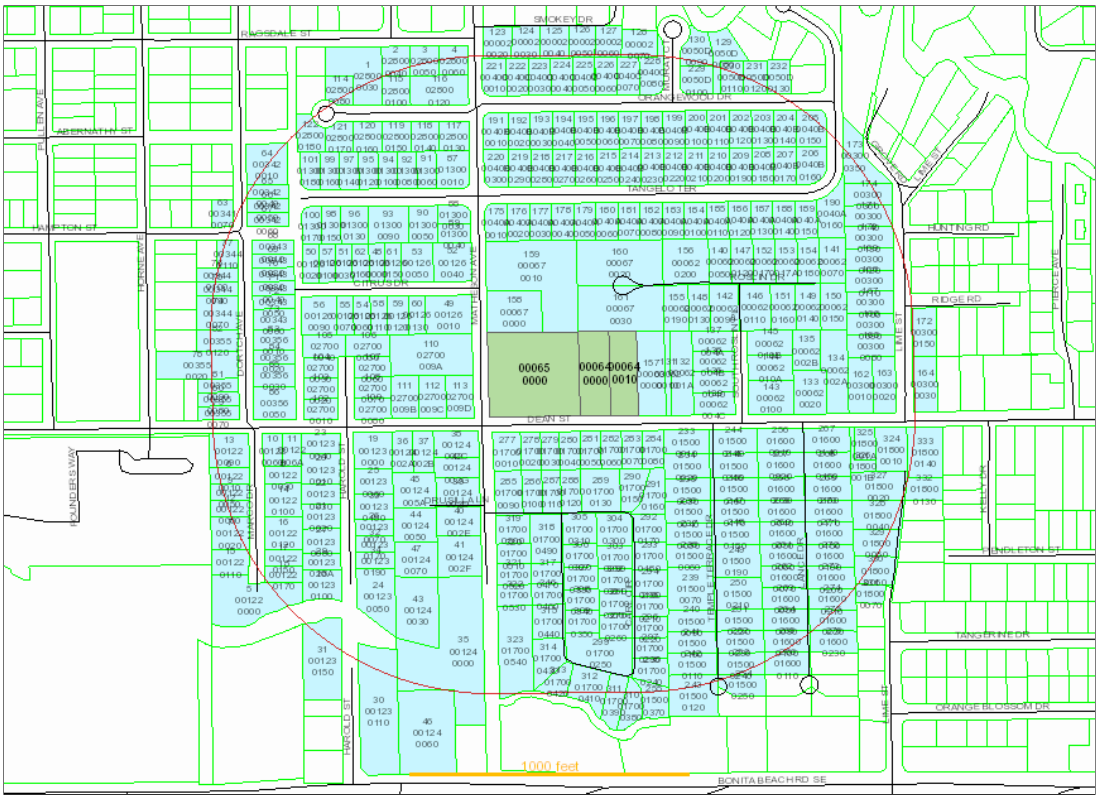


PROJECT INFORMATION
GRADYMINOR.COM/PLANNING

Project Location Map

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 ● Fax. 239-947-0375
EB 0005151 ● LB 0005151 ● LC 26000266
www.gradyminor.com



Date of Report: March 27, 2023

Buffer Distance: 1000 feet Rerun

Parcels Affected: 333

Subject Parcels: **36-47-25-B4-00064.0000, 36-47-25-B4-00064.0010, 36-47-25-B4-00065.0000**

To change, add or remove subject parcels please change the parcel selection in GeoView

Click here to download the map image, mailing labels (Avery 5161) and CSV formatted information.

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
MICHAILIDIS AVRAAM 10910 RAGSDALE ST BONITA SPRINGS FL 34135	**35-47-25-B2-02800.0030** 10910 RAGSDALE ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LOT 28 OR 3584 PG 4024 AKA LOTS 4+5+9 UNREC ARMSTRONGS REPLAT	1
LANE JOHN STEPHEN & 10940 RAGSDALE ST BONITA SPRINGS FL 34135	**35-47-25-B2-02800.0040** 10940 RAGSDALE ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LOT 28 FR NE COR LOT 28 AKA LOT 3 UNREC ARMSTRONGS REPLAT	2
BARNES AMANDA TR 10960 RAGSDALE ST BONITA SPRINGS FL 34135	**35-47-25-B2-02800.0050** 10960 RAGSDALE ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 28 DESC IN OR 1323 PG 2313 AKA LOT 2 UNREC ARMSTRONGS REPLAT	3
DEVITO BRITTANY + 10980 RAGSDALE ST BONITA SPRINGS FL 34135	**35-47-25-B2-02800.0060** 10980 RAGSDALE ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LT 28 THE E 129 FT OF AKA LOT 1 UNREC ARMSTRONGS REPLAT	4
ALLEN CHARLES CARROLL IV & 27870 MARCO DR BONITA SPRINGS FL 34135	**35-47-25-B3-00122.0000** 27870 MARCO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PORT OF LOT 22 AS DESC IN INST#2006000325414 + 2006000325415 LESS RD R/W	5
MELEO ALBERT JOSEPH TR 27790 MARCO DR BONITA SPRINGS FL 34135	**35-47-25-B3-00122.0010** 27790 MARCO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC.35 PB 3 PG 27 LOT PT.22	6
JVM HOUSING INC 660 TAMIAMI TRL N STE 38 NAPLES FL 34102	**35-47-25-B3-00122.0020** 27820/822 MARCO DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LT 22 S 120 FT OF N 420 FT OF W 165 FT	7
DOWDAL LESLIE & DEBORAH 27791 MARCO DR BONITA SPRINGS FL 34135	**35-47-25-B3-00122.0030** 27791 MARCO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC.35 PB 3 PG 27 PT.LOT 22	8
HILL MARCELLA ANNE TR 27800 MARCO DR BONITA SPRINGS FL 34135	**35-47-25-B3-00122.0050** 27800 MARCO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 22 DESC IN OR 1297 PG 1217 AKA LOT 7 BERT J RUSS UNREC	9
MARZOT GIOVANNI S 1425 MAIN ST CONCORD MA 01742	**35-47-25-B3-00122.0060** 10850 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS SEC.35 PB 3 PG 27 W 70FT OF E 140FT OF N 120FT OF LOT 22	10

STRICKLER CRAIG M TR 10876 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-00122.006A** 10876 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 22 DESC IN OR 1297 PG 0460	11
WILSON WILLIAM TYLER 27810 MARCO DR BONITA SPRINGS FL 34135	**35-47-25-B3-00122.0080** 27810 MARCO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 LOT PT 22	12
KUPERMAN AMY F 10826 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-00122.0090** 10826 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 22 AS DESC IN INST# 2011000117506 AKA LOTS 1 + 2 BONILEE PARK UNREC	13
TUTKO MYRON + MARTHA 27811 MARCO DR BONITA SPRINGS FL 34135	**35-47-25-B3-00122.0100** 27811 MARCO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 22 DESC IN OR 532/721 + OR 400/57	14
FROMM FREDERICK E + 10450 SWEM ST NE ROCKFORD MI 49341	**35-47-25-B3-00122.0110** 27840 MARCO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LT 22 OR 615 PG 116 + OR 671 PG 843	15
ADAMS THOMAS D L/E PO BOX 1773 BONITA SPRINGS FL 34133	**35-47-25-B3-00122.0120** 27821 MARCO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 22 TH S 120 FT OF	16
YOUNG MATTHEW STEPHEN 27841 MARCO DR BONITA SPRINGS FL 34135	**35-47-25-B3-00122.0150** 27841 MARCO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LT 22 AS DESC IN OR 1833 PG 2075 LESS S 60 FT DESC IN INST 2005-102675	17
RUSH TERRANCE L & MARY L 27851 MARCO DR BONITA SPRINGS FL 34135	**35-47-25-B3-00122.0170** 27851 MARCO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LT 22 AS DESC IN INST 2005-102675	18
COTTRELL WINTHROP S & 10920 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-00123.0000** 10920/922 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 LOT 23 AKA LOTS 17+18	19
PALMER PAUL W & RENEE LYNNE 27790 HAROLD ST BONITA SPRINGS FL 34135	**35-47-25-B3-00123.0010** 27790 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 LOT 23 S 110 FT OF N 185 FT OF W 140 DES OR 2251/1424	20
AMANO SERVICES LLC 18 SCHINDLER WAY LIVINGSTON NJ 07039	**35-47-25-B3-00123.0020** 27810 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 S 90FT OF N 345 OF W 140FT LT 23 AKA LT 5 + N1/2 LT 6	21
GASPAR AUGUSTO 10210 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00123.0030** 27800 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 LOT 23 S 70 FT OF N 255 FT OF W 140 FT	22
SEILER LAURA ANNE + 6627 GIGI DR FLOWERY BRANCH GA 30542	**35-47-25-B3-00123.0040** 10890 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 LT 23 W 140 FT OF N 75 FT	23
KOLLAK FRANK J 27294 PATRICK ST BONITA SPRINGS FL 34135	**35-47-25-B3-00123.0050** 27861 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS SEC.35 PB 3 PG 27 LOT PT 23	24
GIORDANO JOSEPH 52 BERRY ST FRAMINGHAM MA 01702	**35-47-25-B3-00123.0060** 27791 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS SEC.35 PB 3 PG 27 LOT PT.23	25
MARTIN JOAN A TR DAN Z MARTIN PO BOX 10711 BEDFORD NH 03110	**35-47-25-B3-00123.0070** 27821/823 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 LOT PT 23	26
ALICEA SOORAJNIE TR 27830 HAROLD ST BONITA SPRINGS FL 34135	**35-47-25-B3-00123.0080** 27830 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 LOT PT 23	27
D PIZZUTI LLC 308 SPIDER LILY LN NAPLES FL 34119	**35-47-25-B3-00123.0100** 27860 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS SEC.35 PB 3 PG 27 LOT PT.23	28
BASDEO ALVIN 27830 HAROLD ST BONITA SPRINGS FL 34135	**35-47-25-B3-00123.010A** 27840 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 23 DESC IN OR 1331 PG 0064 AKA LOT 8	29
D PIZZUTI LLC 308 SPIDER LILY LN NAPLES FL 34119	**35-47-25-B3-00123.0110** 27899 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 30 FT N OF SE COR TH N LESS INST#2007000298359	30
PIZZUTI LLC 308 SPIDER LILLY LN NAPLES FL 34119	**35-47-25-B3-00123.0150** 27890 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 LOT PT 23 SEC 35	31
SANTIAGO IVAN PO BOX 1624 BONITA SPRINGS FL 34135	**35-47-25-B3-00123.0170** 27837/839 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 LOT PT.23 DESC IN OR 4386 PG 943	32
FUENTES ARTURO & SYLVIA 27801 HAROLD ST BONITA SPRINGS FL 34135	**35-47-25-B3-00123.0180** 27801 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 LOT PT 23	33
VANDERHORST FAMILY FOUNDATION 13830 WILLISTON WAY NAPLES FL 34119	**35-47-25-B3-00123.0190** 27849 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27	34

		LOT PT 23 DESC IN OR 4386 PG 946	
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS FL 33902	**35-47-25-B3-00124.0000** 27880 MATHESON AVE BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 LOT 24 LESS RD R/W + PAR 24.001 THRU 24.0060	35
KRATOCHVIL KAMIL 10950 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-00124.002A** 10950 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LT 24 DESC OR1755 PG 1440 LESS .002B+.002C	36
FUJIHARA MARIA + 10970 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-00124.002B** 10970 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LT 24 DESC 1755 PG 1440 LESS .002A+.002C	37
KENNEY JERRI M 10990 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-00124.002C** 10990 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LT 24 OR 1755 PG1440 LES.002A+.002B+002G	38
HAMEL MARK B & 27800 MATHESON AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00124.002D** 27800 MATHESON AVE BONITA SPRINGS FL 34135	PARL IN SE 1/4 BONITA FARM LYING IN LOT 24 DESC IN OR 1793 PG 3656	39
WALKER DIANA MARIE 27820 MATHESON AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00124.002E** 27820 MATHESON AVE BONITA SPRINGS FL 34135	PARL IN SE 1/4 BONITA FARM LYING IN LOT 24 DESC IN OR 1793 PG 3658	40
DONOVAN ALAN G PO BOX 990284 NAPLES FL 34116	**35-47-25-B3-00124.002F** 27846 MATHESON AVE BONITA SPRINGS FL 34135	THE E 165 FT OF THE S 145 FT OF THE N 525 FT OF LOT 24 BONITA FARMS AS DESC IN PB 3 PG 27	41
RENDE PERRY 27780 MATHESON AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00124.002G** 27780 MATHESON AVE BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PTL+24 DESC OR 1834 PG 2406	42
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS FL 33902	**35-47-25-B3-00124.0030** 27860 MATHESON AVE BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 DESC IN OR 1342 PG 0335 PB 3 PG 27 PT LOT 24	43
ALLN1 PROPERTIES INC 13307 4TH ST FORT MYERS FL 33905	**35-47-25-B3-00124.0050** 10885 DRUSILLA LN BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 24 DESC IN OR 1875 PG 3051	44
ALLN1 PROPERTIES INC 13307 4TH ST FORT MYERS FL 33905	**35-47-25-B3-00124.005A** 10880 DRUSILLA LN BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 24 DESC IN OR 1895 PG 2841	45
D PIZZUTI LLC A FLORIDA LLC 308 SPIDER LILY LN NAPLES FL 34119	**35-47-25-B3-00124.0060** 10950 BONITA BEACH RD SE BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 N 330 FT OF S 360 FT LOT 24 LESS E 125FT LESS INST# 2007000324669	46
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS FL 33902	**35-47-25-B3-00124.0070** ACCESS UNDETERMINED BONITA SPRINGS FL	THE W 165 FT OF THE S 125 FT OF THE N 525 FT OF LOT 24 BONITA FARMS AS DESC IN PB 3 PG 27	47
FERNANDEZ ANDRES PO BOX 367773 BONITA SPRINGS FL 34136	**35-47-25-B3-00126.0000** 10921 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT OF LOT 26 THE E	48
HAMICI HAKIM & LOTFIA TR 10980 CITRUS DR BONITA SPRINGS FL 34135	**35-47-25-B3-00126.0010** 10980 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 S 1/2 LOT 26 SEC 35 LESS	49
COOK RADFORD S & 17 BRIGHT ST TORONTO ON M5A 3H5 CANADA	**35-47-25-B3-00126.0020** 10881 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS SEC.35 PB 3 PG 27 PT.LOT 26	50
BRAND MIRIAM S 10901 CITRUS DR BONITA SPRINGS FL 34135	**35-47-25-B3-00126.0030** 10901 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS SEC.35 PB 3 PG 27 PT.LOT 26 DESC IN OR 4412/4848 LESS OR 4461/4719	51
ALTHAUS GERHARD & NELLI TR 7327 MILL POND CIR NAPLES FL 34109	**35-47-25-B3-00126.0040** 27680 MATHESON AVE BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 26	52
KELLOGG MARVIN D & PO BOX 408 LONGVILLE MN 56655	**35-47-25-B3-00126.0050** 10961/963 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS SEC.35 PB 3 PG 27 PT.LOT 26	53
MURPHY MICHAEL J 10912 CITRUS DR BONITA SPRINGS FL 34135	**35-47-25-B3-00126.0060** 10912 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 26 DESC OR 1340 PG 1516	54
TREJO RAYMOND 10898 CITRUS DR BONITA SPRINGS FL 34135	**35-47-25-B3-00126.0070** 10898 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 S1/2 LOT 26	55
FREITAG HEIKO ADOLF & 1110 LITTLE HARBOR DR DEERFIELD BEACH FL 33441	**35-47-25-B3-00126.0090** 10890 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LT 26 + VAC ST	56
UNKNOWN HEIRS OF 10891 CITRUS DR BONITA SPRINGS FL 34135	**35-47-25-B3-00126.0100** 10891 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS BLK.35 PB 3 PG 27 LOT PT 26	57

KURKOWSKI CARL & 10920 CITRUS DR BONITA SPRINGS FL 34135	**35-47-25-B3-00126.0110** 10920 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 LT PT 26 S1/2 BEG 250FT E OF SW COR	58
MEJIA SAMUEL VASQUEZ & 10940 CITRUS DR BONITA SPRINGS FL 34135	**35-47-25-B3-00126.0120** 10940 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 BEG PT 310 E OF SW CRN LT 26 BONITA FARMS #1 E 80 FT N 165 W 80 S 165	59
HAMICI HAKIM & LOTFIA 595 99TH AVE NORTH NAPLES FL 34108	**35-47-25-B3-00126.0130** 10960 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 LOT PT 26 SEC 35	60
TREBINO FREDERICK 3400 NORTH RD NORTH FORT MYERS FL 33917	**35-47-25-B3-00126.0150** 10941/943 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT OF LOT 26 DESC OR 1723 PG 1057	61
NASH BART WESTBROOK & 10911 CITRUS DR BONITA SPRINGS FL 34135	**35-47-25-B3-00126.0160** 10911 CITRUS DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 26 DESC IN OR 4461/4719	62
COLD OAKS LLC 10421 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00341.0070** 27640 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 41 PB 3 PG 26 PT LTS 7 + 8 E 1/2 LOTS 7 + 8	63
MAINO LLC 7432 BRISTOL CIR NAPLES FL 34120	**35-47-25-B3-00342.0010** 27601 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK.42 PB 3 PG 26 LOTS 1 2 + 3	64
MANJARREZ OSCAR DEL TORO 27625 DORTCH AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00342.0040** 27625/627 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 42 PB 3 PG 26 LOT 4	65
MARTIN JOAN A TR MARTIN DAN Z PO BOX 10711 BEDFORD NH 03110	**35-47-25-B3-00342.0050** 27633/635 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 42 PB 3 PG 26 LOT 5	66
SARABIA SERGIO + 24311 STILLWELL PKWY BONITA SPRINGS FL 34135	**35-47-25-B3-00342.0060** 27641/643 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 42 PB 3 PG 26 LOT 6	67
DEARCIA OLGA + 27657 DORTCH AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00343.0010** 27657 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 43 PB 3 PG 26 LOT 1	68
CERNA ZAVALA MARIO ANTONIO + 27665 DORTCH AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00343.0020** 27665 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 43 PB 3 PG 26 LOT 2	69
LIN XIU QIN 27161 EDENBRIDGE CT BONITA SPRINGS FL 34134	**35-47-25-B3-00343.0030** 27675 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 43 PB 3 PG 26 LOT 3	70
CHAVES-NIEVES AIXA O 27683 DORTCH AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00343.0040** 27683 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 43 PB 3 PG 26 LOT 4	71
SAINT FLEUR GINETTE + 27691 DORTCH AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00343.0050** 27691 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 43 PB 3 PG 26 LOT 5	72
KNAPP DONA K + 859 CASSENA RD NAPLES FL 34108	**35-47-25-B3-00343.0060** 27697/699 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 43 PB 3 PG 26 LOT 6 + PT VAC STS	73
DURBIN JUDITH C 27698 DORTCH AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00344.0070** 27698 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 44 PB 3 PG 26 LOTS 7 8	74
ORTIZ-BARCENAS OFELIO & 27682 DORTCH AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00344.0090** 27682 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 44 PB 3 PG 26 LOT 9	75
RUBIO ELENO + 19362 PINE GLEN DR FORT MYERS FL 33967	**35-47-25-B3-00344.0100** 27674/676 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 44 PB 3 PG 26 LOT 10	76
ALVARADO MARCOTULIO SANTOS & 27666 DORTCH AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00344.0110** 27666 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 44 PB 3 PG 26 E 1/2 LOTS 11 + 12	77
CAROLINA ST HOMES LLP 1320 RAIL HEAD BLVD UNIT 6 NAPLES FL 34110	**35-47-25-B3-00355.0020** 27715 HORNE AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 55 PB 3 PG 26 LOTS 2 + 3 + 10 + 11	78
CRUZ-SANTIAGO AGUSTINA 10821 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-00355.0070** 10821 DEAN ST BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 55 PB 3 PG 26 LOT 7	79
DIAZ-DIAZ ALFONSO 27740 DORTCH AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00355.0080** 27740 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 55 PB 3 PG 26 LOT 8	80
RICHARDS JEANNINE H 27732 DORTCH AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00355.0090** 27732 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 55 PB 3 PG 26 LOT 9	81
PEREZ JORGE ABEL CHAVEZ & 27708 DORTCH AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00355.0120** 27708/710 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK.55 PB 3 PG 26 LOT 12 + OR 503 PG 827	82
BONITO PROPERTY LLC 5962 CAROL CT BONITA SPRINGS FL 34134	**35-47-25-B3-00356.0010** 27705-711 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 56 PB 3 PG 26 LOT 1	83

PATELLA MARTHA 11 6TH ST BONITA SPRINGS FL 34134	**35-47-25-B3-00356.0020** 27715/717 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 56 PB 3 PG 26 LOT 2	84
JORDANEK CHRISTOPHER J 27725 DORTCH AVE BONITA SPRINGS FL 34135	**35-47-25-B3-00356.0030** 27725 DORTCH AVE BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 56 PB 3 PG 26 LOT 3 + N 30 FT OF LOT 4	85
MORRO JOHN & MARINA G 10881 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-00356.0050** 10881 DEAN ST BONITA SPRINGS FL 34135	BONITA SPRINGS BLK 56 PB 3 PG 26 LOTS 5 + 6 + SLY 20 FT LOT 4	86
KAESER JOHN & TOTH MARIA M 27550 MATHESON AVE BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0010** 27550 MATHESON AVE BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOTS 1 + 2	87
BELOVIN SCOTT TR 21090 COSENZA CT ESTERO FL 33928	**35-47-25-B3-01300.0030** 10990 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 3	88
MILLER RYAN P & CLARE E 27640 MATHENSON AVE BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0040** 27640 MATHESON AVE BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 4	89
EMER SHERRI A + 10960 TANGELO TER BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0050** 10960 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 5 + TH E 1/2 OF LOT 7	90
MARTIN THOMASA J 10961 TANGELO TER BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0060** 10961 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 6	91
GORENFLO RICHARD S JR 10941 TANGELO TER BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0080** 10941 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 8	92
SCOTT JENNIFER M L/E 10920 TANGELO TER BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0090** 10920 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 9 + W 1/2 OF LOT 7 + E 40 FT OF LOT 11	93
NIKESCH ALEXANDER & XIAXI 10921 TANGELO TER BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0100** 10921 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 10	94
BEJIN GRANT + 10911 TANGELO TER BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0120** 10911 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 12	95
YOUNG CURTIS L & FAYE 10900 TANGELO TER BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0130** 10900 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 13 + W 30 FT OF LOT 11	96
HARRISON CHERYL A 10901 TANGELO TER BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0140** 10901 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 14	97
SORENSEN JULIA + 10890 TANGELO TER BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0150** 10890 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 15	98
WATKINS RHONDA J 10891 TANGELO TER BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0160** 10891 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 16	99
STEFANKO RICHARD M & 10880 TANGELO TER BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0170** 10880 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 17	100
ALONSO JOSE 10881 TANGELO TER BONITA SPRINGS FL 34135	**35-47-25-B3-01300.0180** 10881 TANGELO TER BONITA SPRINGS FL 34135	TANGELO TERRACE PB 17 PG 63 LOT 18	101
RIVERA FERNANDO LUIS JR 27740 HAROLD ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.0010** 27740 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 AKA LOT 1 DEAN MANOR UNREC	102
THIRY SARA A 27730 HAROLD ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.0020** 27730 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 LOT PT 22 THE N 75 FT OF	103
JUAN DOMINGO PABLO & 27911 WASHINGTON ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.0030** 27720 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 DESC OR 2446/1485 AKA LOT 3 DEAN MANOR	104
OPTEYNDT JOHN PAUL M & 27710 HAROLD ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.0040** 27710 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG27 LT 25 N 80 FT OF W 155 FT AKA LT 4 DEAN MANOR	105
COLOMBO SAMUEL & JACINTA 2109 FRIENDLY SHORES DR TULLY NY 13159	**35-47-25-B3-02700.0050** 27711 HAROLD ST BONITA SPRINGS FL 34135	BONITA FRAMS PB 3 PG 27 FR SW COR LOT 25 TH N AKA LOT 5 DEAN MANOR	106
FITZGERALD SHANNON 27721 HAROLD ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.0060** 27721 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LT 25 AKA LOT 6 DEAN MANOR	107
SAMSON JOHN III 27731 HAROLD ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.0070** 27731 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS SEC 35 PB 3 PG 27 PT LOT 25 DESC IN OR 1297 PG 1224	108
MATEO MATEO MIGUEL & 27741 HAROLD ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.0080** 27741 HAROLD ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 FR SW COR LOT 25 RUN E	109

LELEU FREDERIC 27720 MATHESON AVE BONITA SPRINGS FL 34135	**35-47-25-B3-02700.009A** 27720 MATHESON AVE BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 NORTHERLY 150 FT OF EAST 1/2 OF LOT 25 DESC IN INSTRUMENT 2019000274326 AS PARCEL A	110
KNIGHT JENNIFER ANNE 10951 DEAN ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.009B** 10951 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 A PORTION OF THE EAST 1/2 OF LOT 25 DESC IN INSTRUMENT 2019000274326 AS PARCEL B	111
MOURICK BARBARA D 11031 CHERRY ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.009C** 10971 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 A PORTION OF THE EAST 1/2 OF LOT 25 DESC IN INSTRUMENT 2019000274326 AS PARCEL C	112
MOURICK BARBARA D 11031 CHERRY ST BONITA SPRINGS FL 34135	**35-47-25-B3-02700.009D** 10991 DEAN ST BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 A PORTION OF THE EAST 1/2 OF LOT 25 DESC IN INSTRUMENT 2019000274326 AS PARCEL C	113
HIGGINSON MARK 10881 ORANGEWOOD DR BONITA SPRINGS FL 34135	**35-47-25-B3-02800.0080** 10891 ORANGEWOOD DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LT 28 AKA LOT 8 UNREC ARMSTRONGS REPLAT	114
ORNELLAS OSCAR TORRES 10941 ORANGEWOOD DR BONITA SPRINGS FL 34135	**35-47-25-B3-02800.0100** 10941 ORANGEWOOD DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LT 28 AKA LOT 10 UNREC ARMSTRONGS REPLAT	115
DIAZ ALEXEY JO 27510 MATHESON AVE BONITA SPRINGS FL 34135	**35-47-25-B3-02800.0120** 27510 MATHESON AVE BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LT 28 AKA LOTS 11+12 UNREC ARMSTRONGS REPLAT	116
MIRELES ANTONIO & 27520 MATHESON AVE BONITA SPRINGS FL 34135	**35-47-25-B3-02800.0130** 27520 MATHESON AVE BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LT 28 AKA LOT 13 UNREC ARMSTRONGS REPLAT	117
BRADSTREET DEBORAH A 10940 ORANGEWOOD DR BONITA SPRINGS FL 34135	**35-47-25-B3-02800.0140** 10940 ORANGEWOOD DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LT 28 AKA LOT 14 UNREC ARMSTRONGS REPLAT	118
BENGE TESORINA L & 10930 ORANGEWOOD DR BONITA SPRINGS FL 34135	**35-47-25-B3-02800.0150** 10930 ORANGEWOOD DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LT 28 AKA LOT 15 UNREC ARMSTRONGS REPLAT	119
WOLCOTT JOSEF & BENGE RANDI 10910 ORANGEWOOD DR BONITA SPRINGS FL 34135	**35-47-25-B3-02800.0160** 10910 ORANGEWOOD DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LT 28 AKA LOT 16 UNREC ARMSTRONGS REPLAT	120
FRIEDEL PATRICIA A 10890 ORANGEWOOD DR BONITA SPRINGS FL 34135	**35-47-25-B3-02800.0170** 10890 ORANGEWOOD DR BONITA SPRINGS FL 34135	BONITA FARMS LT 28 PB 3 PG 27 PT LT 28 AKA LOT 17 UNREC ARMSTRONGS REPLAT	121
HIGGINSON MARK 10881 ORANGEWOOD DR BONITA SPRINGS FL 34135	**35-47-25-B3-02800.0180** 10880 ORANGEWOOD DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LT 28 AKA LOT 18 UNREC ARMSTRONGS REPLAT	122
BAZAN ANTONIA 27481 MATHESON AVE BONITA SPRINGS FL 34135	**36-47-25-B1-00002.0020** 27481 MATHESON AVE BONITA SPRINGS FL 34135	TH W 134 FT OF TH S 120 FT OF TH SW 1/4 OF SW 1/4 OF NW 1/4 AKA LT 1 MACMAHON UNREC	123
MILEY CAROLYN E 11015 SMOKEY DR BONITA SPRINGS FL 34135	**36-47-25-B1-00002.0030** 11015 SMOKEY DR BONITA SPRINGS FL 34135	TH E 100 FT OF TH W 234 FT OF TH S 120 FT OF TH SW 1/4 OF TH SW 1/4 OF TH NW	124
FREIBURGER SCOTT JAMES 11025 SMOKEY DR BONITA SPRINGS FL 34135	**36-47-25-B1-00002.0040** 11025 SMOKEY DR BONITA SPRINGS FL 34135	TH E 100 FT OF TH W 334 FT OF TH S 120 FT OF TH SW 1/4 OF SW 1/4 OF NW 1/4	125
SMOKEY FLIX LLC 13609 LESINA COURT ESTERO FL 33928	**36-47-25-B1-00002.0050** 11031/035 SMOKEY DR BONITA SPRINGS FL 34135	TH E 100 FT OF TH W 434 FT OF TH S 120 FT OF TH SW 1/4 OF TH SW 1/4 OF TH NW	126
DRAKE DANA 11045 SMOKEY DR BONITA SPRINGS FL 34135	**36-47-25-B1-00002.0060** 11045 SMOKEY DR BONITA SPRINGS FL 34135	TH E 100 FT OF TH W 534 FT OF TH S 120 FT OF TH SW 1/4 OF TH SW 1/4 OF NW 1/4	127
LUNDBERG RICHARD P & 11109 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B1-00002.0070** 27498 MURAT CT BONITA SPRINGS FL 34135	TH E 130.26 FT OF TH S 115 FT OF TH SW 1/4 OF TH SW 104 OF TH NW 1/4	128
WATSON LAURA J 11131 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B1-0050D.0080** 11131 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK REPLAT BLK D PB 29 PG 73 LOT 8	129
LESKIN RUSSELL M & KAREN S 27499 MURAT CT BONITA SPRINGS FL 34135	**36-47-25-B1-0050D.0090** 27499 MURAT CT BONITA SPRINGS FL 34135	ORANGE CREEK REPLAT BLK D PB 29 PG 73 LOT 9	130

CORRADI MICHAEL K + 1308 ROSEMARY LN NAPLES FL 34103	**36-47-25-B4-00062.0010** RIGHT OF WAY BONITA SPRINGS FL	W 20 FT OF S 1/2 OF SE 1/4 OF NW 1/4 OF SW 1/4	131
ANDERSON RHODA D TR 1655 124TH AVE NW COON RAPIDS MN 55448	**36-47-25-B4-00062.001A** 11147 DEAN ST BONITA SPRINGS FL 34135	E 80 FT OF W 100 FT OF S 1/2 OF SE 1/4 OF NW 1/4 OF SW 1/4	132
SCHWAB LORI A + 11231 DEAN ST BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0020** 11231 DEAN ST BONITA SPRINGS FL 34135	TH S 180 FT OF W 120 FT OF E 200 FT OF TH S 1/2 OF SE 1/4 OF NW 1/4 OF SW 1/4	133
JIMENEZ-MEZA MARTIN TR 10761 ST LUCIA CT BONITA SPRINGS FL 34135	**36-47-25-B4-00062.002A** 11249 DEAN ST BONITA SPRINGS FL 34135	E 200 FT OF S 1/2 OF SE 1/4 OF NW 1/4 OF SW 1/4 LESS PAR 62.002 + 62.002B	134
NATIONAL EQUITY ENTERPRISES LL 10761 ST LUCIA CT BONITA SPRINGS FL 34135	**36-47-25-B4-00062.002B** 11241 DEAN ST BONITA SPRINGS FL 34135	W 100 FT OF N 150 FT OF E 200 OF S 1/2 OF SE 1/4 OF NW 1/4 OF SW 1/4	135
ALKHOUTOFF FRED & IRINA TR 4660 VIA ROMA ESTERO FL 34134	**36-47-25-B4-00062.0040** 27720/30 SOUTH ROSLIN PL BONITA SPRINGS FL 34135	N 1/2 OF S 1/2 OF E 150 FT OF W 250 FT OF S 1/2 OF SE1/4 OF NW1/4 OF SW1/4	136
ALKHOUTOFF FRED & IRINA TR 4660 VIA ROMA ESTERO FL 34134	**36-47-25-B4-00062.004A** 27760/70 SOUTH ROSLIN PL BONITA SPRINGS FL 34135	N 75 FT OF E 150 FT OF W 250 FT OF S1/2 OF SE1/4 OF NW1/4 OF SW1/4	137
ALKHOUTOFF FRED & IRINA TR 4660 VIA ROMA ESTERO FL 34134	**36-47-25-B4-00062.004B** 27740/50 SOUTH ROSLIN PL BONITA SPRINGS FL 34135	S 1/2 OF N 1/2 OF E 150 FT OF W 250 FT OF S1/2 OF SE1/4 OF NW1/4 OF SW1/4	138
ALKHOUTOFF FRED & IRINA TR 4660 VIA ROMA ESTERO FL 34134	**36-47-25-B4-00062.004C** 27700/10 SOUTH ROSLIN PL BONITA SPRINGS FL 34135	S 80 FT OF E 150 FT OF W 250 FT OF S 1/2 OF SE1/4 OF NW1/4 OF SW1/4	139
COSSETTE SUSAN + 27640 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0050** 27640 ROSLIN DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 793 PG 554	140
FREEMON DANIEL D TR 27600 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0070** 27600 ROSLIN DR BONITA SPRINGS FL 34135	BEG NE CR OF SE 1/4 OF NW 1/4 OF SW 1/4 TH S 165 FT W 95.15 FT N 165 FT E 95.5 AKA LOT 8 ROSLIN PARK UNREC	141
STOCK AMANDA 27639 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0090** 27639 ROSLIN DR BONITA SPRINGS FL 34135	THE E 105 FT OF W 275 FT OF S 165 FT OF N 330 FT OF SE 1/4 OF NW 1/4 OF SW AKA LOT 13 ROSLIN PARK	142
CRONOVICH MILAN & KATHRYN 27630 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0100** 11217 DEAN ST BONITA SPRINGS FL 34135	PARCEL IN W 464 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 AS DESC IN INST# 2018000060485 AS LOT 1	143
NGUYEN PHONG QUOC & 27741 S ROSLIN PL BONITA SPRINGS FL 34135	**36-47-25-B4-00062.010A** 27741 SOUTH ROSLIN PL BONITA SPRINGS FL 34135	PARCEL IN W 464 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 AS DESC IN INST# 2018000060485 AS LOT 2	144
PHAM THE MINH & 1330 84TH AVE N BROOKLYN PARK MN 55444	**36-47-25-B4-00062.010B** 27761 SOUTH ROSLIN PL BONITA SPRINGS FL 34135	PARCEL IN W 464 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 AS DESC IN INST# 2018000060485 AS LOT 3	145
KINGSTON SHARON M + PO BOX 1083 BONITA SPRINGS FL 34133	**36-47-25-B4-00062.0110** 27631 ROSLIN DR BONITA SPRINGS FL 34135	BEG NW COR SE 1/4 OF NW 1/4 OF SW 1/4 TH RUN S ALG W LI SD PARCEL FOR 165 FT	146
GUST CHARLOTTE ANN TR 27630 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0120** 27630 ROSLIN DR BONITA SPRINGS FL 34135	BEG 250 FT E OF NW COR OF SE 1/4 OF NW 1/4 OF SW 1/4 TH E 80 FT S 165 FT W 80	147
SHEFFIELD ROBERT J & SARAH 27645 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0130** 27645 ROSLIN DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 445 PG 598 AKA LOT 14 ROSLIN PARK	148
JENKINS JAMES DANIEL & 27611 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0140** 27611 ROSLIN DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 623 PG 587	149
KING ALEXANDER & SHELINA 27601 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0150** 27601 ROSLIN DR BONITA SPRINGS FL 34135	PARL IN SE 1/4 OF NW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 290 PG 557 AKA LOT 9 ROSLIN PARK UNREC	150
KING NEWMAN MARIVE TR 8000 VIA SARDINIA WAY ESTERO FL 33928	**36-47-25-B4-00062.0160** 27621 ROSLIN DR BONITA SPRINGS FL 34135	BEG NW COR OF SE 1/4 OF NW 1/4 OF SW 1/4 RUN S 165 FT TH E 390 FT TO POB TH E 90	151
CORDERO VINCENT F & LAURA E 27626 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0170** 27626 ROSLIN DR BONITA SPRINGS FL 34135	PARL IN SE1/4 OF NW1/4 OF SW1/4 DESC IN OR1731/3637 AKA LT 5 ROSLIN PARK	152
MEYERS DANIEL W & 27620 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.017A** 27620 ROSLIN DR BONITA SPRINGS FL 34135	PARL IN SE1/4 OF NE 1/4 OF SW 1/4 IN OR 1731 PG 3639 AKA LT 6 ROSLIN PARK	153
TORTORICE JONATHAN 2405 ROMA DR PHILADELPHIA PA 19145	**36-47-25-B4-00062.0180** 27610 ROSLIN DR BONITA SPRINGS FL 34135	BEG 490 FT E OF NW COR OF SE 1/4 OF NW 1/4 OF SW 1/4 TH E 80 FT S 165 FT W	154
STEWART DONALD S & MARGARET 27651 ROSLIN DR	**36-47-25-B4-00062.0190** 27651 ROSLIN DR	PAR IN SE1/4 OF NW1/4 OF SW1/4 DESC OR 391 PG 681	155

BONITA SPRINGS FL 34135	BONITA SPRINGS FL 34135	AKA LT 15 ROSLIN PARK	
LYNN DARON & NICOLE 27652 ROSLIN DR BONITA SPRINGS FL 34135	**36-47-25-B4-00062.0200** 27652 ROSLIN DR BONITA SPRINGS FL 34135	THE W 90 FT OF N 165 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 AKA LT 1 + 2 ROSLIN PK UNREC	156
CORRADI MICHAEL K + 1308 ROSEMARY LN NAPLES FL 34103	**36-47-25-B4-00063.0000** 11125 DEAN ST BONITA SPRINGS FL 34135	E 100 FT OF E 335.5 OF S 1/2 OF SW 1/4 OF NW 1/4 OF SW 1/4 OF SECTION	157
MOORE CHARLES R & CAROLYN M 27701 MATHESON AVE BONITA SPRINGS FL 34135	**36-47-25-B4-00067.0000** 27711 MATHESON AVE BONITA SPRINGS FL 34135	FROM W 1/4 COR RUN S ALG W LI 660.9 FT TH E 35 FT S 165.23 FT FOR POB TH S 165.23 FT TH E 328.78 FT N 165.06 FT W 328.86 FT TO POB DESC IN INST 2006-17098 LESS 2018-70434	158
MOORE CHARLES R + CAROLYN M PO BOX 1886 BONITA SPRINGS FL 34133	**36-47-25-B4-00067.0010** 27701 MATHESON AVE BONITA SPRINGS FL 34135	PARCEL IN SW 1/4 AS DESC IN INST# 2018-70434	159
SES 085 LLC 3250 BONITA BEACH RD UNIT 205-502 BONITA SPRINGS FL 34134	**36-47-25-B4-00067.0020** 27654 ROSLIN DR BONITA SPRINGS FL 34135	FROM W 1/4 COR RUN S ALG W LI 660.9 FT TH E 353.93 FT FOR POB TH E 310.89 FT S 164.9 FT TH W 310.57 FT N 165.06 FT TO POB DESC IN INST 2006-17099	160
SHELTER ISLAND HOLDINGS LLC #205-502 3250 BONITA BEACH RD SW BONITA SPRINGS FL 34134	**36-47-25-B4-00067.0030** 27655 ROSLIN DR BONITA SPRINGS FL 34135	FROM W 1/4 COR RUN S ALG W LI 660.9 FT TH E 353.93 FT S 165.06 FT FOR POB TH S 165.06 FT E 310.25 FT N 164.9 FT W 310.57 FT TO POB DESC IN INST 2006-170200	161
CAROLINA ST HOMES LLP 1320 RAIL HEAD BLVD UNIT 6 NAPLES FL 34110	**36-47-25-B4-00300.0010** 11251/53 DEAN ST BONITA SPRINGS FL 34135	BONITA PARK UNREC. OR 7 PG 563 LOT 1	162
GROTE ACQUISITION HOLDINGS LLC 701 S INDIAN CAVE RD MADISON IN 47250	**36-47-25-B4-00300.0020** 11267 DEAN ST BONITA SPRINGS FL 34135	BONITA PARK UNREC. OR 7 PG 563 LOT 2	163
MAZZOLA PROPERTIES LLC 27785 LIME ST BONITA SPRINGS FL 34135	**36-47-25-B4-00300.0030** 27785 LIME ST BONITA SPRINGS FL 34135	BONITA PARK UNREC OR 7 PG 563 LOT 3	164
RUMFELT TACEILE L & DONAL V 27734 LIME ST BONITA SPRINGS FL 34135	**36-47-25-B4-00300.0080** 27734 LIME ST BONITA SPRINGS FL 34135	BONITA PARK UNREC OR 7 PG 563 LOT 8	165
IBC FLP 10091 HIDDEN PINE LN BONITA SPRINGS FL 34135	**36-47-25-B4-00300.0090** 27716 LIME ST BONITA SPRINGS FL 34135	BONITA PARK UNREC OR 7 PG 563 LOT 9	166
HANKINS ROBERT C 2457 HODGE CIR MANNING SC 29102	**36-47-25-B4-00300.0100** 27700 LIME ST BONITA SPRINGS FL 34135	BONITA PARK UNREC OR 7 PG 563 LOT 10	167
MESSINO PAUL A 5930 GREY FOX RUN FORT MYERS FL 33912	**36-47-25-B4-00300.0110** 27684 LIME ST BONITA SPRINGS FL 34135	BONITA PARK UNREC. OR 7 PG 563 LOT 11	168
MERINO DAVID + 27664 LIME ST BONITA SPRINGS FL 34135	**36-47-25-B4-00300.0120** 27664/668 LIME ST BONITA SPRINGS FL 34135	BONITA PARK UNREC. OR 7 PG 563 LOT 12	169
QUARTUCCIO THOMAS D + 27650 LIME ST BONITA SPRINGS FL 34135	**36-47-25-B4-00300.0130** 27650 LIME ST BONITA SPRINGS FL 34135	BONITA PARK UNREC. OR 7 PG 563 LOT 13	170
JAKUBIK MICHAEL 14861 MAHOE CT FORT MYERS FL 33908	**36-47-25-B4-00300.0140** 27634 LIME ST BONITA SPRINGS FL 34135	BONITA PARK UNREC. OR 7 PG 563 LOT 14	171
PATACA RAZVAN D 11298 RIDGE RD BONITA SPRINGS FL 34135	**36-47-25-B4-00300.0150** 11298 RIDGE RD BONITA SPRINGS FL 34135	BONITA PARK UNREC. OR 7 PG 563 LOT 15	172
PENDLETON PAULA KIM 27600 GROVE RD BONITA SPRINGS FL 34135	**36-47-25-B4-00300.0350** 27600 GROVE RD BONITA SPRINGS FL 34135	BONITA PARK UNREC OR 7 PG 563 LOT 35 + AN UNNUMBERED	173
HEARTSILL DESTIN BREE & 27616 LIME ST BONITA SPRINGS FL 34135	**36-47-25-B4-00300.0360** 27616 LIME ST BONITA SPRINGS FL 34135	BONITA PARK UNREC OR 7 PG 563 LOT 36	174
ROBBINS SARA MARIE + 27601 MATHESON AVE BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0010** 27601 MATHESON AVE BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 0028 PG 0147 LOT 1	175
LAVERDE YOHANA M + 11030 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0020** 11030 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 2	176
ABERNATHIE DONALD H & 1250 ROCKWOOD FOREST DR ARNOLD MO 63010	**36-47-25-B4-0040A.0030** 11044 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 3	177
ABERNATHIE DONALD H & 1250 ROCKWOOD FOREST DR ARNOLD MO 63010	**36-47-25-B4-0040A.0040** 11060 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 4	178
JENSEN MARION I TR 11076 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0050** 11076 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK PB 28 PG 147 BLK A LOT 5	179

ROUBALIK MILOSLAV & DITA 11092 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0060** 11092 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 6	180
LIMA JOSE 11110 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0070** 11110 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 7	181
PRINCIPE KATIE 11124 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0080** 11124 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 8	182
HILLYARD RUSSELL S & 11130 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0090** 11130 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 9	183
WRIGHTSON KRIS M & 11140 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0100** 11140 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 10	184
UMSCHEID LUKE E & PHOEBE 11150 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0110** 11150 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 11	185
GUMP HOWARD L & JANICE C PO BOX 147 BONITA SPRINGS FL 34133	**36-47-25-B4-0040A.0120** 11160 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 12	186
CARTELLI E MARYANN 11170 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0130** 11170 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 13	187
REYES RANDOLPH V 1159 DENMARK ST SONOMA CA 95476	**36-47-25-B4-0040A.0140** 11188 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 14	188
RACZEK MATTHEW J & 11200 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0150** 11200 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 15	189
DAVIDSON BRANDON A + 11210 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040A.0160** 11210 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK A PB 28 PG 147 LOT 16	190
ROARK ANDREA 27545 MATHESON AVE BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0010** 27545 MATHESON AVE BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 1	191
SANTIAGO IVAN & IRMA 11030 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0020** 11030 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 2	192
ALBA ANTHONY 11044 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0030** 11044 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 3	193
JOHN DAN W & 11060 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0040** 11060 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 4	194
JOHN DAN W + 11060 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0050** 11076 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 5	195
COUDEN DALTON & KAMRYN 11092 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0060** 11092 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 6	196
RUSSELL DAVID W & KRISTAN R 11110 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0070** 11110 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 7	197
POMMERENKE ROBERT J + 11124 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0080** 11124 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 8	198
DOOLEY LAWRENCE MCNEILL & 11130 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0090** 11130 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 9	199
STEEL ROY N & TRUDI C 11140 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0100** 11140 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 10	200
UNKNOWN HEIRS OF 11150 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0110** 11150 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 11	201
MCLAUGHLIN MICHAEL J & 11160 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0120** 11160 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 12	202
YEAROUT JOSHUA R & 10635 PLANER PICKET DR RIVERVIEW FL 33569	**36-47-25-B4-0040B.0130** 11170 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 13	203
WELLS NATHAN 11188 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0140** 11188 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 14	204
NOVOTNY MICHAEL R & MALISE 11200 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0150** 11200 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 15	205

ORTEGA JOSE M & LEONOR 11203 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0160** 11203 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 16	206
HUCKELBERRY T J & SANDRA F 11187 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0170** 11187 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 17	207
PRICE AUSTIN 11171 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0180** 11171 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 18	208
FULGHUM LISA MARIE 11155 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0190** 11155 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 19	209
SAWCHUK JOANN MARIE 11147 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0200** 11147 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 20	210
KINGSTON GWEN P 11141 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0210** 11141 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 21	211
STEARNS SPENCER ADAM 11131 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0220** 11131 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 22	212
ECKERT JORDAN 23160 W EL DORADO AVE BONITA SPRINGS FL 34134	**36-47-25-B4-0040B.0230** 11125 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 23	213
MOULIN PAULS C & JEAN W 11109 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0240** 11109 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 24	214
VASILESCU IOANA 11093 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0250** 11093 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 25	215
BARBU COSMIN & IULIA 11077 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0260** 11077 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 26	216
PETER J ONEAL TRUST 11061 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0270** 11061 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 27	217
GONZALEZ FREDERICK F & 11045 TANGELO TER BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0280** 11045 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 28	218
SILOSKI RONALD E & TAMMY J 11031 TANGELO TERRACE BONITA SPRINGS FL 34135	**36-47-25-B4-0040B.0290** 11031 TANGELO TER BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 29	219
TEBO EDWARD PO BOX 424 BONITA SPRINGS FL 34133	**36-47-25-B4-0040B.0300** 27585 MATHESON AVE BONITA SPRINGS FL 34135	ORANGE CREEK BLK B PB 28 PG 147 LOT 30	220
WALKER DEBRA B 27501 MATHESON AVE BONITA SPRINGS FL 34135	**36-47-25-B4-0040C.0010** 27501 MATHESON AVE BONITA SPRINGS FL 34135	ORANGE CREEK BLK C PB 28 PG 147 LOT 1	221
SCHMITT DAVID W & KATHY L 11031 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040C.0020** 11031 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK C PB 28 PG 147 LOT 2	222
SANCHEZ OSVALDO & 11045 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040C.0030** 11045 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK C PB 28 PG 147 LOT 3	223
FORTUNA ALLISON S 11061 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040C.0040** 11061 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK C PB 28 PG 147 LOT 4	224
BARTON DEBRA M L/E 11077 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040C.0050** 11077 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK C PB 28 PG 147 LOT 5	225
DOWTY KEVIN M & 11093 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040C.0060** 11093 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK C PB 28 PG 147 LOT 6	226
LUNDBERG RICHARD & BETSY 11109 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040C.0070** 11109 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK C PB 28 PG 147 LOT 7	227
LUNDBERG RICHARD P & 11109 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0040C.0080** 11125 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK BLK C PB 28 PG 147 LOT 8	228
GUNNELS CHARLES W IV & 27511 MURAT CT BONITA SPRINGS FL 34135	**36-47-25-B4-0050D.0100** 27511 MURAT CT BONITA SPRINGS FL 34135	ORANGE CREEK REPLAT BLK D PB 29 PG 73 LOT 10	229
COLON JOSE J 11155 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0050D.0110** 11155 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK REPLAT BLK D PB 29 PG 73 LOT 11	230
WRIGHT WILLIAM CONNOR 11171 ORANGEWOOD DR BONITA SPRINGS FL 34135	**36-47-25-B4-0050D.0120** 11171 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK REPLAT BLK D PB 29 PG 73 LOT 12	231

GRUVER MATTHEW R & TAMARA L 10401 MARLIN LN BONITA SPRINGS FL 34135	**36-47-25-B4-0050D.0130** 11187 ORANGEWOOD DR BONITA SPRINGS FL 34135	ORANGE CREEK REPLAT BLK D PB 29 PG 74 LOT 13	232
JAEN ALYSSA D + 2890 68TH ST SW NAPLES FL 34105	**36-47-25-B4-01500.0010** 11148 DEAN ST BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 495 FT TH S 25 FT TO POB TH W	233
LOMBARD PAUL & FRANCES + 555 99TH AVE NAPLES FL 34108	**36-47-25-B4-01500.0020** 27830 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SE 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1288 PG 0765	234
NGUYEN WILLIAM & KELLEY 27844 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0030** 27844 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W 495 FT TH S 185 FT TO POB TH W 165 FT TH S	235
RIVERA JUAN A 27860 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0040** 27860 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 265 FT TO POB TH W 165	236
HUNTINGTON HILDEGARDE L/E LOWELL J HUNTINGTON 27431 IMPERAL OAKS CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0050** 27876 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FROM NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI 495 FT TH S 345 FT FOR POB TH	237
UNKNOWN HEIRS OF GREGG SEARS 11356 RED BUD LN BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0060** 27890 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI 495 FT TH S TO POB AKA LOT 6 SAMANN SUB #2 UNREC	238
WEAVER CHLOE BRIANNE 27922 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0070** 27922 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W 495 FT TH S 505 FT TO POB TH RUN W 165 FT	239
KNOWLES ALISTAIR I & 27936 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0090** 27936 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 665 FT TO POB TH W 165 FT	240
REDA VINCENT J 27952 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0100** 27952 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 745 FT TO POB TH W 165 FT	241
WITSAMAN PENNY 27968 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0110** 27968 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 825 FT TO POB TH S 80 FT AKA LT 11 HIGHLAND ESTS EXT	242
JARED BRANDON & KAITLYN 27982 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0120** 27982 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 AKA LOTS 12 + 13	243
ST GERMAIN ROBERT & 29 HERITAGE HILL DEDHAM MA 02026	**36-47-25-B4-01500.0140** 27815 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 495 FT TH S 25 FT TO POB TH E 165 FT	244
PEREZ RENE EDWARD L/E 27831 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0150** 27831 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW1/4 OF SW 1/4 RUN W495FT S105FT TO POB AKA LT15 SAMANNS SUBD	245
FIGUEROA JEFFREY J + 27845 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0160** 27845 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW1/4 DESC OR 1233/1159 AKA LT 16 SAMANN S/D UNREC	246
ARENA JOHN 240 SILVERADO DR NAPLES FL 34119	**36-47-25-B4-01500.0170** 27861 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 W 495FT S265 FT TO POB LT 17 SAMANN SUB UT 1	247
CORCHUELO NATALIA 27875 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0180** 27875 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 OF SEC 36 TWP 47 S RGE 25 E LEE COUNTY FLA	248
YOUMANS RAY SEDRIC & 27891 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0190** 27891 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 425 TO POB TH E 165 S 80 W 165 N 80 TO POB + THE N 1/2 OF PARCEL COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 505 TO POB E 165 S 80 W 165 N 80 TO POB	249
SNEDEKER ANDREW H & 27909 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0210** 27909 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	SAMANNS SUBD UNREC DESC OR 1533 PG 271 LOT 21 + S 1/2 LT 20	250
SRP SUB LLC 8665 E HARTFORD DR STE 200 SCOTTSDALE AZ 85255	**36-47-25-B4-01500.0220** 27937 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR SW 1/4 OF SW 1/4 RUN W 495 FT TH S 665 FT TO POB TH E 165 FT TH S 80	251
HAINES JIM & TERRI 27953 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0230** 27953 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 495 FT TH S 745 FT TO POB TH E 165 FT	252
HOLSTE-STRAYER AMANDA R 27969 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0240** 27969 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FROM NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI OF SW 1/4 OF SW 1/4 495 FT TH AKA LOT 24 SAMANN SUBD NO 1 UNREC	253
EDGE COLIN & PAIGE 27983 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01500.0250** 27983 TEMPLE TERRACE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI 495 FT TH S 905 FT FOR POB TH E	254
MANGHAM ADAM & 2823 MOUNTAIN VIEW AVE LONGMONT CO 80503	**36-47-25-B4-01500.0370** 27903 CARL CIR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 AKA LOT 37	255

ALCON-LOPEZ FAMILY TRUST 27814 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0010** 27814 LANCE DR BONITA SPRINGS FL 34135	FR NE COR OF SW 1/4 OF SW 1/4 SEC 36 RUN W 165 FT TH S 25 FT TO POB TH W 165 S0-08-E 80 FT E 165 FT N0-08W 80 FT TO POB ELY 30FT RES FOR RD R/W AKA LOT 1	256
AZZ LLC 27830 LANCE DR NAPLES FL 34103	**36-47-25-B4-01600.0020** 27830 LANCE DR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 623 PG 573	257
CASSIDAY KIM TUCKER 27844 LANCE DRIVE BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0030** 27844 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 RUN W 165 FT TH S 185 FT TO POB TH W 165 FT LT 3 HIGHLAND ESTS EXT UNREC	258
RODDIS BRENTON J & BONNIE R 27860 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0040** 27860 LANCE DR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 OR 1216 PG 244 AKA LT 4 HIGHLAND ESTATES	259
BRINSON JENNIFER 27876 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0050** 27876 LANCE DR BONITA SPRINGS FL 34135	FROM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 345 FT TO POB TH W 165 FT S 80 FT E 165 FT N 80FT TO POB AKA LOT 5 HIGHLAND ESTATE UNREC	260
GILBERT DAVID S TR 27890 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0060** 27890 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 425 FT TO POB TH W 165 FT	261
HATTEN GREGG A & KAREN J 27908 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0070** 27908 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 505 FT TO POB TH W 165 FT	262
VALENTI-NAGY LUCIA G 27922 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0080** 27922 LANCE DR BONITA SPRINGS FL 34135	PARL E1/2 OF SW1/4OF SW1/4 DESC OR 725 PG 818 AKA LT 8 HIGHLAND ESTS EXT	263
LYDON RENEE K 257 MONTSERRAT DR SAINT AUGUSTINE FL 32092	**36-47-25-B4-01600.0090** 27936 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 665 FT TO POB TH W 165 FT	264
SWAN NORMA J & 27952 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0100** 27952 LANCE DR BONITA SPRINGS FL 34135	PARL IN E 1/2 OF SW 1/4 OF SW 1/4 DESC OR 741/478 AKA LT 10 HIGHLAND EST EXT	265
GARDNER LYNDA L 27968 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0110** 27968 LANCE DR BONITA SPRINGS FL 34135	PARL IN E 1/2 OF SW 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 741 PG 478	266
GANNON VERONICA 27815 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0140** 27815 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 25 FT TO POB TH E 165 FT TH S	267
MATONNET DANIELE + RUE LOUIS DEMEUSE 218 B-4040 HERSTAL BELGIUM	**36-47-25-B4-01600.0150** 27831 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 165 FT TH S 105 FT TO POB TH E 165	268
FOSTER BETTY S L/E 27845 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0160** 27845 LANCE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 DES OR 1229 PG 335 AKA LT 16 HIGHLAND ESTATES EXT	269
KELLEY BRIAN P & RENATA 27053 JARVIS RD BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0170** 27861 LANCE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 AKA LT 17 HIGHLAND EST UNREC	270
ALTHAUS GERHARD & NELLI TR 7327 MILL POND CIR NAPLES FL 34109	**36-47-25-B4-01600.0180** 27875 LANCE DR BONITA SPRINGS FL 34135	BEG NE COR OF SW 1/4 OF SW 1/4 RUN W ALG N LI AKA LOT 18 HIGHLAND ESTATES EXT	271
GREENWOOD A L JR & DEBRA K 27891 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0190** 27891 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH RUN W 165 FT TH S 425 FT TO POB TH E 165	272
ROLLINS SHIEILA 27907 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0200** 27907 LANCE DR BONITA SPRINGS FL 34135	BEG 165 FT W + 505 FT S OF NE COR OF SW 1/4 OF SW 1/4 TH E 165 FT S 80 FT W 165 N 80 FT AKA LT 20 HIGHLAND EST EXT UNREC	273
VANDETTI NATALIE 27923 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0210** 27923 LANCE DR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 S 36 T47 R 25 DESC IN OR 1312 PG 1582	274
DONNELLY ROBERT M & 27937 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0220** 27937 LANCE DR BONITA SPRINGS FL 34135	COMM NE COR OF SW 1/4 OF SW 1/4 TH W 165 FT TH S 665 FT TO POB TH E 165 FT AKA LT 22 HIGHLAND ESTATES EXT UNREC	275
SANDOVAL RAMIREZ JAVIER E & 27953 LANCE DR BONITA SPRINGS FL 34135	**36-47-25-B4-01600.0230** 27953 LANCE DR BONITA SPRINGS FL 34135	BEG 165 FT W + 745 FT S OF NE COR OF SW 1/4 OF SW 1/4 TH E 165 FT S 80 FT W 165	276
STEARNS JESSICA R TR 27801 MATHESON AVE BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0010** 27801 MATHESON AVE BONITA SPRINGS FL 34135	PARL IN W 1/2 OF SW 1/4 OF SW 1/4 DESC IN OR 1328 PG 1043 AKA LT I SAMANN #2	277
SMITH ZACHARY FARRELL 11040 DEAN ST BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0020** 11040 DEAN ST BONITA SPRINGS FL 34135	PARL IN W 1/2 OF S W 1/4 OF S W 1/4 SEC DESC IN OR 1404 PG 1198 AKA LOT 2 SAMANN #2	278

PALOMINO J CARMEN PADILLA & 11070 DEAN ST BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0030** 11070 DEAN ST BONITA SPRINGS FL 34135	PARL IN W 1/2 OF S W 1/4 OF S W 1/4 DESC IN OR 1404 PG 1199 AKA LOT 3 SAMANN #2	279
MATEO SOLIS MARIO R + 11084 DEAN ST BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0040** 11082/084 DEAN ST BONITA SPRINGS FL 34135	PARL IN NW1/4 OF SW1/4 OF SW1/4 AKA LT 4 SAMANN SUB #2 UNREC OR 2195/2131	280
WIEBEL D E TR PO BOX 1989 BONITA SPRINGS FL 34133	**36-47-25-B4-01700.0050** 11090/092 DEAN ST BONITA SPRINGS FL 34135	PARL IN NW 1/4 OF SW 1/4 OF SW 1/4 AKA LOT 5 SAMANN SUB #2 UNREC OR 2195/2128	281
WEIBEL D E TR PO BOX 1989 BONITA SPRINGS FL 34133	**36-47-25-B4-01700.0060** 11100/102 DEAN ST BONITA SPRINGS FL 34135	FRM NW CORN SW 1/4 OF SW 1/4 E 25 FT S 30 FT E 405 FT TO POB AKA LTS 6 SAMANN #2 UNREC	282
CARIS INVESTMENT LLC 8841 W TERRY ST BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0070** 11112/114 DEAN ST BONITA SPRINGS FL 34135	PARL IN NW 1/4 OF SW 1/4 SEC DESC AS LOT 7 SAMANN #2 UNREC	283
ALTHAUS GERHARD & NELLI TR 7327 MILL POND CIR NAPLES FL 34109	**36-47-25-B4-01700.0080** 11124 DEAN ST BONITA SPRINGS FL 34135	PARL IN W 1/2 OF SW 1/4 OF SW 1/4 DESC OR 1657/3205 AKA LT 8 SAMANN #2	284
KEATING APRIL M 27978 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0090** 27801 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 DESC OR 1280 PG 0910 AKA LT 9 SAMANN SD UNREC	285
SOTO ELISEO PARRASALES & 27807 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0100** 27807 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1264 PG 0020	286
EASTMAN MARK & KARLEE 27813 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0110** 27813 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1317 PG 0067	287
VITE HIGO VITE & IOANA M 27821 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0120** 27821 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 320.05 FT TH E 325.59 FT	288
DE SOUZA SABRINA B & 27831 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0130** 27831 CARL CIR BONITA SPRINGS FL 34135	SAMANN SD #2 UNREC DESC IN OR 1285 PG 1677 AKA LOTS 13 + 14	289
SHERRILL AARON & LAURI 27841 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0150** 27841 CARL CIR BONITA SPRINGS FL 34135	FR NW COR SW 1/4 OF SW 1/4 RUN E 25 FT TH S 320.05 TH E475.59 TO POB AKA LT 15	290
OSPINA ALEXANDER 27847 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0160** 27847 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 OR 1269 PG 1501 AKA LT 16	291
BROGE STEPHEN C JR & 27855 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0170** 27855 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 TH E 25 FT TH S 0 DEG 52 MIN 13 SEC E 320.05 FT	292
SEARS GREGG + 11356 REDBUD LN BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0180** 27861 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 0 DEG 52 MIN 13 SEC E 320.05 FT AKA LOT 18 SAMANN SUBD NO 2 UNREC	293
LUCAS JAMES L & SELENA 27867 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0190** 27867 CARL CIR BONITA SPRINGS FL 34135	PARL IN W 1/2 OF SW 1/4 OF SW 1/4 DESC IN OR 1338 PG 643	294
DAVIDSON ROBERT & ELIZABETH 27875 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0210** 27875 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 0 DEG 52 MIN 13 SEC E 320.05 FT	295
ELLIS FRED JR 27881 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0220** 27881 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1317 PG 1740	296
CORDONA ABNER OBED + 27889 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0230** 27889 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1084 PG 1604	297
LAWRENCE JONATHAN M 27895 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0240** 27895 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 320.05 FT TH E 515 FT TH S AKA LOT 24 SAMANN SUBD NO 2 UNREC	298
NORRIS WILLIAM J & 27890 CARL CIRCLE BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0250** 27890 CARL CIR BONITA SPRINGS FL 34135	PAR IN W 1/2 OF SW 1/4 OF SW 1/4 DESC OR 1325 PG 44 + 704 AKA SAMANNS UNIT 2 UNRECORDED SUB LOT 25 + 36	299
URBANEK DAVID 27880 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0260** 27880 CARL CIR BONITA SPRINGS FL 34135	FR NW COR SW1/4 OF SW1/4 E25 S320 E515 S460POB W130 N85 E130 S85 POB AKA LOT26	300
BARROSO GUADALUPE P & MARIA 27876 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0270** 27876 CARL CIR BONITA SPRINGS FL 34135	FR NW COR SW1/4 OF SW1/4 E25/S320 E515 S375POB W130 N85 E130 S85 AKA LT 27	301
SCHNEIDER JITKA 27866 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0280** 27866 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW1/4 OF SW 1/4 OF SW1/4 E25FT S320FT E515FT S290FT TO POB	302
BONITA BEACH VILLA LLC 10600 CHEVROLET WAY STE 211 BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0290** 27860 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1194 PG 1250 AKA LOT 29 SAMANN SUBD U/R	303

FIRST UNITED METHODIST CHURCH 27690 SHRIVER AVE BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0300** 27856 CARL CIR BONITA SPRINGS FL 34135	COMM AT NW COR OF SW 1/4 OF SW 1/4 AKA LT 30 SAMANN UNREC SUBD NO. 2	304
LEPAR RAYMOND & DENISE 27984 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0310** 27984 CARL CIR BONITA SPRINGS FL 34135	FR NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 0 DEG 52 MIN 13 SEC E 320.05 FT	305
KEATING APRIL M 27978 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0320** 27978 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1273 PG 0908	306
WEATHERBEE ROBERT J & 27970 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0330** 27970 CARL CIR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1281 PG 0681	307
DAY JOEY 27966 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0340** 27966 CARL CIR BONITA SPRINGS FL 34135	PAR IN W 1/2 OF SW 1/4 OF SW 1/4 AKA LT 34 SAMANN SUB #2	308
BROWN RICHARD L 27958 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0350** 27958 CARL CIR BONITA SPRINGS FL 34135	FROM NW COR OF SW 1/4 OF SW 1/4 TH E 25 FT TH S 320.05 FT TH E 255 FT TH S	309
WALLING MITCHELL LEE & 27911 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0380** 27911 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1228 PG 0110	310
CRAWFORD KODY & KAYLA 27917 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0390** 27917 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 SEC 36 TWP 47 R 25 DESC IN OR 1246 PG 0714	311
MCDERMOTT WAYNE J & NANCY M 27931 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0410** 27931 CARL CIR BONITA SPRINGS FL 34135	SAMANN SUB # 2 UNREC LOT 41 DESC OR2836 PG3536 + LOT 40 DESC OR2836 PG3382	312
STUBBS DALE M & CYNTHIA R 27937 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0420** 27937 CARL CIR BONITA SPRINGS FL 34135	FR NW COR SW1/4 OF SW1/4 TH E25 S320 E255 S525 S26 POB OR 1589/1703 AKA LT42	313
MARTINEZ MARIA 27943 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0430** 27943 CARL CIR BONITA SPRINGS FL 34135	LT 43 + S 1/2 OF LT 44 SAMANN SUB #2 UNREC DESC OR 2468/2072 FRM NW 1/4 0F SW 1/4 OF SW 1/4	314
QUINTANA JORGE & PEREZ ROSA 27957 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0440** 27957 CARL CIR BONITA SPRINGS FL 34135	LOT 45 + N 1/2 LT 44 SAMANN SUB #3 UNREC DESC OR 2472 PG 2120 + OR 2774 PG 2206	315
HOWELL DANIEL H TR 303 PARK VIEW PL NOBLESVILLE IN 46060	**36-47-25-B4-01700.0460** 27965 CARL CIR BONITA SPRINGS FL 34135	PARL IN W 1/2 OF SW 1/4 OF SW 1/4 DESC IN OR 1339 PG 935 AKA LOT 46 SAMANN SUBD NO 2	316
BARTA DAVID 27565 GARRETT ST BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0470** 27971 CARL CIR BONITA SPRINGS FL 34135	PARL IN W 1/2 OF S W 1/4 OF S W 1/4 SEC 36 DESC IN OR 1404 PG 1200 AKA LOT 47 SAMANN SUBD UN 2	317
ROY MICHAEL 27810 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0490** 27810 CARL CIR BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 DESC IN OR 1895 PG 1492 + OR 1924 PG 2158 AKA LTS 48 +49 SAMANN SUBD UNREC	318
GARRISON JACKALO M + 27802 CARL CIR BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0500** 27802 CARL CIR BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 DSC OR 1829/3799 AKA LT 50 SAMANN SUBD NO 2 UNREC	319
SALDIVAR JOSE L & FLOR H 27891 MATHESON AVE BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0510** 27891 MATHESON AVE BONITA SPRINGS FL 34135	PARL IN W 1/4 OF SW 1/4 DESC OR 1276 PG 1353 LESS PARL 62.4300	320
AGUIRRE GUADALUPE & MARIA C 27907 MATHESON AVE BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0520** 27907 MATHESON AVE BONITA SPRINGS FL 34135	PARL IN S W 1/4 OF S W 1/4 AS DESC IN OR 1599 PG 1947	321
FULLERTON JASON 27923 MATHESON AVE BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0530** 27923 MATHESON AVE BONITA SPRINGS FL 34135	PARL IN SW 1/4 OF SW 1/4 SEC 36 TWP 47 RGE 25 DESC OR 1442 PB 1138AKA SAMANNS SUBD NO 2 LOT 53	322
VAN PAGE ABRAM JEFFREY 27953 MATHESON AVE BONITA SPRINGS FL 34135	**36-47-25-B4-01700.0540** 27953 MATHESON AVE BONITA SPRINGS FL 34135	FROM NW COR OF SW 1/4 OF SW 1/4 RUN E 25 FT TH S 650.94 FT FOR POB TH E 120.01 FT S 380.03FT TH WLRY + NRLY ALONG CREEK TH N 379.93 FT TO POB	323
HARRIS CONSTANCE L TR PO BOX 460 BONITA SPRINGS FL 34133	**36-47-25-B4-01800.0010** 27820 LIME ST BONITA SPRINGS FL 34135	PARL IN NW 1/4 OF SE 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 466 PG 562	324
HARRIS CONSTANCE L TR PO BOX 460 BONITA SPRINGS FL 34133	**36-47-25-B4-01800.001A** 11250 DEAN ST BONITA SPRINGS FL 34135	TH S 161 FT OF N 186 FT OF W 88 FT OF W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 LESS	325
HARRIS CONSTANCE L TR PO BOX 460 BONITA SPRINGS FL 34133	**36-47-25-B4-01800.001B** 11248 DEAN ST BONITA SPRINGS FL 34135	THE W 13 FT + S 41 FT OF S 161 FT OF N 186 FT OF W 88 FT OF W 1/2 OF NW 1/4	326
LOLLY REGAN E PO BOX 990302 NAPLES FL 34116	**36-47-25-B4-01800.0020** 27850/852 LIME ST BONITA SPRINGS FL 34135	PARL IN W1/2 OF NW1/4 OF SE1/4 OF SW1/4 AKA LOT 2 + N25FT OF LOT 3	327

SALDIVAR MARY ELLEN TR 27870/874 LIME ST BONITA SPRINGS FL 34135	**36-47-25-B4-01800.0040** 27870/874 LIME ST BONITA SPRINGS FL 34135	PARL IN W1/2 OF NW1/4 OF SE1/4 OF SW1/4 AKA S50FT OF LOT 3 + N50FT OF LOT 4	328
BRULAND BRIAN T JR 27880 LIME ST BONITA SPRINGS FL 34135	**36-47-25-B4-01800.0050** 27880 LIME ST BONITA SPRINGS FL 34135	BEG AT A PT 486 FT S OF NW COR OF NW 1/4 OF SE 1/4 OF SW 1/4 TH N 100 FT TH E TO	329
MCNAMARA THOMAS A 94 WARREN AVE HYDE PARK MA 02136	**36-47-25-B4-01800.0060** 27894 LIME ST BONITA SPRINGS FL 34135	PARL IN N W 1/4 OF S E 1/4 OF S W 1/4 SEC 36 TWP 47 R25 DESC IN OR 1090 P 283 + 2018000069204	330
OSPINA IVETTE + 27930 LIME ST BONITA SPRINGS FL 34135	**36-47-25-B4-01800.0070** 27930 LIME ST BONITA SPRINGS FL 34135	PARL IN W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 DESC OR 2525 PG 0740 LESS 2018000069204	331
GREEN JEROME & 27845 LIME ST BONITA SPRINGS FL 34135	**36-47-25-B4-01800.0130** 27845 LIME ST BONITA SPRINGS FL 34135	BEG NE COR OF W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 TH WLY 130 FT SLY 2K FT CONT AKA LOT 13 UNREC SUBD	332
COLANGELO SANDRA & JAMES 2815 AGNES SCOTT DR PANAMA CITY FL 32405	**36-47-25-B4-01800.0140** 27815 LIME ST BONITA SPRINGS FL 34135	PARL IN NW 1/4 OF SE 1/4 OF SW 1/4 S36 T47 R25 AS DESC IN OR 414 PG 266	333

11035 DEAN STREET RD

[redacted] Sign-In Sheet

NEIGHBORHOOD [redacted] Meeting

Date 5/1/2023 Time 5:30 PM Location _____

Name – Print	Signature	Address	~~Speak for 5 Min?~~ Email
(Sample) John Doe	John Doe	1234 Apple Lane	~~No~~
(Sample) Mary Clark	Mary Clark	324 Orange Drive	~~Yes~~
Daniel Barrack	[illegible]	27654 Roslin Dr.	
Tesonna Bense	[illegible]	10930 Orangewood Dr.	
Josef Wolcott	[illegible]	10910 orangewood Dr	josefwolcott@gmail.com
Daniel King-Nauman	[illegible]	27621 Roslin Dr.	marine@sellnaples.com
Richard Lundberg	[illegible]	11109 ORANGEWOOD	
Daron Lynn	[illegible]	27650 ROSLIN DR	dcaseylynn@gmail
Nicole Lynn	[illegible]	~~RUCLYNN115~~	reyel ynn115@gmail.
Alan Dimmitt	[illegible]	Alan.Dimmitt@att.net	
Angela Dimmitt	[illegible]	Angela.Dimmitt@att.net	
Aixa Chaves	[illegible]	27683 Dortch Ave.	xia599@hotmail.
Andrew & Jeanne Snedeker	[illegible]	27909 Temple Terrace Dr	drewjean5@emparamail.com

[redacted] ~~© Newell Property Management 2016~~

11035 DEAN STREET RD

~~Bonita Landing~~ Sign-In Sheet

NEIGHBORHOOD ~~Board~~ Meeting

Date 5/1/2023 Time 5:30 PM Location _____

Name – Print	Signature	Address	~~Speak for 5 Min?~~ EMAIL
(Sample) John Doe	John Doe	1234 Apple Lane	~~No~~
(Sample) Mary Clark	Mary Clark	324 Orange Drive	~~Yes~~
HOWARD GUMP	Howard L. Gump	11160 TANGELO	
Karen Leskin	Karen Leskin	27499 Murat Ct	glick63@aol.com
FRAN THOMAS	Fran Thomas	10822 Alvarado Pl Dr	
GEORGE DAVIS	George Davis	27952 LAURCE DR BS 34135	
David Wallace	[illegible]	27401 Matheson Ave	davidanddenisew @aol
Denise Wallace	Denise Wallace	27401 Matheson Ave	" "
Ray Youmans	[illegible]	27891 Temple Terrace Dr.	RAYVGT66@gmail.com
Bob MOORE	Bob Moore	27711 MATHESON	
Diana Walker	Diana Walker	27820 MATHESON	
Katarina Pomayko	[illegible]	27654 ROSLIN	
[illegible]	[illegible]	" "	

~~© Newell Property Management 2016~~

11035 DEAN STREET RD

[redacted] Sign-In Sheet

NEIGHBORHOOD [redacted] Meeting

Date 5/1/2023 Time 5:30 PM Location _____

Name – Print	Signature	Address	~~Speak for 5 Min?~~ EMAIL
(Sample) John Doe	John Doe	1234 Apple Lane	~~No~~
(Sample) Mary Clark	Mary Clark	324 Orange Drive	~~Yes~~
Jacquelyn Schulz	Jacquelyn	10699 Abernathy St	jschulz2@outlook.com
Craig Strickler		10876 Dean St.	jammincraig429@yahoo.com
Kody Crawford	Kody	27917 Carl Circle	
Kayla Crawford	Kayla	27917 Carl Circle	~~getrich~~

~~© Newell Property Management 2016~~

11035 DEAN STREET RESIDENTIAL PLANNED DEVELOPMENT (RPD) REZONE

May 1, 2023, Pre-Submittal Neighborhood Meeting

GradyMinor

A copy of this presentation can be found on our website: GRADYMINOR.COM/PLANNING/

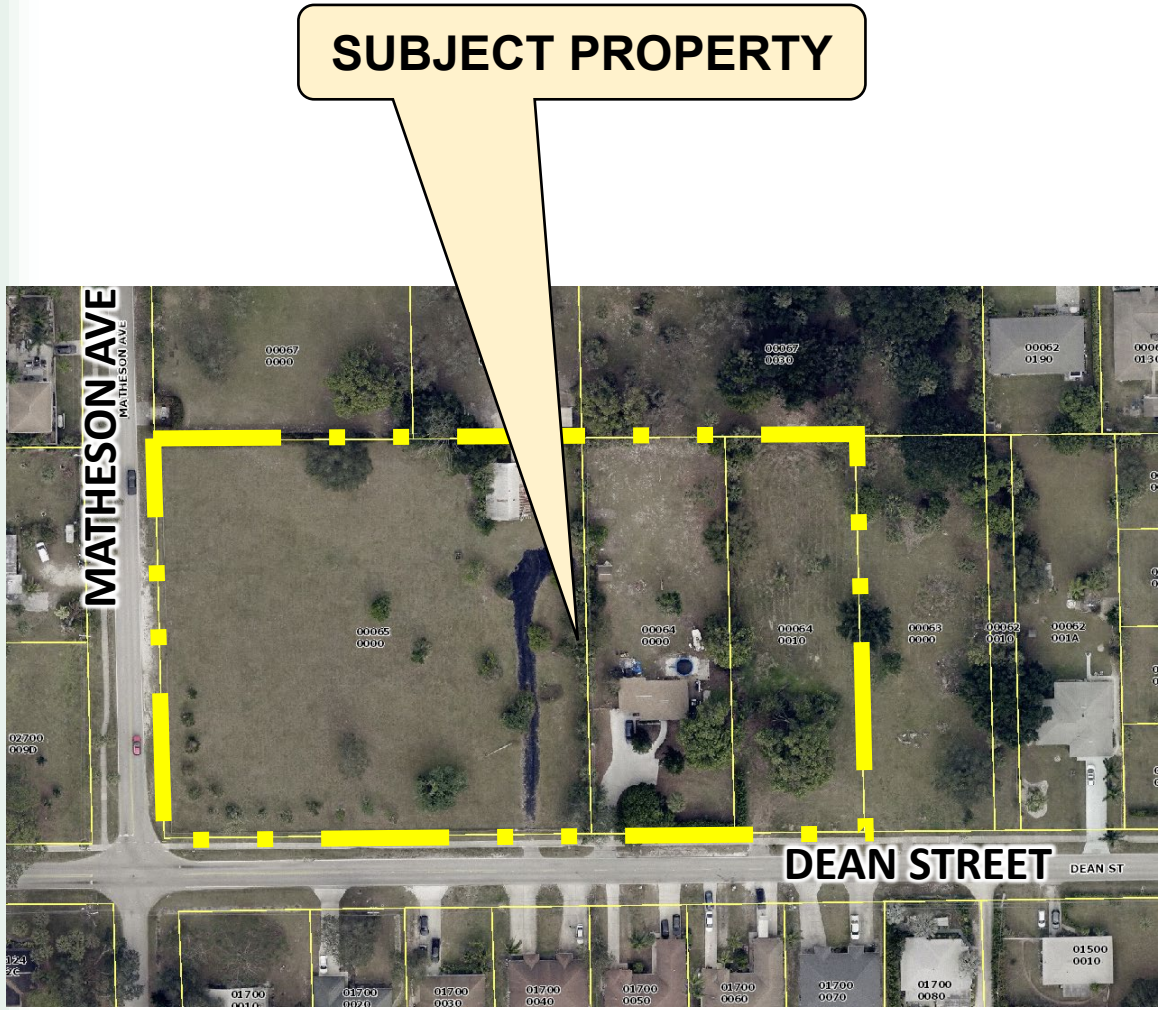
INTRODUCTION

PROJECT TEAM:

- ***Sagamore 955 RDF, LLC*** – *Applicant*
- ***D. Wayne Arnold, AICP, Professional Planner*** – *Q. Grady Minor & Associates, P.A.*
- ***Michael Herrera, P.E., Civil Engineer*** – *Q. Grady Minor & Associates, P.A.*

**Please note, all information provided is subject to change until final approval by the governing authority.*

LOCATION MAP



PROJECT INFORMATION

STRAP Number: *36-47-25-B4-00065.0000, 36-47-25-B4-00064.0000 and 36-47-25-B4-00064.0010*

Address: *11035, 11089 and 11113 Dean Street*

Project Acreage: *3.75+/- Acres*

Current Zoning: *TFC-2*

Proposed Zoning: *11035 Dean Street Residential Planned Development (RPD)*

Future Land Use Designation: *Medium Density Single Family/Duplex Residential*

Proposed Request:

The applicant is proposing to rezone the property to allow a maximum of 44 residential dwelling units.

POLICY 1.1.8: MEDIUM DENSITY RESIDENTIAL

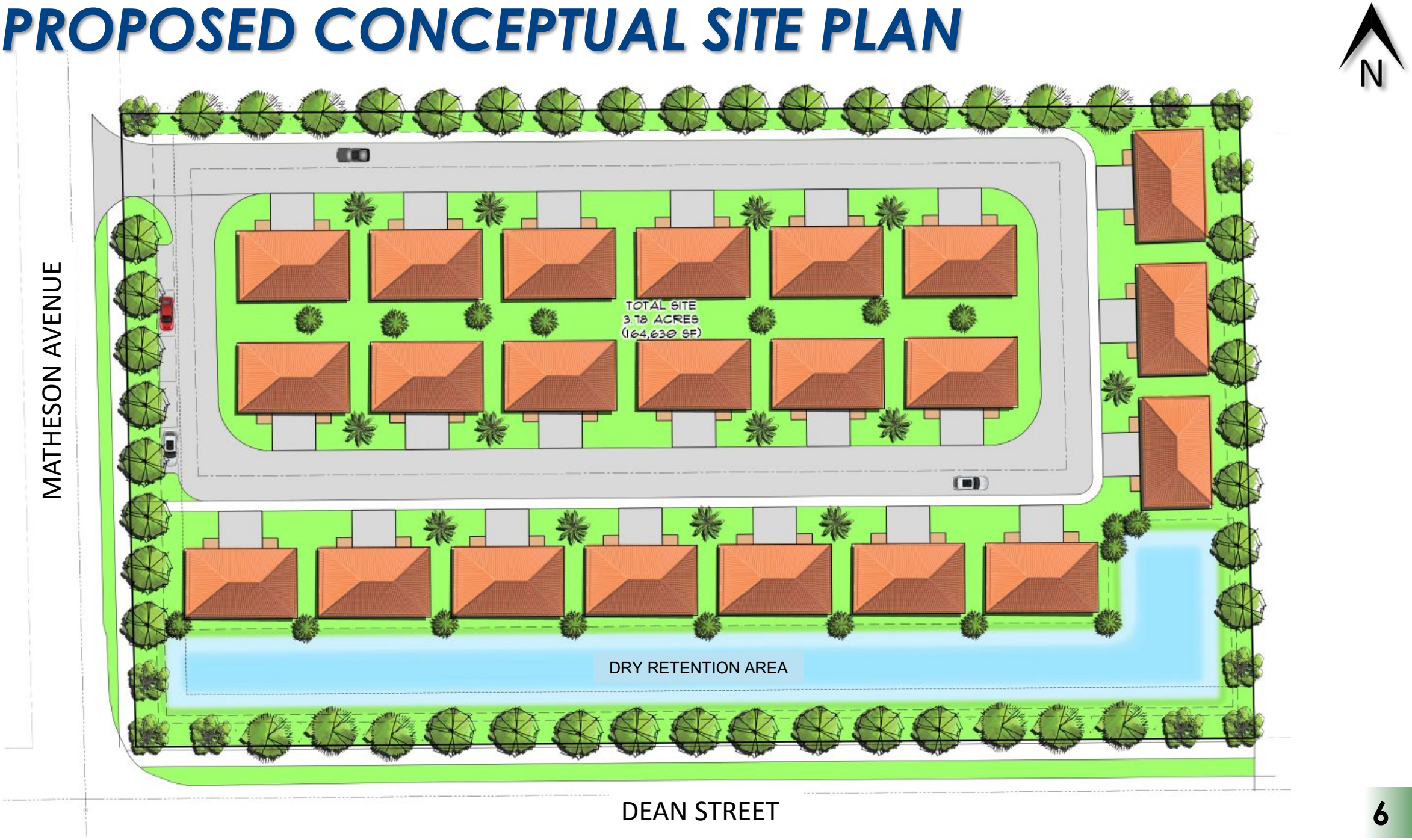
Intended to accommodate areas with a mix of single-family, duplex and town homes residential development at a maximum density of up to 11.6 dwelling units per gross acre and approximately 1,056 acres of gross land area in the land use category; group homes and foster care facilities; public schools and other public, semi-public and recreational uses on a limited basis.

a. *Appropriate residential housing types include conventional and modular constructed single-family and duplex structures on permanent foundations.*

b. *As an alternative to a duplex structure, and in order to encourage dispersing affordable housing throughout the community, one accessory dwelling, such as a garage apartment or accessory apartment, may be located on a single lot occupied by one single-family structure, provided development of the lot remains within the maximum allowable density. Conditions on accessory dwelling units may be required within the Land Development Regulations to prevent over crowding and to ensure compatibility.*

c. *Maximum allowable height of structures shall be 55 feet from the base flood elevation to the eaves.*

PROPOSED CONCEPTUAL SITE PLAN



PRELIMINARY CONCEPTUAL BUILDING ELEVATION

FRONT ELEVATION

DRAFT

CONCLUSION

A copy of this presentation can be found online: **GRADYMINOR.COM/PLANNING/**

Documents and information can be found online:

- *Gradyminor.com/Planning*
- *Community Development Public Portal:*

  https://cityofbonitaspringscd.org/welcome/community2/

Next Steps

- *File application*

Contact:

- ***Q. Grady Minor & Associates, P.A.:*** *Sharon Umpenhour sumpenhour@gradyminor.com or 239.947.1144*

11035 DEAN STREET RESIDENTIAL PLANNED DEVELOPMENT (RPD) REZONE
CASE NUMBER: PD23-103517-BOS

May 7, 2024, Post Sufficiency Neighborhood Meeting

GradyMinor

A copy of this presentation can be found on our website: GRADYMINOR.COM/PLANNING/

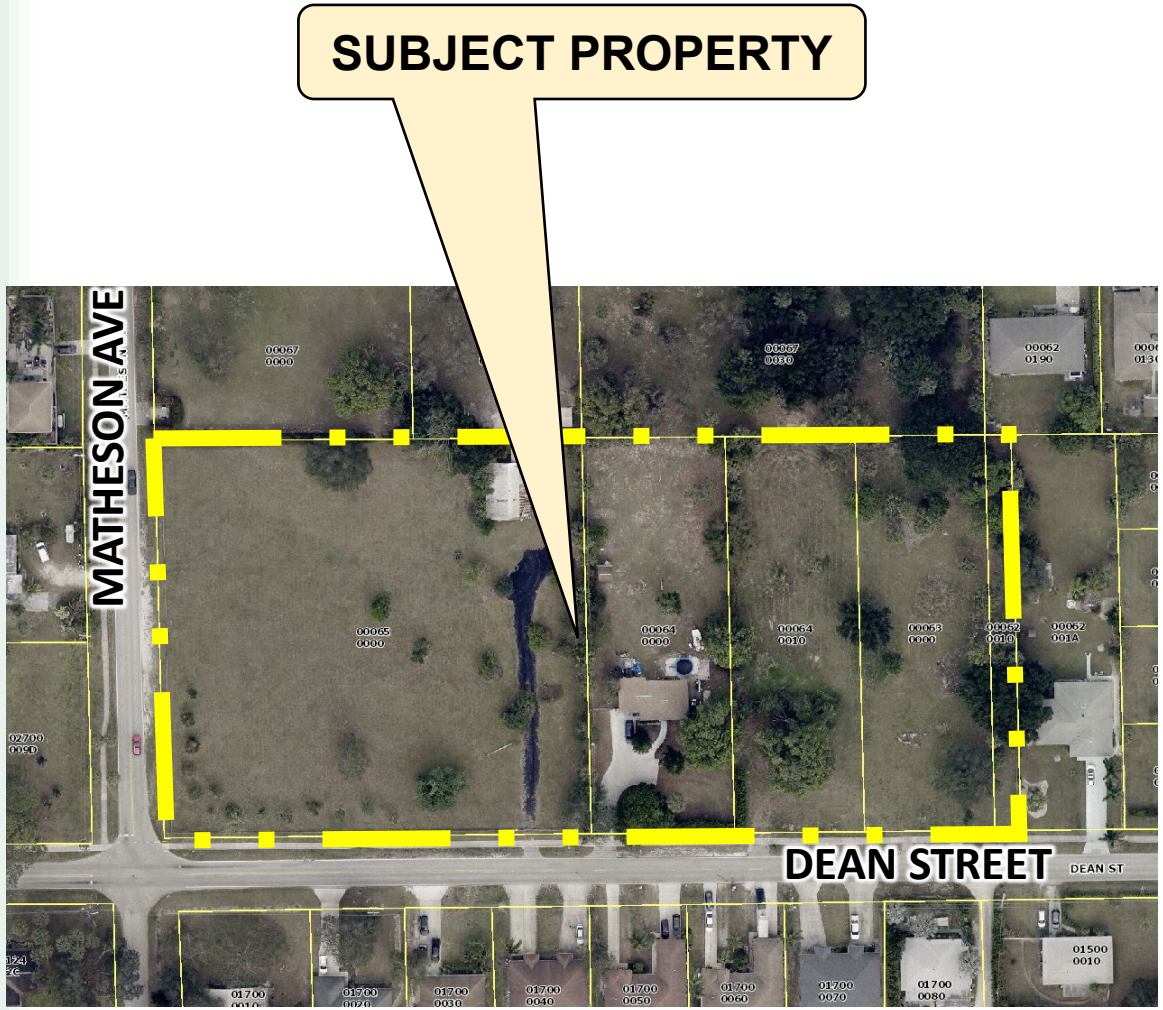
INTRODUCTION

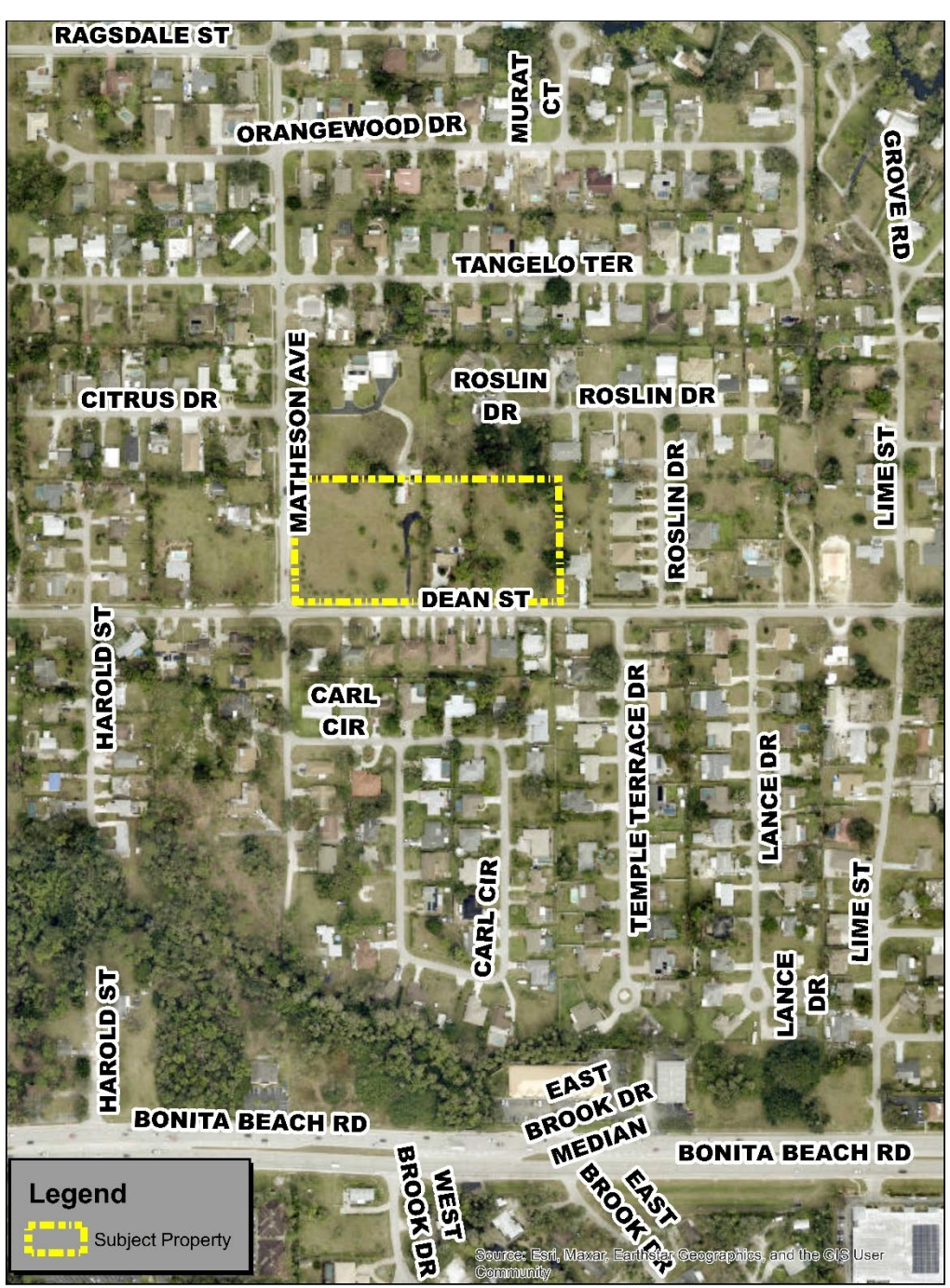
PROJECT TEAM:

- **Sagamore 955 RDF, LLC** – Applicant
- **Neale Montgomery, Esq., Land Use Attorney** – Pavese Law
- **D. Wayne Arnold, AICP, Professional Planner** – Q. Grady Minor and Associates, LLC
- **Michael Herrera, P.E., Civil Engineer** – Q. Grady Minor and Associates, LLC
- **James M. Banks, PE, Traffic Engineer** – JMB Transportation Engineering, Inc.
- **Jeremy Sterk, CEP, Environmental Consultant** – Earth Tech Environmental, LLC

*Please note, all information provided is subject to change until final approval by the governing authority.

LOCATION MAP





PROJECT INFORMATION

STRAP Number: 36-47-25-B4-00064.0000; .0010; 00065.0000; 00063.0000 and 00062.0010

Address: 11089, 11113, 11035 and 11125 Dean Street

Project Acreage: 4.62+/- Acres

Current Zoning: TFC-2

Proposed Zoning: 11035 Dean Street Residential Planned Development (RPD)

Future Land Use Designation: Medium Density Residential

Proposed Request:

The applicant is proposing to rezone the property to allow a maximum of 49 residential dwelling units.

POLICY 1.1.8: MEDIUM DENSITY RESIDENTIAL

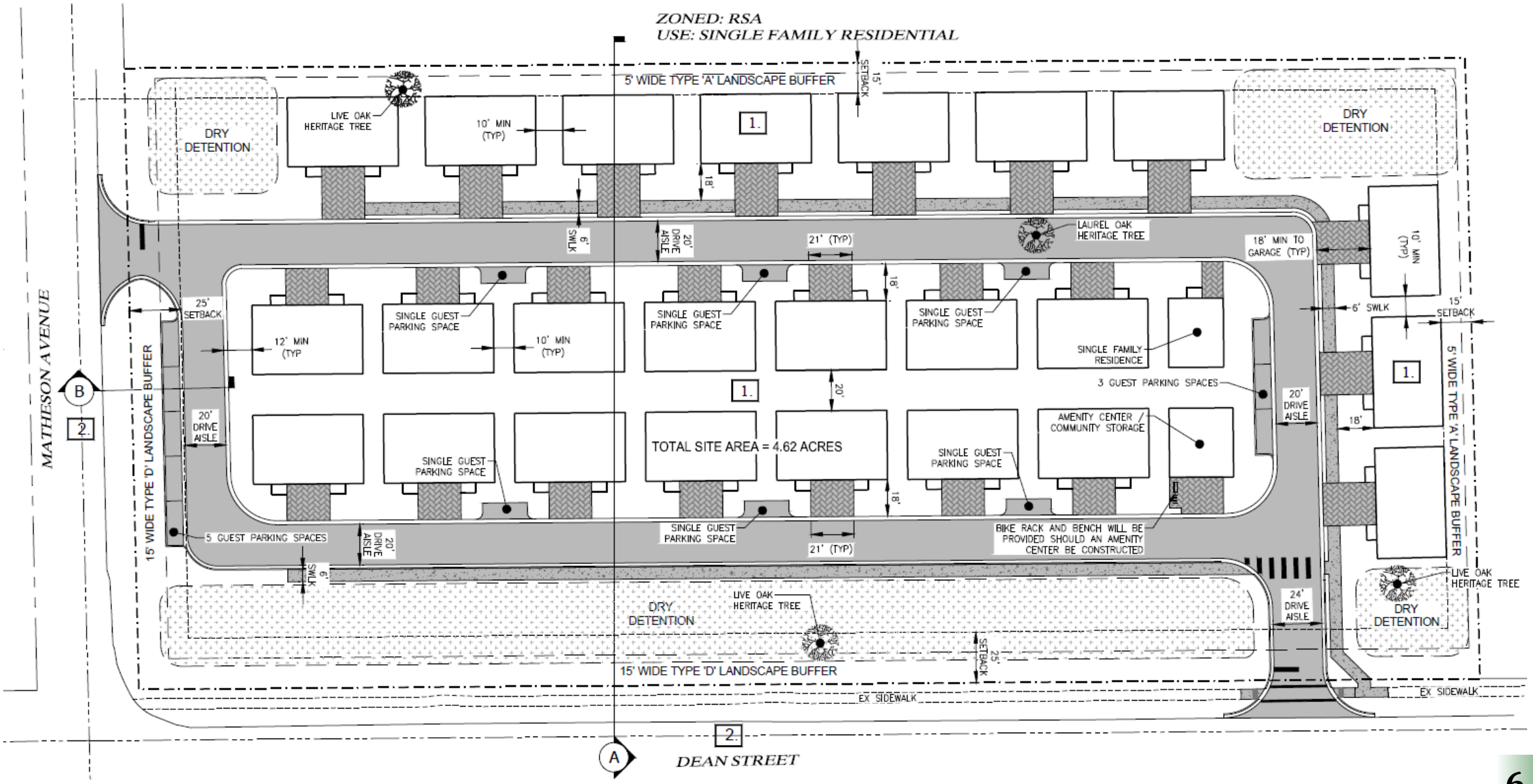
Intended to accommodate areas with a mix of single-family, duplex and town homes residential development at a maximum density of up to 11.6 dwelling units per gross acre and approximately 1,056 acres of gross land area in the land use category; group homes and foster care facilities; public schools and other public, semi-public and recreational uses on a limited basis.

a. Appropriate residential housing types include conventional and modular constructed single-family and duplex structures on permanent foundations.

b. As an alternative to a duplex structure, and in order to encourage dispersing affordable housing throughout the community, one accessory dwelling, such as a garage apartment or accessory apartment, may be located on a single lot occupied by one single-family structure, provided development of the lot remains within the maximum allowable density. Conditions on accessory dwelling units may be required within the Land Development Regulations to prevent over crowding and to ensure compatibility.

c. Maximum allowable height of structures shall be 55 feet from the base flood elevation to the eaves.

PROPOSED MASTER CONCEPT PLAN

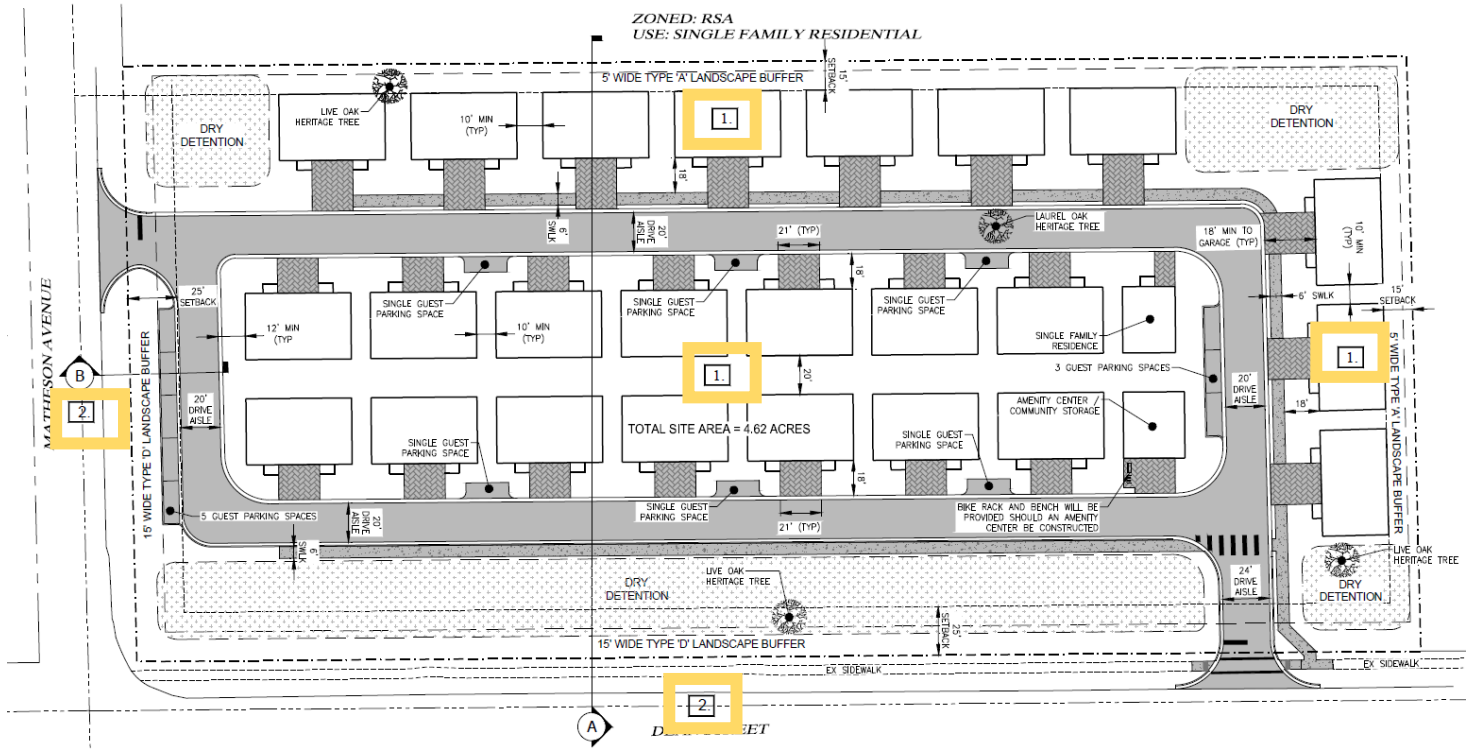


PROPOSED DEVIATIONS

DEVIATION

1. RELIEF FROM LDC SEC. 4-741(D)(4), PROPERTY DEVELOPMENT REGULATIONS, WHICH ADDRESSES A MINIMUM BUILDING SEPARATION OF ½ THE SUM OF THE BUILDING HEIGHTS, OR 20 FEET, WHICHEVER GREATER TO INSTEAD PERMIT THE DETACHED VILLA AND TWO-FAMILY VILLA DWELLINGS TO BE A MINIMUM SEPARATION OF 10'. (APPLIES TO ENTIRE RPD)

2. RELIEF FROM LDC SEC. 3-263 (B)5 AND LDC 3-303, BIKEWAY FACILITIES AND PEDESTRIAN FACILITIES AND COMPETE STREETS DESIGN, WHICH REQUIRES CONSTRUCTION OF BIKEWAY AND PEDESTRIAN FACILITIES CONSISTENT WITH THE LONG RANGE BICYCLE AND PEDESTRIAN MASTER PLAN AND COMPLETE STREETS STANDARDS OF LDC 3-303 WHERE A PROJECT ABUTS FACILITIES SHOWN ON THE LONG RANGE BICYCLE AND PEDESTRIAN, TO INSTEAD ALLOW THE DEVELOPER OF THE DEAN STREET RPD TO MAKE THE PAYMENT IN LIEU OF PROVIDING THE FACILITIES DUE TO THE LACK OF EXISTING RIGHT OF WAY AND THE LACK OF A CLOSED DRAINAGE SYSTEMS WITHIN THE EXISTING DEAN STREET AND MATHESON STREET RIGHTS OF WAY.



PROPOSED DEVELOPMENT STANDARDS

DEVELOPMENT REGULATIONS:

MINIMUM UNIT SIZE:1,100 S.F.

MINIMUM AREA DIMENSION:
MINIMUM LOT AREA: N.A.
MINIMUM LOT DEPT: N.A.
MINIMUM LOT WIDTH: N.A.

MINIMUM BUILDING SETBACKS:

INTERNAL DRIVEWAY (AS MEASURE FROM THE EOP):	12 FEET (18 FEET TO FACE OF GARAGE)
STREET/FRONT (MATHESON AVE. AND DEAN ST.):	25 FEET
PROJECT PERIMETER (NON-STREET):	15 FEET
ACCESSORY STRUCTURES (SIDE AND REAR):	5 FEET
REAR:	N/A (SEE PROJECT PERIMETER AND BUILDING SEPARATION STANDARDS)

MINIMUM BUILDING SEPARATION: 10 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

MINIMUM OPEN SPACE: 40% ENTIRE RPD

*ALL UNITS MUST BE UNDER SINGLE OWNERSHIP OR CONDOMINIUM OWNERSHIP

SCHEDULE OF USES:

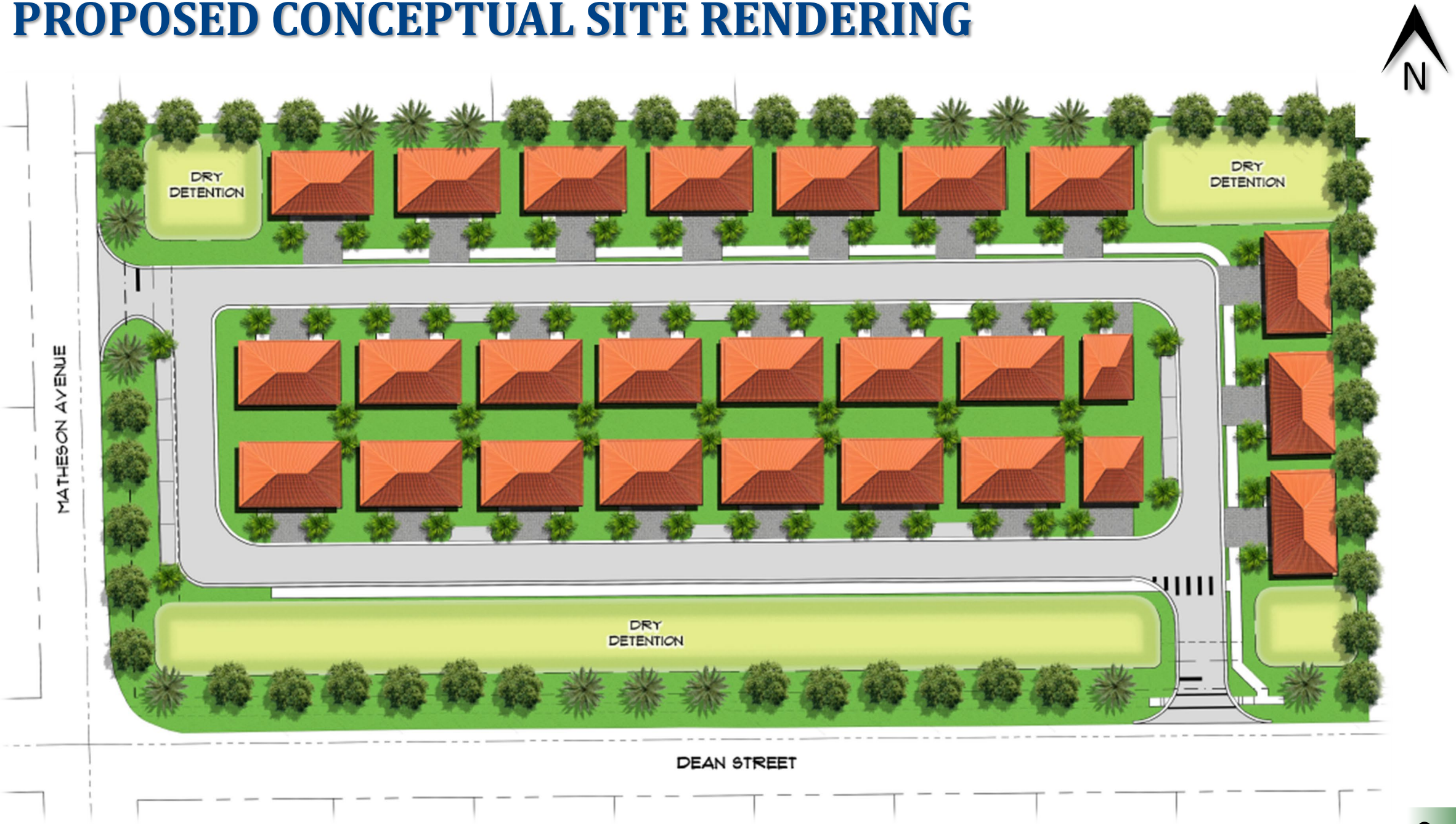
RESIDENTIAL
- SINGLE FAMILY (DETACHED VILLA) *
- TWO-FAMILY VILLA (ATTACHED) **

ACCESSORY USES AND STRUCTURES
ESSENTIAL SERVICES
PARKING LOT, ACCESSORY (MAY INCLUDE CARPORTS OR ENCLOSED GARAGES)
SIGNS

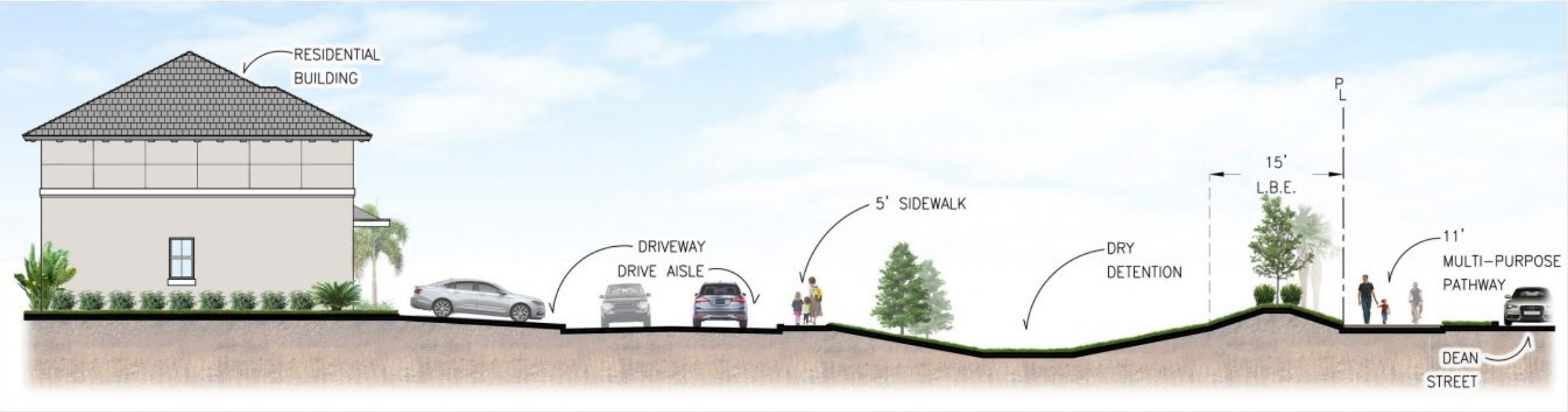
* THE TERM "DETACHED VILLA" IS DEFINED AS FOLLOWS: A DWELLING UNIT THAT IS OCCUPIED BY ONE FAMILY AND IS NOT CONNECTED TO ANY OTHER STRUCTURE. MULTIPLE DETACHED VILLAS MAY BE LOCATED ON A SINGLE PARCEL.

** FOR PURPOSES OF THIS RPD, A TWO-FAMILY VILLA IS DEFINED AS A BUILDING WHICH CONTAINS TWO DWELLING UNITS; HOWEVER, EACH UNIT IS NOT LOCATED ON A SEPARATE LOT OF RECORD, BUT RATHER MULTIPLE TWO-FAMILY VILLA STRUCTURES MAY BE LOCATED ON A SINGLE LAND PARCEL UNDER CONDOMINIUM OWNERSHIP OR COMMON OWNERSHIP.

PROPOSED CONCEPTUAL SITE RENDERING



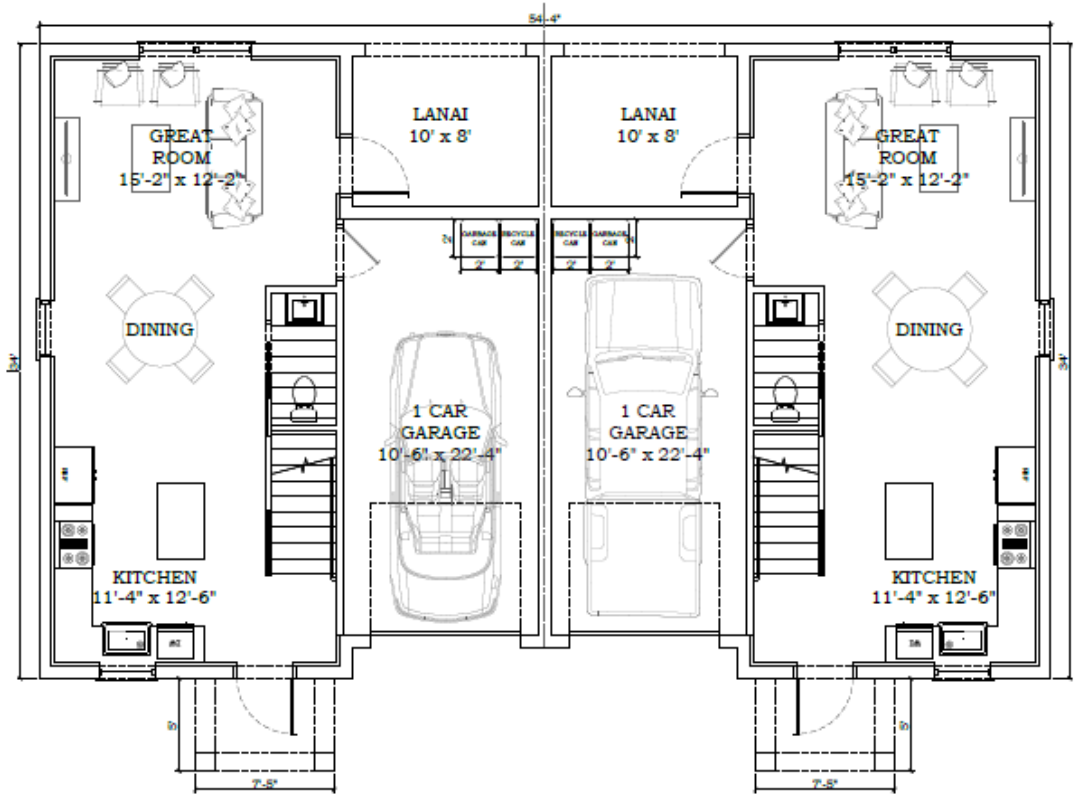
LINE OF SIGHT



PRELIMINARY CONCEPTUAL BUILDING ELEVATION

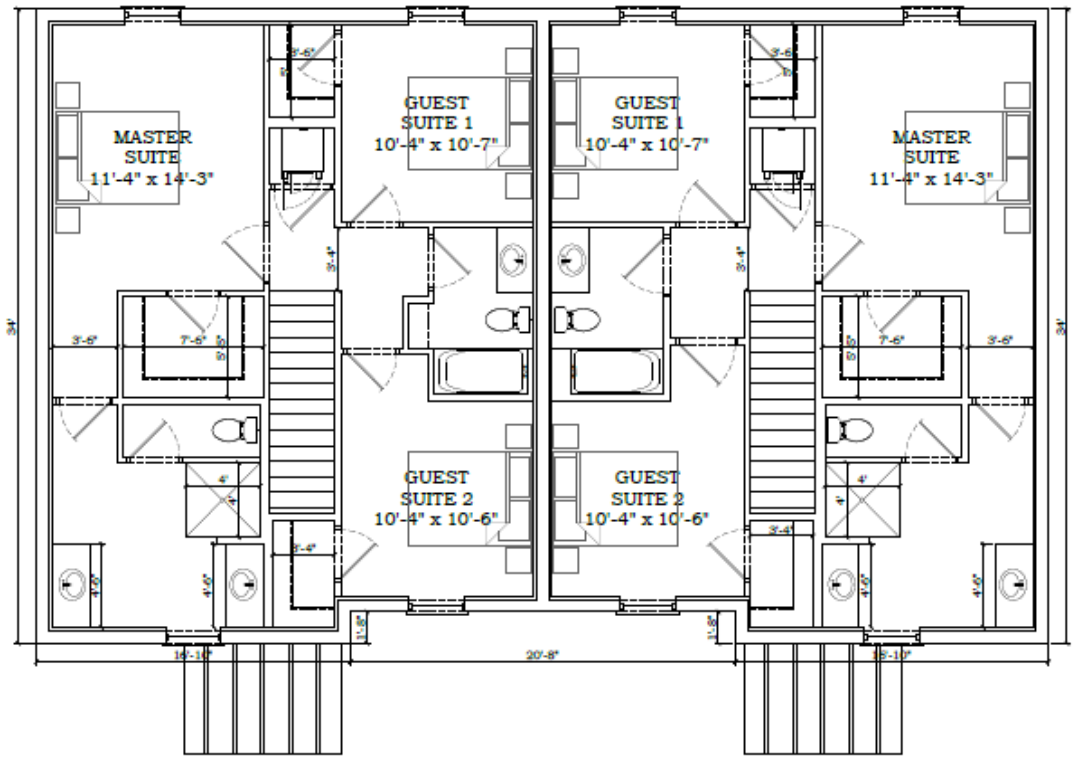
DRAFT

PRELIMINARY CONCEPTUAL FLOOR PLAN



1st FLOOR PLAN

SCALE: 1/4"=1'-0"



2nd FLOOR PLAN

SCALE: 1/4"=1'-0"

SQUARE FOOTAGE

1st A/C LIVING	561 SQ FT
2nd A/C LIVING	864 SQ FT
LANAI	96 SQ FT
ENTRY	37 SQ FT
1 CAR GARAGE	256 SQ FT
TOTAL A/C	1,425 SQ FT
TOTAL NON A/C	389 SQ FT
TOTAL SQ FT	1,814 SQ FT

McHarris
Planning & Design
11338 BONITA BEACH ROAD
SUITE 103
BONITA SPRINGS, FL 34135
PHONE: (239) 948-6688
FAX: (239) 948-6689
MOBILE: (239) 821-4999

DRAFT

CONCLUSION

Project information and a copy of this presentation can be found on our website:

www.gradyminor.com/Planning

Documents and information can be found online:

- **Gradyminor.com/Planning**
- **Community Development Public Portal**

  https://egweb1.cityofbonitasprings.org/energov/selfservice#/home

  Case Number PD23-103517-BOS

Next Steps

- **Zoning Board Hearing: TBD**
- **City Council: TBD**

Contact:

- **Q. Grady Minor and Associates, LLC: Sharon Umpenhour sumpenhour@gradyminor.com or 239.947.1144 extension 1249**

POST SUFFICIENCY NEIGHBORHOOD MEETING
11035 Dean Street RPD Rezone (PD23-103517-BOS)
May 7, 2024

PLEASE PRINT CLEARLY

NAME: SHARON KINGSTON	**EMAIL:** KSHARON712@GMAIL.COM
ADDRESS: 27631 ROSLIN DR. BONITA SPRINGS, 34135	**PHONE:**
NAME: DIANA WALKER	**EMAIL:** diana_m_walker@yahoo.com
ADDRESS: 27820 MATHESON BONITA SPRINGS	**PHONE:**
NAME: CYNTHIA MATLACK	**EMAIL:** RIVERGALS@COMCAST.NET
ADDRESS: 11241 TANGELO TERR. B.S 34135	**PHONE:**
NAME: HOWARD GUHP	**EMAIL:**
ADDRESS: 11160 TANGELO	**PHONE:** 239-992-5476
NAME: Charles Moore	**EMAIL:**
ADDRESS: 27701 Matheson Ave Bonita Spring F. 34135	**PHONE:**
NAME: Susan Shelly	**EMAIL:** dsmshelly2@gmail.com
ADDRESS: 11240 Tangelo Terr Bonita Spr 34135	**PHONE:** 239-248-9759
NAME: Danny Shelly	**EMAIL:** dsmshelly2@gmail.com
ADDRESS: 11240 Tangelo terr. Bonita spr 34135	**PHONE:** 239-398-5498
NAME: Joey Day	**EMAIL:** jlday325@gmail.com
ADDRESS: 27966 Carl Circle Bonita Springs, FL 34135	**PHONE:** 239-776-2939
NAME: Nicholas Mendoza	**EMAIL:**
ADDRESS: 27800 Matheson Av	**PHONE:** 239-253-0305
NAME: Ray Lepan	**EMAIL:** RayLepanPainting@earthlink.net
ADDRESS: 27984 Carl Circle	**PHONE:** 239-254-5000

POST SUFFICIENCY NEIGHBORHOOD MEETING
11035 Dean Street RPD Rezone (PD23-103517-BOS)
May 7, 2024

PLEASE PRINT CLEARLY

NAME: T. J. Martin	**EMAIL:** tjm5@mindspring.com
ADDRESS:	**PHONE:**

NAME: Jenny Knight	**EMAIL:** jennyknight02usa@gmail.com
ADDRESS: 1095 Dean St	**PHONE:**

NAME: Dominic Baffo	**EMAIL:**
ADDRESS: 10990 Dean St.	**PHONE:**

NAME: Samuel Kenney	**EMAIL:** samuelkenney2002@icloud.com
ADDRESS: 10990 Dean st.	**PHONE:**

NAME: Jose M Ortiz	**EMAIL:**
ADDRESS: 11203 Tinsel Trace	**PHONE:** 239-280-8749

NAME: Dita Rogbalik	**EMAIL:** rockdita70@gmail.com
ADDRESS: 11092 Tangelo Terrace	**PHONE:**

NAME:	**EMAIL:**
ADDRESS:	**PHONE:**

NAME:	**EMAIL:**
ADDRESS:	**PHONE:**

NAME:	**EMAIL:**
ADDRESS:	**PHONE:**

NAME:	**EMAIL:**
ADDRESS:	**PHONE:**

POST SUFFICIENCY NEIGHBORHOOD MEETING
11035 Dean Street RPD Rezone (PD23-103517-BOS)
May 7, 2024

PLEASE PRINT CLEARLY

NAME: Kevin Dowty	**EMAIL:**
ADDRESS: 11093 Orangewood Dr	**PHONE:** 239-850-9384
NAME: Amber Dykstra	**EMAIL:**
ADDRESS: 11093 Orangewood Dr	**PHONE:** 239-682-0267
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**

11035 Dean Street RPD Rezone (PD23-103517-BOS)
May 7, 2024 Neighborhood Meeting Summary and Transcript

SUMMARY:

Attached is a transcript of the May 7, 2024 neighborhood meeting hosted by Wayne Arnold from Q. Grady Minor and Associates, and a brief summary of the meeting, which was attended by approximately 35 people, is provided below.

Wayne explained that the purpose of the meeting was to discuss the Dean Street residential planned development application that is going through the rezoning process. Wayne introduced the team members involved in the project and provided a PowerPoint overview of the project. The site is located at the northeast corner of Matheson and Dean Street and currently has a single-family home on it and is zoned TFC-2. The project is requesting 49 dwelling units on the 4.6-acre site. Wayne explained that the project is in compliance with the city's comprehensive plan which permits 11.6 dwelling units per acre. Wayne outlined the specific request, proposed uses, development standards, and the two deviations related to the sidewalk payment in lieu and internal building separation. Wayne also presented the proposed master concept plan, identifying the location of the proposed access points to Matheson and Dean Streets, internal drive aisles, water management areas and building locations. Conceptual building elevations and unit floor plans were also presented. Wayne concluded the presentation by providing the attendees with information on the future hearing schedule and links to the project information and PowerPoint presentation.

Wayne opened the meeting to questions and comments from attendees. Several residents complained about traffic and pedestrian safety on Dean Street. Wayne indicated that the applicant had retained a traffic engineer who had prepared a traffic impact analysis which concluded that the 42 p.m. peak hour trips to not create any capacity issues for Matheson Avenue or Dean Street. There were questions regarding the density of the project. Wayne explained that the comprehensive plan permits the proposed 49 dwelling units and that the TFC-2 zoning would allow that same density except that the TFC-2 zoning requires platting of individual lots, which the property owner is not proposed to create. The owner is instead proposing either condominiums or rental units that are not on individual platted lots. Several attendees expressed concern about flooding and drainage in the area. Michael Herrera a professional engineer with Q. Grady Minor and Associates discussed the existing drainage conditions and explained how the drainage system would function with the proposed development. There were neighbors who questioned whether the 2 parking spaces per unit was sufficient given perceived parking problems in the neighborhood. Wayne indicated that each unit would have a single car garage and 1 parking space in the driveway, as well as approximately 14 additional guest parking spaces dispersed throughout the site. Wayne again provided the project information slide to the attendees, thanked them for their attendance and concluded the meeting at approximately 6:30 p.m.

TRANSCRIPT:

Wayne: 00:00:02 All right, good evening everybody. My name is Wayne Arnold and I'm with Grady Minor and Associates. We're here to host a meeting to talk about the Dean Street residential plan development that's going through the rezoning process. I'm going to make some introductions. This is Sharon Umpenhour, who's recording the meeting, we're required to take minutes of the meeting for the city, so she'll be handling that and the audiovisual stuff. This is Neale Montgomery, our land use council that's working on the project. And this is Michael Herrera, civil engineer that's working on the project from our office. So I apologize, the fire department's having some IT issues today so we'll have to struggle through maybe the screen flickering off and on for a moment, but we'll do our best to get through it. I've got about a 10-minute presentation and then we'll take some questions and answers to them.

00:00:49 So this is our second neighborhood information meeting, we're required to host a meeting before we submit an application for rezoning to the city, which we did about a year ago. And then we've been going through the review process and then we're required to hold a post-sufficiency meeting they call it. So we've been deemed sufficient in our application and we're ready to go to hearing, but they won't schedule our hearing until we conduct our informational meeting with the public. So this is that second scheduled meeting and we'll update you on where we are with the project. So most of you are probably familiar with the site, it's located at the corner of Matheson and Dean Street, it's got a single family home on it. If you follow this project, when we originally started, we had a smaller piece of property. We since added this piece of property, it's just under an acre. So we have about a 4.6 acre project now and we're asking for 49 dwelling units.

00:01:52 So as I mentioned, the property is about 4.6 acres, located at the northeast corner of Matheson and Dean Street. It's currently zoned TFC2, which allows for two family development, which is consistent with the type of unit that we're asking for. It's in a medium density residential land-use category, it allows 11.6 units per acre, which is consistent with what we're asking for. So we're asking for 49 maximum units and we're asking for two family villas and one single family villa. The medium density residential allows for both single family and duplex-type dwelling units or two family, it allows structures to be up to 55 feet in height. We're asking

for 49 units and we're asking for buildings not to exceed 35 feet in height. So this is our conceptual master plan and I'll just orient you to that. So when we first started this project, we only had one point of access.

00:03:02 Staff asked us to access both Dean Street, which we are, as well as Matheson, which we are. So just as you come in, we have a loop driveway system that serves all of the units. So we have, these are the villa units that we've lined around the site. We have one potential single family villa that may actually become a small pool complex depending on which direction our client decides to go. So Michael Herrera, our engineer, has laid out the site and we've designed a detention area that's adjacent to Dean Street, which will provide for the necessary attenuation and water quality treatment. We also have some other green areas in the site. And then you'll see that each of the units has proposed garages and they'll back out onto the internal drive aisle.

00:03:58 So we've asked for a couple deviations in the code. One is related to a sidewalk. The city adopted a pathways plan that requires... What was it? An 11-foot wide pathway along Dean Street. And just because of the elevation changes and the utilities that are in the... It just doesn't work to tear up everything to put that in. So we've asked for a deviation to allow us to do a payment in lieu of rather than constructing the sidewalk, we pay into the city's fund. And then when they get to that project in their master plan, they'll have money set aside that we paid for them to do that improvement. And the other deviation allows us to put some of our units about 10-feet apart internally. We will see if we can bring that screen back. Yeah, there we go.

00:04:52 So that's a deviation that staff will be supporting as well. So these are our development standards that we established for project of this nature. You can see we've identified 35 feet is our height. We've established minimum setbacks from the perimeter of the project, which is 15 feet consistent with what the city requires for residential projects. And then you can see here we've asked for either single-family detached villa or a two-family villa, and then typical accessory structures which are signs and parking essential services, which are utilities and things like that. We just put together a little color rendering, it just makes it easier to see and highlight the dry detention areas that we have, where our landscape buffers will be. And you can see Michael's designed in a couple of preliminary dry detention areas in the corners as well as along Dean Street.

00:05:46 The city asked us to do some cross-sections showing what this looks like from the outside. So here's one that shows Dean Street and then it works across the site here you can see our drive detention area, the internal drive aisles. And then of course our proposed two-family villas and then another one from Matheson doing the same where we have a perimeter water management berm. The internal drive aisle and then the buildings. So we've been working on some very preliminary concepts for what these elevations look like. So just here is the front of one of those buildings. So you see each unit is essentially split right in half right through the middle. These are the garage doors, these would be the living areas. So they're two stories, each side is a mirror image of the other. And then this is the back showing a small one eye on the backside with access to the rear yard.

00:06:38 Here's our floor plan, that's again preliminary, but working off the concept to show you that we have one car garage for each of the units. You have downstairs, the kitchen dining, great room concept. And then on the right we're showing you a proposed layout for upstairs, which has a master suite as well as two other guest suites. So there are three bedroom units proposed. In this concept, they're around 1400 square feet for each unit. So that's a rundown of where we are. Where we are in the process. As I mentioned, we've been deemed sufficient for hearings, so the city will wait for us to give them the minutes for this meeting. They'll look at their schedule, they'll tell us what hearing schedule they can meet for the zoning board. So the zoning board will review our application and make a recommendation to city council, in which case they'll have two zoning hearings. The first reading, which is essentially just, I call it a permission to advertise. And then they have the second hearing in which they take testimony from us and listen to public comment.

00:07:39 But this is contact information you can take down or feel free to grab one of Sharon's cards before you leave. We update everything on our web page at the office with all the latest information that the city has as well as this presentation would be online as well. And then obviously you can email us if you need any other information or you have other questions that we weren't able to answer for you tonight. So with that I will turn it over to questions, but we like to go ahead and have everybody on a microphone. So Sharon has a portable mic and we can certainly put it in somebody's hands and then everybody can hear the question and the answer. So we have a question right up front, I'll let you have my microphone.

Speaker 3:	00:08:19	Okay, I have several questions. What does dry detention mean that you're going to make a dip for flood water?
Wayne:	00:08:29	Dry detention as opposed to a pond? So it's dry detention area, so they're shallow basins that are duplicated and in storm events they accept flood water and water sits there before discharge from site. So it is discharged from storm water and it cleanses the storm water before it leaves the site.
Speaker 3:	00:08:49	I thought it was going to be inappropriate, but actually whoever designed this did a pretty nice job because there's so much other land available and that neighborhood, everything on this map you sent us is single family. No ma'am. Except for the one on
Wayne:	00:09:07	The corner of Dean Street. So just answer your question, that's not an accurate statement that are many duplexes in this community.
Speaker 3:		Okay, duplexes maybe?
Wayne:		Yes, and that's what we're proposing. These are two-family villas. So these essentially look just like a duplex structure.
Speaker 3:	00:09:27	The price point going to be over here, is this going to have any affordable housing or is it only going to be for well-to-Do people like everything else around you that's being built new?
Wayne:	00:09:36	So price points aren't established because the way this is set up, these could be condominiumized or they could be for rent under a single ownership. We don't know which direction that's going yet, but it's intended to be a market rate project. So whatever the market is at the time this comes out of the [inaudible 00:09:52]-
Speaker 3:	00:09:52	So it'll be a lot of money. Is what you're saying.
Wayne:	00:09:55	I don't know.
Speaker 3:	00:09:58	You can go by what's happening now, people can't even afford those apartments at the end of Dean Street because they raised the rent so high, that Bonita is losing its workforce. So that's the only thing that concerns me really is that that happens. And also that it's just a two-two lane road, it's not built for heavy traffic. You've got 49 units, right?

Wayne:	00:10:21	We did, there are 49 units. Yes ma'am.
Speaker 3:	00:10:26	Okay, so that's going to be at least very close to 100 more people in on that road.
Wayne:	00:10:28	So the way the city measures traffic impacts, we had a traffic engineer that submitted a traffic impact statement with our application. And his analysis shows that we generate 42 peak-hour trips. So between the hours of 3:00 PM or 4:00 PM and 6:00 PM, it's 42 trips to the site.
Speaker 3:	00:10:45	Did he ever use that road, whoever did that?
Michael:	00:10:48	No, just for this community.
Wayne:	00:10:49	Just for this community. That's what we generate, 42 trips in the afternoon, peak hour.
Speaker 3:	00:10:54	Oh, wait, I think I have more here. You know that you are right on the street where the kids walk to school. There's an elementary school just three blocks down the street.
Wayne:	00:11:04	Yes, ma'am.
Speaker 3:	00:11:06	So what about all these cars that are going to be going at work time, which is also school time?
Wayne:	00:11:11	Right, then the city has a sidewalk system that isn't depicted here, but there's a sidewalk that runs along.
Speaker 3:	00:11:17	I know where the sidewalk is, it has the little footprints for the kids to follow to school, I know.
Wayne:	00:11:21	So they have a sidewalk and that's just like any other person who lives in the neighborhood, you become accustomed to kids that are crossing the road and as they get closer to the school, they have their safe crossing symbols and traffic slows down, etc, with the flashing light.
Speaker 3:	00:11:36	Okay. You answered some already when you were speaking. I wanted to know how tall they were going to be, if it was going to be like an apartment complex or-
Wayne:	00:11:43	Two stories only, is the maximum.
Speaker 3:	00:11:45	That's okay with me. Okay, I just think we need a little more affordable housing, not more luxury housing.

Wayne:	00:11:54	Understood. Thanks for your comments. Anybody else have a question or comment? Gentleman back here? Just a second, man.
Speaker 4:	00:12:05	Yeah, on the back side of the property line back there coming in off of Macassum, is there going to be a wall or anything there?
Wayne:	00:12:14	No, sir. There's a landscape buffer that's proposed right here along our northern property boundary. The city does not require a wall when we have one and two-feet adjacent.
Speaker 4:	00:12:22	Only the three acres on the other side?
Wayne:	00:12:22	Yes, sir.
Speaker 4:	00:12:29	And I have a fence along there with a hedge up there right now. And to block my property, I want to know if you're going to put a wall across the back.
Wayne:	00:12:37	We have not intended to put a wall on the northern portion of this property.
Speaker 4:	00:12:42	I think there should be a wall put up there.
Wayne:	00:12:44	Well, the city, they require and prefer green landscape buffers rather than walls where we have a community like abutting like structure, so no wall is required for that. But your comments noted. I think the gentleman down here. Thank you.
Speaker 5:	00:13:13	Is there anything, any talk about a traffic light?
Wayne:	00:13:15	Oh no, sir. We wouldn't meet any of the warrants for a traffic signal for 49 units on these local streets. I know it sounds like a lot of units to you, but in the order of traffic impacts it's really considered de minimis because of the number of trips associated with it. Like I said, 42 trips in the peak hour is a low number.
Speaker 5:	00:13:37	I disagree.
Speaker 6:	00:13:47	Hi, is this project privately funded or got partially government funding in it?
Wayne:	00:13:53	I'm pretty sure it's 100% privately funded.
Speaker 7:	00:13:59	Federal funding?

Wayne:	00:14:01	Not that I'm aware of, no.
Attendee:	00:14:04	Who is the company that wants to develop it? Is it this Pape Dawson?
Wayne:	00:14:09	No, sir. Pape Dawson is an engineering company.
Speaker 6:	00:14:12	My next question, I just remembered. How come they can triple the land usage that easily?
Wayne:	00:14:21	Well, right now the TFC2 zoning that's on the site allows for 11.6 units per acre. We're asking for 11.6 units per acre. We're configuring these units a little differently than the typical duplex that sits on an individual platted lot, but the density is the same that's allowed under the existing zoning. Hang on, please-
Sharon:	00:14:43	Can you hold on-
Wayne:	00:14:44	One at a time please?
Sharon:	00:14:46	I have to record it and if you don't use a microphone, it doesn't record.
Speaker 9:	00:14:51	Sorry, it is relevant to what he said. I'm confused as to what you're asking for if it's already zoned in accordance with what you want to use the property for. What are you asking the city for then?
Wayne:	00:15:04	So if you do a TFC2 zone development, it requires us to plat individual lots. Our developer doesn't want to create individual lots for sale, he either wants to create condominiums or rental units. So we don't have the need to plat individual lots. So that's why we're going through this process because otherwise we would have to plat individual lots.
Speaker 9:	00:15:25	So I got up Sunday morning at seven o'clock and did a little unscientific survey. I got on my bike and I rode around our neighborhood and I looked to see how many cars are parked in our neighborhood in front of all of our homes. And there weren't as many as eight in front of one duplex and as few as zero. But the average seemed to me to be around two or three because of the way that the culture of our neighborhood is that families take care of each other and they live together. And the density of the cars concerns me with this because if you took the average of two, that's 88 or 98 cars? That's a lot of cars in that densely populated area. I

		almost got hit on my bike on the corner of Dean and Matheson because a guy blew through there, didn't stop. And I watch parents walk their kids to school every morning. I watch people on their bikes. I watch people walking their dogs. And I am concerned for those children because those parents are walking their children to school in the dark in the morning.
Wayne:	00:16:55	Yep, understood. I don't live in this area-
Speaker 9:	00:16:58	It's a lot of new traffic.
Wayne:	00:16:58	But I see cars run stop signs all over town, so it's not unique to this neighborhood, unfortunately. But I also just... Ma'am, I don't need to make an excuse for somebody who breaks the law because that's what they're doing if they run a stop sign. That's not a zoning issue, that's an enforcement issue for the sheriff, unfortunately. That's the real answer. But to answer your parking question, so each one of these units has a garage space as well as a driveway space. And then Michael has designed, they don't highlight well, but we have some other spaces like here that are parallel parking spaces.
Michael:	00:17:31	There's 14.
Wayne:	00:17:32	There's 14 extra parking spaces that we've provided on the site just to accommodate guest parking and things of that nature when people do have gatherings.
Speaker 9:	00:17:42	It doesn't seem plausible.
Wayne:	00:17:43	Anybody else? Yes, ma'am.
Sharon:	00:17:43	This lady had a question.
Speaker 10:	00:17:52	I was wondering how, what you call the dry detention areas, how do they discharge?
Wayne:	00:17:58	I'll let Michael answer that question.
Michael:	00:18:08	Michael Herrera, Grady Minor civil engineer. So we got dry detention areas at four different locations. There will all be interconnected through storm drain lines and there will be a single control structure most likely along this larger detention area. That control structure will discharge into the roadside system at a controlled dischargery. Currently, the facility doesn't have a control, so when it rains, the sheet flows off the property and into the right-of-way under post-

		condition, you'll have a restricted flow. So there'll be less flow flowing into the right-of-way than in the current condition.
Speaker 10:	00:18:54	Not less flow because you have cement now as opposed to dirt.
Michael:	00:18:58	Well, that's volume, but it's being retained on site so there is less flow, not volume flow rate going into the right-of-way.
Speaker 10:	00:19:06	Okay, thank you.
Wayne:	00:19:09	Thanks, Michael.
Speaker 11:	00:19:11	Well, first I want to say that I think that Bonita Springs is doing a fabulous job with this little town. I did so much research in so many different neighborhoods before I decided to move to old Bonita Springs. I chose old Bonita Springs because I loved it the way that it is right now. I could have lived in Naples, I could have lived in Fort Myers. I chose to live in a house born in 1965 and with all the problems that come with it. And I'm just loving living in Bonita Springs. Now, I have been talking to my neighbors and it seems like, again, I think Bonita Springs, the city is doing a great job, but it seems like my neighbors are having difficulties getting ADUs, they're having difficulties getting sheds. And I respect that, I respect the fact that the zoning board is looking carefully at our lands and making sure that we don't put anything that would cause a flood.
	00:20:30	But I'm baffled, quite frankly at why it's okay to put 49 units in over four and a half acres when I'm looking on the map. And it looks to be about five houses per acre as opposed to this proposed plan, which is 11 houses per acre. And I have all sorts of setbacks that I need 25 feet. Okay, correct me if I'm wrong, but it doesn't look like these houses have the same setbacks towards each other. And I'm sure that you folks will, would be perfectly willing to go back to the drawing table and come up with a better solution for all of us, which would be fewer houses. And the reason being that everybody here that owns in Bonita Springs chose Bonita Springs over Naples and Fort Myers because we chose to live in this eclectic, funky neighborhood. And that doesn't fit. Also, isn't Grady Minor owned by Pape Dawson?
Wayne:	00:21:56	Yes, ma'am.
Speaker 11:	00:21:57	Okay. So Pape Dawson is having a heck of a difficulty in Texas where they're being sued because they put in a development

		and the water is flooding and running off onto the nursery. Altman, not nursery. And that concerns me, but I bet it could be fixed if we went back to the drawing board and came up with a marvelous plan with fewer houses. I know it can be done. Thanks.
Wayne:	00:22:29	Thanks for your comment. Do we have somebody else who had a question? Hang on, we have somebody else who's got a question.
Speaker 12:	00:22:43	Is this actually approved or is this just informational?
Wayne:	00:22:47	This is informational tonight. We are not scheduled for zoning hearings yet. They'll be scheduled after this information meeting.
Speaker 12:	00:22:56	Okay. My next question is maybe not to you. Do we get a say of the community in this or not?
Wayne:	00:23:01	So the zoning board and the city council take public comment on all zoning matters. So you'll get a notice for those upcoming hearings and there'll be signage posted on the site. And feel free to make your comments and thoughts known to the zoning board. You can email them, you can show up in person, and same with city council.
Sharon:	00:23:23	They also have a questionnaire on the back of the letter that they send out.
Wayne:	00:23:26	That's right, yes.
Attendee:	00:23:27	Thank you, Sharon.
Attendee:	00:23:27	Which a lot of people didn't get.
	00:23:27	I didn't get.
Sharon:	00:23:31	No, not the neighborhood meeting letter, the letter that the city sends out to notice about the hearings.
Speaker 3:	00:23:51	I didn't get it.
Wayne:	00:23:51	You won't.
Sharon:	00:23:51	You won't get it until they schedule a hearing.
Michael:	00:23:51	It'll be sent out.

Wayne:	00:23:51	Miss, up here.
Speaker 13:	00:23:51	I have a bit of concern on traffic. Dean Street and Matheson are both our old-fashioned two-lane skinny streets that we started out here in Bonita already at morning and afternoon rush hours, there are cars backed up on Matheson trying to get onto Dean and cars backed up on Dean trying to get across and maybe up to old 41 or get on Matheson. It's already backed up without these almost 50 more cars trying to go out to other egresses that will be blocked at school times, going and coming and work times, going and coming. Now evidently there's nothing in here that is anticipating four-laning either Dean Street or Matheson. So there's no turn lanes. So add that, that's already stacked up even during the times we don't have our visitors down here. Had almost 50 more families, ones that I presume will either be going to work or going to school pretty much all at the same time. How's the traffic going to work?
Wayne:	00:26:02	Okay. Well, we have a professional traffic engineer that prepared a report that's been reviewed by the city's traffic engineer. And as I mentioned, they've analyzed the AM trips and the PM trips and they're very minor numbers that are added to the background traffic on both Matheson and Dean Street. I know what you're saying about the backup, it happens. You have an elementary school there, Dean Street's also a through street that has a traffic signal. So that's I think just a natural occurrence. But as far as I know, there's no plan by the city to widen these roads to four lanes because they just don't warrant it. This is an intended density under your city's comprehensive plan for the site
Speaker 13:	00:26:42	Somehow I don't think that the city ever envisioned putting that many families in that four acres with that many vehicles.
Wayne:	00:26:54	All I can tell you is the comprehensive plan allows 11.6 dwellings per acre. That's what it says and that's what it has for the last 20 years. I think there was another question over here.
Speaker 14:	00:27:09	Yeah, I just wanted to add on to that traffic thing a little bit. If you look on the very bottom left corner here, I live in the corner house on Dean and Matheson, so right by the stop sign. And as she was saying, cars are backed up far. And to tack onto what Deirdre was saying is that the members of this neighborhood, we all enjoy our nice small community with homes and people who enjoy owning property and not renting from the overlords. And we like it the way it is. And the apartments down at the end of Dean Street, that was the

		first mistake and everybody is already in a general consensus of disliking those and you just want to crowd a bunch of more people in here and don't really seem to care what the community actually feels about it. It's all about money it seems like, and maximizing profits. So that's all I'd like to say.
Wayne:	00:28:06	Thanks.
Speaker 15:	00:28:15	What's the distance between the duplexes?
Wayne:	00:28:19	Those are set out at a minimum of 10 feet between the structures.
Attendee:	00:28:22	Okay.
Wayne:	00:28:23	So that distance right there is 10 feet at a minimum. Some are farther apart when we actually get into the design, but we're asking for a minimum of 10 foot separation,
Speaker 15:	00:28:33	Where are the children going to play?
Wayne:	00:28:35	So there's small yard spaces that are proposed here. And as I mentioned, this unit may go away in favor of either a small tot lot or a small pool type structure. Which one, Michael?
Michael:	00:28:51	That one here.
Wayne:	00:28:51	That one?
Michael:	00:28:54	Yeah. So if you can see this, this is part, this is the master concept plan that is associated with the zoning. So if you read the language here, this one is allocated as an amenity center storage area, something that is not a residential unit. So by the master concept plan, this is being designated in that location. Up here is the single family residence.
Speaker 15:	00:29:31	Can you explain the 42 trips, but explain exactly what that means.
Wayne:	00:29:38	So we're required to break down the trip for the communities based on IT standards, international transportation engineers standards. So they look at this as duplexes and or multifamily and they assign a number of trips for each of those units. And then that gets equated into a peak hour number and our traffic engineer broke it down. So in the morning AM peak, you have 38 trips coming out of the community to and from, that's two-way trips. And then 42 in the afternoon, the 4:00 to 6:00 peak. And then the city's

		standards, they only look at the PM peak hour because it's usually the larger impact number on our roadway. So we've analyzed that 42 trip number and the city's reviewed it and they agreed with our conclusion that there are no site-related impacts that are associated with it. There are no other off-site improvements that are warranted because of the trip volume.
Attendee:	00:30:31	But we'll pay the difference.
Wayne:	00:30:31	Yes, as Neale just pointed out, we do pay as transportation impact fees to the city and they use those as they see fit in the future for other road improvements. They don't have to be on this street perhaps, but there may be a need somewhere down the street associated with greater accumulation of impacts.
Speaker 15:	00:30:47	So I live just down on this side, just down street from Herman across the road. And during peak-hour traffic, I can't get out of my driveway, the traffic is so backed up. But my biggest concern is the bicycles and many of them now are the electric bicycles, mostly gentlemen going down to the gas station where they get picked up to work. And then you've got the children, and the children are walking. So in my mind it's a disaster waiting to happen.
Wayne:	00:31:21	Well, I can tell you that unfortunately it's not just this project, that's a problem throughout the city. And the city has done a really good job creating a master pathways plan and they're trying to implement that and it's slow because it's very expensive. If you've probably seen what they did on Terry Street recently and they put in new crossings near the school and trying to enhance safety. And same thing down by the elementary school, you have other enhancements that have been made with the sidewalks and the crosswalks and things of that nature. And we're fortunate that we have a sidewalk on Dean Street for kids to walk safely to school.
Speaker 15:	00:31:51	But they're in competition with the bicycles-
Wayne:	00:31:53	No, understood. Happens all over-
Speaker 15:	00:31:56	It's just dangerous.
Wayne:	00:31:56	All over the place.
Speaker 15:	00:31:57	Is there any way you could consider letting go of that one row and making that sidewalk much deeper?

Wayne:	00:32:04	Well, the city has a pathways plan that would put in a larger pathway along Dean Street in the future, but it would make no sense for us to build a very tiny section of what they want to connect from Dean Street to Old 41 in the future. So that's why we've offered to do payment in lieu. So we would give the city money for that sidewalk improvement. Thank you. Anybody else have questions?
Speaker 3:	00:32:32	When you start building over here, because I assume that the city will say yes because they always do, what gets their pockets. Are you going to be building up the ground to a higher level? So that means all the runoff will go into the other neighborhood. Wait, because I am on this side of that whole thing. And when it rains, it floods a little when we have those heavy, heavy rains, but it did flood during the hurricanes, which means if you are going to build up that whole lot, which is almost a whole block, then all of the rest of us around here, including this boy and this lady and me, we're all going to get flooded. And because you can build 11 houses on an acre doesn't mean you should. I agree with people here, I think it's inappropriate for this neighborhood.
Wayne:	00:33:30	Thank you. So this is the diagram I showed you earlier and just to highlight, and I'll let Michael go into more detail. But you can see these, we are required to put in perimeter burns around the site to contain the water that comes off of our site before it discharges from the site. So you can see there's one on Matheson along our buffer area, there's another one out on Dean Street. And there'll be another perimeter burn along the backside of the property and along the sides to control that runoff. But it doesn't work well, right? Well, it doesn't work today because there is no water management system there. So it'll be required to put in a water management system where we have the dry detention areas, patch basins, piping those together before they discharge off site because today it's a free-for-all and any vacant lot in Bonita water just drains wherever it will because nobody's put in a water management system to control it. But Michael will have to design that to the state and local standards.
Michael:	00:34:24	So single-family lots are not required to have a stormwater management system per se in terms of perimeter. As soon as you have four more units inside a community, you're required to have a surface water management system by the state. So what's different in the... What's different in the post-condition, [inaudible 00:34:49]. And the existing condition is just a vacant lot, right?
Speaker 3:	00:34:54	It's flat.

Attendee:	00:34:54	[inaudible 00:34:56].
Michael:	00:34:56	Exactly. So when it rains, water can discharge directly into it. There is nothing to control the water from all this area going into here. What's better in the existing condition in terms of exfiltration is that there's less pavement, right? So you are generating more water in post-condition than you are in precondition, volume, creating more water because it's impervious versus pervious. But what does that mean concrete versus open space? There's more concrete than open space existing versus proposed. But what the existing condition doesn't have is the stormwater management system doesn't need it.
	00:35:35	It does need it. All the systems do under the proposed condition, you have a perimeter berm that's going to go around the entire development that's going to be set at a specific elevation. Technically it's the 25 year, three day storm event. So at a 25-year event or less water does not lead this entire development only through the control structure at an allowable discharge rate, which trust me is way significant compared to the existing condition of the amount of water that's going into Dean Street. Storm Water management is a misconception in my opinion when it comes to this type of environment. Existing conditions are unregulated, proposed conditions are. If engineering is done correctly, post-conditions are a positive impact to the existing storm water management system.
Speaker 3:	00:36:26	So when you say it's going to run out wherever you looking to the sewer system, is that what's happening?
Wayne:	00:36:32	No. Typically, there's shallow swales that run along most of our roads, in some cases they deeper ditches, but they'll discharge into that system and then those swales are cut to drain to a different direction. So they typically go into larger catch basin system and they're collected as part of the-
Speaker 3:	00:36:47	It's located in the sewer.
Wayne:	00:36:47	We're not allowed to connect those to the storm sewer system.
Speaker 3:	00:36:52	Why?
Attendee:	00:36:52	[inaudible 00:36:59].
Michael:	00:36:58	The treatment water costs a lot of money.

Speaker 3:	00:37:02	I know, I see it on my bill.
Michael:	00:37:05	Exactly. So they're not going to allow you to put storm water into a sewer system to go treat it, it's just not allowed.
Wayne:	00:37:13	That's why the dry detention areas are also a form of cleansing the water. It sits there long enough for the sediments to go into the soil rather than to go out into the street and into the city storm drain system. So it collects water and it treats the water for quality. Anybody else?
Sharon:	00:37:30	No. This lady over here has a question, she's been holding the mic.
Wayne:	00:37:37	I'm sorry, I didn't see you over there.
Speaker 16:	00:37:40	I share the obvious concern of all my neighbors, the impact of the traffic and the pedestrians and the children walking and all. But I just had a question about, you said that you got the approval to set these buildings only 10 feet apart. What was it supposed to be before you got that?
Wayne:	00:37:59	The city, for what we're doing for plan development, we establish our own development standards. There's a different standard if we were platting individual lots, there are different standards, but because we don't have any platted lots and we're creating a plan development, we establish our own development regulations.
Speaker 16:	00:38:13	Okay, thank you.
Speaker 17:	00:38:20	I apologize for being late, we were coming from work, so I missed the beginning of your presentation, but who is the developer?
Wayne:	00:38:43	The developer is...
Attendees:	00:38:43	[inaudible 00:38:43].
Wayne:	00:38:43	This isn't clicking back. I'm just going to go back to that page. Hang on one second, I'm just going to go back to the page for the applicant. I just want to make sure I read it to you properly. So the developer is Sagmore Development LLC, it's a company that's based in Naples, Florida.
Speaker 17:	00:38:54	Okay. And so with the rezoning, what is the land currently zoned at now?

Wayne:	00:38:59	It's currently zoned TFC2. It stands for two family.
Speaker 17:	00:39:03	So that would allow how many units?
Wayne:	00:39:06	49 units.
Speaker 17:	00:39:07	So you're rezoning it to what?
Wayne:	00:39:10	Planned development, residential planned development.
Speaker 17:	00:39:12	And what would that benefit, what benefit does that give you?
Wayne:	00:39:15	The benefit is, I did explain that earlier, I'm sorry you weren't here. But under the current regulations for TFC2, every unit has to be on a platted lot. And under our scenario, they want to be condominiumized or for rentals on one single large development contract, so we don't have any lot lines. So we have to go through the plan development process because there's no other zoning mechanism to allow us to do that type of development.
Speaker 17:	00:39:39	And so doing rentals, it would be owned by a rental company?
Wayne:	00:39:44	I don't know, I mean Sagamore Development may be the ultimate owner of the property and rent them or if we condominiumize them, then each unit would be sold to an individual unit owner.
Speaker 17:	00:39:53	Okay. And regarding stormwater, is this in a flood zone now?
Wayne:	00:39:59	Michael might know the answer to that.
Michael:	00:40:02	It is not in a flood zone.
Speaker 17:	00:40:04	What is the existing grade of this setting?
Michael:	00:40:04	I don't know.
Speaker 17:	00:40:11	I know it's flat. You're going to raise it up so it's.. All right, so it depends on X right now?
Wayne:	00:40:15	Yeah.
Speaker 17:	00:40:16	Okay.
Wayne:	00:40:16	[inaudible 00:40:18].

Speaker 17:	00:40:17	Okay. And for retention, how do you plan on meeting the new water quality requirements from the state.
Michael:	00:40:26	Educated. So exactly. So that dry retention area most likely is going to be a dry retention detention system because of the nutrient loading criteria that you're probably referencing. So obviously we have multiple detention areas where we can route do a treatment train if needed. And also that retention portion of the system is critical to the removal of those loads.
Wayne:	00:40:56	And the city also for most of its existence, has required one and a half times treatment capacity for water quality. And that's going to be one of the other requirements-
Speaker 17:	00:41:04	I believe that's going away.
Wayne:	00:41:06	... with the new requirements. I don't know about that.
Speaker 17:	00:41:07	Yeah. Does it differ?
Wayne:	00:41:09	Okay.
Speaker 17:	00:41:09	Yeah. So with the retention system, you had mentioned discharging to Dean Street, I don't know if there being any swales, I mean, I know there's no swales, but is it a pipe system now? How does the water management system on Dean and Madison work other than just percolation.
Michael:	00:41:27	Poorly?
Speaker 17:	00:41:30	Sorry, a better question is when you had talked about discharging into the system on Dean, how will you accomplish that?
Michael:	00:41:36	Say that again?
Speaker 17:	00:41:37	You had mentioned that there'd be a pipe discharge from the drive detention to Dean. How will you accomplish that?
Wayne:	00:41:42	[inaudible 00:41:43]. Sorry.
Michael:	00:41:43	Yeah, so this is all conceptual at this point.
Speaker 17:	00:41:48	Of course.
Michael:	00:41:49	But once we get into design, there will be a control structure that has a pipe associated that does go into the right-of-way

		and will go into another catch basin. But that catch basin is going to be a bubbler box. So if it'll bubble out.
Speaker 17:	00:42:04	And you mentioned that you don't need to widen the sidewalk now, you're going to need the payment in lieu.
Wayne:	00:42:10	Yes.
Speaker 17:	00:42:13	But when does the city plan on widening Dean, the sidewalk on Dean?
Wayne:	00:42:17	I don't know. They have a pathways master plan and I don't know what their schedules are. It is based on a lot of other factors, I don't know what that is.
Speaker 17:	00:42:26	And the sidewalk wasn't also warranted on... I know there's a sidewalk on the west side of Matheson, but it wasn't warranted to put one on your east side as well.
Wayne:	00:42:35	Well, the sidewalk, if we put it on Matheson one, the right-of-way doesn't accommodate the sidewalk because of other drainage improvements that need to be completed. So be essentially rebuilding Matheson to put in the type of sidewalk they want. So that's why the payment in lieu works both best for us and the city at this point in time until they've actually designed a new pathway system.
Michael:	00:42:56	Sure. That's really the heart of the reason. It's on both. This is a much wider requirement for sidewalk and this is a smaller sidewalk, but there is also less right-of-way available on Matheson's. So the issue is you can't build the sidewalk and still have a roadside swale. So if drainage is important, you can't have sidewalks there until the city fixes the road system. So that's where we are.
Speaker 17:	00:43:26	I guess the biggest concern, which you answered, was floodplain storage. You said that it's not in the flood zone now.
Michael:	00:43:31	I just flipped it up.
Speaker 17:	00:43:34	Okay, thank you.
Wayne:	00:43:34	Let's get the lady on the end first. And come back to her.
Speaker 11:	00:43:48	Okay. So this is not my area of expertise clearly, so bear with me. But so when I bought my property over a year ago and I had looked all over Southwest Florida and chose Bonita

		Springs specifically for this neighborhood. I looked at the zoning map before I bought my property. And my property was light yellow and this was also light yellow and sorry that I don't know what light yellow means. But what it meant to me was single or double family home on that plot. And the plots that you have, and I might be wrong about this, is 11089, 11113, 11035 and 11125. Isn't that four plots? In which case is what really happening here is you're deciding that you are reconfiguring the plots. So there'll still be light yellow as a two family, but fitting a bunch of them in two... Okay, so it looks like there's four plots here, which would be eight houses. And again, not my area of expertise, but it was light yellow and when I bought it was light yellow and now it's not light yellow.
Wayne:	00:45:22	Okay. So let me try to explain. So the city has a comprehensive plan that has a land use category that covers every piece of property in the city. So what we proposed is consistent with the density under the land use plan. So the existing configuration, if that were the case, you wouldn't have a home to live in if people weren't allowed to replat those properties. So that's what happens with land development is they take larger tracts of land and they get subdivided into other tracts of land, or in this case maybe condominiums. But the type of unit is very comparable to what's in the area with one in two family structures, two stories in height. So that's what we're proposing.
Speaker 11:	00:46:01	Okay, thank you.
Wayne:	00:46:02	Yes, ma'am.
Speaker 3:	00:46:05	The other question I had was are these homes going to be on the sewer system?
Wayne:	00:46:13	Yes, ma'am. These homes will all have water and sewer service too?
Speaker 3:	00:46:15	[inaudible 00:46:18].
Wayne:	00:46:18	Yes, ma'am.
Speaker 3:	00:46:21	They're going to be using a lot more water [inaudible 00:46:25].
Wayne:	00:46:27	Okay, we have time for a couple more questions before we try to wrap up everybody by 6:30.

Speaker 15:	00:46:32	What would be the earliest that we might envision these being available for sale?
Wayne:	00:46:37	Well, we haven't had a scheduled hearing yet, so we're in May, I'm guessing that the earliest we probably are going to be on an agenda is going to be July I would think, and then August and September for council most likely. So then Michael still has to do some permitting through the city, which is easily a six-month plus. So it's probably a year from now before you would actually see any construction occurring on site, assuming-
Speaker 18:	00:47:05	So am I getting it correct that along Dean Street and Matheson where kids are going to be walking to school, there will no longer be sidewalks until.
Wayne:	00:47:17	No, ma'am.
Speaker 18:	00:47:18	There will continue to be sidewalks. That's not an area that the swales are going to be and the retention?
Wayne:	00:47:24	No, ma'am. The existing sidewalks will remain here and then you can see the small sidewalk that's on the west side of Matheson, but we don't impact those existing sidewalks.
Speaker 9:	00:47:39	How do I find out who to talk with at the city? Who's the contact on this project?
Wayne:	00:47:44	Our contact person is Mary Zizzo and I think their main number is 444-6150.
Speaker 9:	00:47:50	And the traffic engineer?
Wayne:	00:47:56	Traffic engineer works for us. The traffic engineer actually works. The city has a traffic engineer through their-
Attendees:	00:48:03	[inaudible 00:48:04].
Wayne:	00:48:04	Hang on folks, let me answer a question. So our traffic engineer prepared the report, it's reviewed by the city's traffic engineer. I would ask Mary Zizzo to put you in contact with him.
Speaker 9:	00:48:15	Okay.
Wayne:	00:48:15	I don't know, I assume it's a guy named Tom Ross, but I don't know for sure that Tom did this review.

Speaker 3:	00:48:20	Tom Ross did the traffic engineer for Bonita.
Wayne:	00:48:20	For Bonita Springs.
Speaker 9:	00:48:30	What's the number for Mary?
Wayne:	00:48:31	I believe it's 444-6150.
Speaker 9:	00:48:38	6150. I got a couple of quickies and they're probably pretty snarky, but bear with me. Will the owner of this property be occupying one of the units?
Wayne:	00:48:48	I don't know.
Speaker 9:	00:48:50	And it seems like we're kind of shoehorning a very large project into a very small area. Is this something you would want in your neighborhood?
Wayne:	00:49:04	I don't know why I wouldn't, the comprehensive plan provides for that size of project. We have another question or not? No? Yes sir.
Speaker 19:	00:49:18	Sorry, just came from work.
Wayne:	00:49:21	Hang on, we have to get you on the microphone.
Speaker 19:	00:49:22	I looked at your plans and you have one-car garages and one-car driveways-
Sharon:	00:49:23	Can you talk in the microphone please.
Speaker 19:	00:49:28	... and there's 11 guest spots. Is that correct? There's a total of 11... I ran over anyways. There's a total of 11 spots that are not specific to the unit?
Wayne:	00:49:43	Is it 11 or 14?
Michael:	00:49:44	I think it's 14.
Wayne:	00:49:44	I think here are 14 on our detailed plan.
Speaker 19:	00:49:46	So less than one per unit?
Wayne:	00:49:51	We have not asked for any parking deviations from the code. We meet the city code for parking.

Speaker 19:	00:49:58	So how will you handle it if your tenants don't have parking? You have to assume that every unit is at least dual occupancy. So each unit would need at least two spots and-
Wayne:	00:50:10	Each unit has two spots.
Speaker 19:	00:50:12	Single file, you're assuming someone's using a garage, I presume?
Wayne:	00:50:15	Yes, sir.
Speaker 19:	00:50:16	Most people don't use their garage for parking, right?
Wayne:	00:50:20	No, I wouldn't presume that at all.
Speaker 19:	00:50:22	Yeah. So do you have any plan in place for overflow parking?
Wayne:	00:50:27	We have 14 extra spaces on site, that's what we provided for. And if there's parking internal to the site, those are driveways, they're not city streets, so they're not impacting the public. So that would be my answer to you, I don't anticipate that we're going to have any type of parking problem when we're meeting the city code.
Speaker 19:	00:50:45	Could you use the mic please?
Speaker 20:	00:50:46	[inaudible 00:50:48] back up to Matheson period.
Wayne:	00:50:46	Okay.
Speaker 19:	00:50:51	Are you familiar with the other development, other end of Dean Street, Mosaic and the parking issues that they've run into?
Wayne:	00:50:56	I'm not familiar with their parking issues.
Speaker 19:	00:50:58	You might want to take a look at that since you seem to think there won't be any parking issues.
Wayne:	00:51:03	Okay. Thanks. Okay, have time for maybe a question or two more before we have to adjourn. This lady has her hand up. Who hasn't asked a question, Sharon?
Speaker 20:	00:51:14	I lived directly across the street from that set property. I've been there 28 years. I see how people behave and act on those roads. Are you allowing any provision for a turn lane in Dean and Matheson. Or is the accident rate still going to be high? I've seen several accidents there myself since I've lived

		there, I've seen how people drive. I put rocks around my property so that they wouldn't take shortcuts across it. I know that every house that's been built on that street since I've lived there has had multiple families living in a single family home with up to five or six automobiles parked in a driveway. And you expect that to be the exception there? I'm sorry, it won't be. It's going to be a hazard, it's going to be a very unsatisfactory situation. And this company is from Texas. They don't give a damn about us.
Wayne:	00:52:25	Ma'am, the owner of the property is from Naples, Florida, it's not a Texas-
Speaker 20:	00:52:38	I can't understand you if you don't put the mic up where you can be projecting you.
Wayne:	00:52:38	Okay. So the owner of the property is from Naples, Florida, it's not a Texas company.
Speaker 20:	00:52:41	Well, it said Texas in there. I don't want to see any variances issued in zoning. I don't mind a duplex or something reasonable. But 49 units on that land, it's too crowded. I will not have any privacy whatsoever and I can't afford to move.
Wayne:	00:53:02	Okay, thank you. Appreciate your comments and for coming out.
Speaker 19:	00:53:06	You didn't answer. Are you doing any-
Wayne:	00:53:09	As far as I know, there are no site-related improvements that the city told us we needed to make on Matheson or Dean Street.
Speaker 3:	00:53:15	Just want to make one last comment. [inaudible 00:53:23].
Speaker 17:	00:53:23	Yeah, so about the apartment complex, you didn't have to look at surrounding rental apartment complexes in your traffic study for comparisons?
Wayne:	00:53:33	The traffic study doesn't look at parking. That's not the purpose of a traffic impact statement, but the parking code that we're using is the city's land development code parking requirement.
Speaker 17:	00:53:43	I know, but you got to look at the local code, what the location is experiencing. So the apartments that the gentleman before was referring to, I work with several employee residents that live there and their rentals and it is...

		The reason why I asked is if that area meets the city code two, because it is extremely under-parked, there is not enough parking there at all. They have to park on the road and in the shopping complex right next door. So I don't see how if that location met the parking code and they're already way over-parked, how this unit being rentals can do the same.
Wayne:	00:54:30	I wouldn't say that they're over parked as the community at Mosaic and the parallel parking spaces that are in the street were required by staff to put those in to meet part of the parking requirements for Mosaic, they wanted that to feel more urban and that's why they're there.
Speaker 17:	00:54:44	I get that. But I know people that live there that when they come home can't find parking. And so my concern is with this being a rental is that people who rent, I mean we got the college not that far away and so lot it could be a lot of turnover. So how many spaces are provided for each unit?
Wayne:	00:55:05	Two per unit.
Speaker 17:	00:55:06	Just two per unit? And so it's one-car garage, two-car garage?
Wayne:	00:55:10	They are one-car garages.
Speaker 17:	00:55:11	And then how many on the driveway?
Wayne:	00:55:12	One per driveway.
Speaker 17:	00:55:15	Okay. So any guest that comes over in your 20 something whatever units that's going to utilize this 14 spaces. I understand the code says that that's all you need, but in reality that's not going to be enough. And so the concern is where are those extra cars going to park? I also understand that you don't care because it's not your job right now, you work for the developer. So when's the next meeting that we can bring our concerns up to city staff?
Wayne:	00:55:46	As I mentioned, we don't have any zoning hearings scheduled yet.
Speaker 17:	00:55:50	Okay.
Wayne:	00:55:50	We have to conduct this meeting tonight, we provide the minutes to staff. Staff then looks at their scheduling ahead and will put us on a zoning board agenda, in which case they'll send out notice to everybody that's in the surrounding

community of the date and time for that hearing. And then you can come and provide public comment or you can email the zoning board members. And then likewise, that happens again for the city council meetings.

Speaker 17: 00:56:10 Okay, thank you.

Speaker 3: 00:56:15 My last comment. [inaudible 00:56:17].

Sharon: 00:56:15 [inaudible 00:56:21].

Speaker 17: 00:56:20 I do, even though you're allowed 11 point whatever, is it really wise for this neighborhood for you to go for the maximum when nobody here clearly wants it?

Wayne: 00:56:37 Well, I can tell you that I certainly respect all of your opinions, but the developer has an investment in his property. He's got an expectation for what is going to return on his investment. And the city's comprehensive plan provides for what we're asking for. So that is the true guide in the community is your comprehensive plan and we're consistent with that. We have one last comment before we have to adjourn.

Speaker 20: 00:57:00 Do you have any proposed plan, vertical drawings, anything? All we're looking at is a vacant piece of land, how can we make any decisions?

Wayne: 00:57:13 That's not advancing, Sharon.

Sharon: 00:57:14 [inaudible 00:57:14].

Speaker 20: 00:57:14 Is it two story, three story.

Wayne: 00:57:17 So what we're proposing are two-story buildings and each one will have a three bedrooms, two baths is our concept today. And they'll have a one car garage with one parking space in the driveway, so we have a couple of images. So if you'll advance, I'm past that, Sharon. So this is an idea of what you would see. This is a front and a rear facade and a side. So what you're looking at here is each half of the building is one unit. So this is the garage door, front door and lower level, upper level. The back has one eye doors, sliding doors, if you will. And then the floor plan that we're proposing shows the one car garage and then the unit entrance on the bottom floor that would have the kitchen, dining area, great room. And then on the right we have the

		second floor plan that shows a master suite on one side with two guest suites and a bathroom on the other.
Speaker 20:	00:58:18	How many exits are you going to have to and from that complex?
Wayne:	00:58:22	Two exits. One on Matheson and one on Dean Street.
Speaker 20:	00:58:27	You're asking for trouble because Dean Street's already a drag strip and the is intolerable at times.
Wayne:	00:58:37	I think we've heard that from several of your neighbors.
Attendees:	00:58:38	[inaudible 00:58:43].
Wayne:	00:58:42	One more question. Let's get you on the microphone.
Speaker 10:	00:58:47	I noticed on that one drawing of the lot, the vacant lot in the center, it's already got a big drainage area. So let's say that the drainage system that you put in is overwhelmed, it just goes out of the street.
Wayne:	00:59:04	There is no drainage system on that site today. There may be-
Speaker 10:	00:59:07	I know there's not any drainage system, but see the water in the middle?
Sharon:	00:59:14	That's a driveway.
Speaker 10:	00:59:14	Oh, it's a driveway?
Wayne:	00:59:14	That is a driveway.
Speaker 10:	00:59:14	Okay, Nevermind. But let's say that the drainage system is overwhelmed. What happens? The drainage system you put in?
Attendees:	00:59:24	[inaudible 00:59:29].
Michael:	00:59:38	So the question was what are we going to do if the drainage is overflowing? Okay, so try to state this earlier. The project will have a berm all the way around it that retains a 25-year, three-day storm event. So anything 25 years or less stays on site, only discharges through a control structure. Anything above that is free to discharge just like it does today.
Speaker 10:	01:00:08	25 years?

Michael:	01:00:10	Three days.
Speaker 10:	01:00:10	We had twice of the past couple four years.
Michael:	01:00:15	I don't know specifically to this site, you have to look it up. It's really specific.
Wayne:	01:00:21	Well, thank you everybody. I'm going to leave this slide up for a moment if you want to take a photo or write any of the information down, this is our contact information where you can find a copy of the presentation.
Speaker 21:	01:00:31	What's the proposed square footage for each unit?
Wayne:	01:00:35	So the conceptual number that we had on that, it's around 1,400 square feet per unit. That's a preliminary concept, it's subject to modification, but that's our best guess today. So thank you everybody for coming out, I appreciate it very much.

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 # PD23-103517-BOS must be posted by 11/5/2024.

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 Sharon Umpenhour 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

Sharon Umpenhour, Senior Planning Technician

NAME (TYPED OR PRINTED)

Q. Grady Minor and Associates, LLC

ST. OR P.O. BOX

3800 Via Del Rey, Bonita Springs, FL 34134

CITY, STATE & ZIP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 1 day of November, 20 24, by Sharon Umpenhour as Senior Planning Technician, personally known to me or who produced _____ as identification and who did/did not take oath.

Signature of Notary Public

Printed Name of Notary Public

CELENA M. MARSHALL
MY COMMISSION # HH 600388
EXPIRES: October 6, 2028

My Commission Expires:
(Stamp with serial number)

APPLICANT: SAGAMORE 955 RDG, LLC
ACTION REQUESTED:
A REQUEST TO REZONE 4.6± ACRES FROM TWO-FAMILY CONSERVATION (TFC-2) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO ALLOW UP TO 48 RESIDENTIAL DWELLING UNITS.
PUBLIC NOTICE
ZONING
ACTION
REQUESTED
BONITA SPRINGS
PUBLIC HEARING DATE: NOVEMBER 19, 2024 TIME: 9:00AM
PUBLIC HEARING LOCATION: Bonita Springs City Hall
9101 Bonita Beach Road, Bonita Springs
FOR MORE INFORMATION CONTACT: MARY ZIZZO
AT 444-6150 CASE: PD23-10317-BOS
BONITA SPRINGS CITY COUNCIL
CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT

APPLICANT: SAGAMORE 955 RDG, LLC
ACTION REQUESTED:
A REQUEST TO REZONE 4.6± ACRES FROM TWO-FAMILY CONSERVATION (TFC-2) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO ALLOW UP TO 48 RESIDENTIAL DWELLING UNITS.
PUBLIC NOTICE
ZONING
ACTION
REQUESTED
BONITA SPRINGS
PUBLIC HEARING DATE: NOVEMBER 19, 2024 TIME: 9:00AM
PUBLIC HEARING LOCATION: Bonita Springs City Hall
9101 Bonita Beach Road, Bonita Springs
FOR MORE INFORMATION CONTACT: MARY ZIZZO
AT 444-6150 CASE: PD23-10317-BOS
BONITA SPRINGS CITY COUNCIL
CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT

APPLICANT: SAGAMORE 955 RDG, LLC
ACTION REQUESTED:
A REQUEST TO REZONE 4.6± ACRES FROM TWO-FAMILY CONSERVATION (TFC-2) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO ALLOW UP TO 48 RESIDENTIAL DWELLING UNITS.
PUBLIC NOTICE
ZONING
ACTION
REQUESTED
BONITA SPRINGS
PUBLIC HEARING DATE: NOVEMBER 19, 2024 TIME: 9:00AM
PUBLIC HEARING LOCATION: Bonita Springs City Hall
9101 Bonita Beach Road, Bonita Springs
FOR MORE INFORMATION CONTACT: MARY ZIZZO
AT 444-6150 CASE: PD23-10317-BOS
BONITA SPRINGS CITY COUNCIL
CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT

APPLICANT: SAGAMORE 955 RDG, LLC
ACTION REQUESTED:
A REQUEST TO REZONE 4.6± ACRES FROM TWO-FAMILY CONSERVATION (TFC-2) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO ALLOW UP TO 48 RESIDENTIAL DWELLING UNITS.
PUBLIC NOTICE
ZONING
ACTION
REQUESTED
BONITA SPRINGS
PUBLIC HEARING DATE: NOVEMBER 19, 2024 TIME: 9:00AM
PUBLIC HEARING LOCATION: Bonita Springs City Hall
9101 Bonita Beach Road, Bonita Springs
FOR MORE INFORMATION CONTACT: MARY ZIZZO
AT 444-6150 CASE: PD23-10317-BOS
BONITA SPRINGS CITY COUNCIL
CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT

APPLICANT: SAGAMORE 955 RDG, LLC
ACTION REQUESTED:
A REQUEST TO REZONE 4.6± ACRES FROM TWO-FAMILY CONSERVATION (TFC-2) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO ALLOW UP TO 48 RESIDENTIAL DWELLING UNITS.
PUBLIC NOTICE
ZONING
ACTION
REQUESTED
BONITA SPRINGS
PUBLIC HEARING DATE: NOVEMBER 19, 2024 TIME: 9:00AM
PUBLIC HEARING LOCATION: Bonita Springs City Hall
9101 Bonita Beach Road, Bonita Springs
FOR MORE INFORMATION CONTACT: MARY ZUZZO
AT 444-6150 CASES PD23-10517-BOS
BONITA SPRINGS CITY COUNCIL
CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT

APPLICANT: SAGAMORE 955 RDG, LLC
ACTION REQUESTED:
A REQUEST TO REZONE 4.6± ACRES FROM TWO-FAMILY CONSERVATION (TFC-2) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO ALLOW UP TO 48 RESIDENTIAL DWELLING UNITS.
PUBLIC NOTICE
ZONING
ACTION
REQUESTED
BONITA SPRINGS
PUBLIC HEARING DATE: NOVEMBER 19, 2024 TIME: 9:00AM
PUBLIC HEARING LOCATION: Bonita Springs City Hall
9101 Bonita Beach Road, Bonita Springs
FOR MORE INFORMATION CONTACT: MARY ZUZZO
AT 444-6150 CASES PD23-10517-BOS
BONITA SPRINGS CITY COUNCIL
CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT

If you have a disability and the format of this document interferes with your ability to access some information, please contact us at (239) 444-6150 during regular business hours (8:00am-5:00pm, Monday-Friday), and we'll gladly assist.

CITY OF BONITA SPRINGS
Community Development Department
9220 Bonita Beach Road, Ste. 111
Bonita Springs, FL 34135
Phone: (239) 444-6150
email: permitting@cityofbonitaspringscd.org

MAILING NOTICES AFFIDAVIT

Property owners within 375 feet (or 500 feet in the case of on-premises consumption special exceptions) of the subject parcel(s) must be notified in writing of the proposed zoning action going before council within thirty CALENDAR (30) days of the initial Public Hearing. Property owners must be informed of their ability to participate in these hearings and/or given the opportunity to return a Citizen Response Form, should they have any comments or concerns regarding the matter. This affidavit must be returned assuring the following:

a. Affidavit for case # PD23-103517-BOS sent on October 15, 2024.
b. Names and addresses of property owners are those appearing on the latest tax rolls for Lee County.
c. The Zoning Board for land use adjustments and City Council public hearing dates, times, and locations of hearings that were provided in the notices.
d. All notices have been sent by first-class mail.

NOTE: AFTER THE NOTICES HAVE BEEN SENT, THE AFFIDAVIT OF THE MAILING NOTICES, 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.

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Sharon Umpenhour WHO ON OATH SAYS THAT HE/SHE HAS SENT 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:

ZONING APPLICATION CASE NUMBER: PD23-103517-BOS
SIGNATURE OF APPLICANT OR AGENT: Sharon Umpenhour
NAME (TYPED OR PRINTED): Sharon Umpenhour
SITE ADDRESS OR P.O. BOX: Q. Grady Minor and Associates, P.A.
CITY, STATE & ZIP: 3800 Via Del Rey, Bonita Springs 34134

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me by means of physical presence ☒ or online notarization ☐,
this (day) 15 of (month) October, (year) 2024,
by (name of person making statement) Sharon Umpenhour.

Signature of Notary Public - State of Florida: Kimberly A. Scher
Name of Notary Typed, Printed, or Stamped: Kimberly A. Scher

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____

KIMBERLY ANN SCHER
MY COMMISSION # HH 345318
EXPIRES: January 2, 2027

CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
APPLICATION: PD23-103517-BOS

This is a courtesy notice of a proposed zoning action within 375 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Mary Zizzo, Planner, at (239) 444-6162, or mzizzo@cityofbonitaspringscd.org.** Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

http://cityofbonitasprings.org/cms/one.aspx?pageId=13788499

Zoning Board of Adjustments:	**City Council:**
November 19, 2024 at 9:00am Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135	December 4th, 2024 at 5:30pm (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135 December 18th, 2024 at 5:30pm (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135

CASE NUMBER: PD23-103517-BOS

CASE NAME: 11035 Dean Street Residential Planned Development

REQUEST: A request to rezone 4.6± acres from Two-Family Conservation (TFC-2) to Residential Planned Development (RPD) to allow up to 48 residential dwelling units.

LOCATION: The subject property is located at 11035, 11089, 11113, 11125 Dean St. Bonita Springs FL 34135. STRAP: 36-47-25-B4-00064.0000, 36-47-25-B4-00063.0000, 36-47-25-B4-00062.0010, 36-47-25-B4-00065.0000, 36-47-25-B4-00064.0010.

The City of Bonita Springs will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income, or marital status. To request an ADA-qualified reasonable modification at no charge to the requestor, please contact City Clerk Mike Sheffield by calling (239) 949-6262 at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Council on any matter at this meeting, such person must have a verbatim record of the proceeding to include the testimony and evidence upon which such appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support _____ Oppose _____

Application: PD23-103517-BOS: 11035 Dean St. RPD

_____
_____
_____
_____
_____
_____

DATE: _____
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP:_____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

10/31/24 Phone Discussion with Mr. Alfred in response to opposition letters.

Items of concert to resident:

- Parking shortages
- Safety concerns for the many bike riders along that way
- Privacy for home around- concerns of high-rise units
- Congestion by the School along peak times
- Traffic to turn left already at Dean and Old 41
- End-user not known, indicated that the Applicant was introduced as an investor at the meeting, with an intent to sell.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support _____ Oppose ✓

Application: PD23-103517-BOS: 11035 Dean St. RPD

DATE: 10/22/2024
NAME: Cheryl Hillyard PHONE: 239-340-5457
ADDRESS: 11130 Tangelo Terrace CITY/STATE/ZIP: Bonita Springs, FL 34135

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support ✓ Oppose _____

Application: PD23-103517-BOS: 11035 Dean St. RPD

DATE: Oct. 18. 2024
NAME: Kim Newman, Marive TR PHONE: 239.595.9100 marive@sdlnaples.com
ADDRESS: 1495 Rail Head Blvd, Unit 5 CITY/STATE/ZIP: Naples, FL 34110

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support _____ Oppose ✓

Application: PD23-103517-BOS: 11035 Dean St. RPD

Please see attached letter

DATE: 10/21/24
NAME: SES-085 LLC PHONE: 239-359-8133
ADDRESS: 27655 Roslin Dr CITY/STATE/ZIP: Bonita Springs, FL 34135

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

FROM THE DESK OF

SES 085 LLC

October 21, 2024

City of Bonita Springs
Community Development Dept.
9220 Bonita Beach Rd. Ste 109
Bonita Springs, FL 34135
Re: Application PD23-103517-BOS

Dear Mary Zizzo,

We strongly oppose the proposed zoning change that would allow for 48 units in our neighborhood, which is currently made up of single-family homes and duplexes. This high-density development threatens to fundamentally alter the character of our community. Investors, who have no stake in the long-term well-being of our area, are attempting to take advantage of lower-cost residential zoning for their own financial gain, disregarding the impact on local residents. This proposal would increase congestion on our narrow roads, exacerbate parking shortages, and create safety concerns with the nearby school and residents. It would strain community resources and disrupt the peaceful, residential nature of our neighborhood. Investors should seek properties already zoned for high-density projects rather than imposing developments that would harm our established community.

Sincerely yours,

by: Alfred Barrack

Alfred Barrack, It's Manager

3250 BONITA BEACH RD.. #205-502. BONITA SPRINGS. FL (239)359-8133

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support _____ Oppose ✓

Application: PD23-103517-BOS: 11035 Dean St. RPD

Please see letter attached.

DATE: 10/21/24
NAME: Shelter Island Holdings LLC PHONE: 239-359-8133
ADDRESS: 27654 Roslin Dr. CITY/STATE/ZIP: Bonita Springs, FL 34135

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

FROM THE DESK OF

Shelter Island Holdings LLC

October 21, 2024

City of Bonita Springs
Community Development Dept.
9220 Bonita Beach Rd. Ste 109
Bonita Springs, FL 34135
Re: Application PD23-103517-BOS

Dear Mary Zizzo,

We strongly oppose the proposed zoning change that would allow for 48 units in our neighborhood, which is currently made up of single-family homes and duplexes. This high-density development threatens to fundamentally alter the character of our community. Investors, who have no stake in the long-term well-being of our area, are attempting to take advantage of lower-cost residential zoning for their own financial gain, disregarding the impact on local residents. This proposal would increase congestion on our narrow roads, exacerbate parking shortages, and create safety concerns with the nearby school and residents. It would strain community resources and disrupt the peaceful, residential nature of our neighborhood. Investors should seek properties already zoned for high-density projects rather than imposing developments that would harm our established community.

Sincerely yours,

Alfred Barrack, It's Manager

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support _____ Oppose ✓

Application: PD23-103517-BOS: 11035 Dean St. RPD

I strongly believe that the number of units (49) on 4.62 acres is much too dense for this location. There is no designated recreation space for children + tenants. Based on the average number of Autos parked at existing duplexes on Dean St. the additional traffic will create hazardous conditions at the intersection of Dean + Matheson. The additional noise and lighting will also degrade the quality of the area.

DATE: Oct 20, 2024
NAME: Jessica Stearns PHONE: 239-373-4541
ADDRESS: 27801 Matheson Ave CITY/STATE/ZIP: Bonita Springs, FL 34135

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD23-103517-BOS; 11035 Dean St. RPD

Let me begin with stating as a property owner directly abutting this project I strongly oppose the proposed zoning changes for said project. If the zoning is changed it would have a negative impact on the neighborhood. I have attached a few concerns that should be addressed & taken into consideration

DATE: 10-23-24
NAME: Shelley Sullivan PHONE: Land line 218-525-6403 / Cell 218-343-8385
ADDRESS: 11147 Dean St / 5014 Nor Street CITY/STATE/ZIP: Bonita Spring, FL / Duluth, MN 55804

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

Overcrowding by allowing an additional 48 family unit dwellings in such a small area is unacceptable for a neighborhood setting

Traffic congestion + pollution with too many vehicles which also makes noise pollution + improvement pollution resulting in Environmental degradation which could have a lasting impact on the area's environment

Decreases the quality of living condition, Lack of green space

Security issues, Strain on infrastructure

Chance of rental properties either stagnating or dropping current property values with in said neighborhood.

Too many tenants may choose not to maintain the properties as the same level of a property owner which could impact the surrounding homeowner properties drastically.

Possible risk of flooding in once a high risk flood zone

Increased density increases transience + turnover of residents in the neighborhood which would have a negative impact on the area

Dean Street is a busy highly used road which has only gotten worse the past few years Waterline Bartia Complex on Dean + Rt 4 already added traffic. Just to cross the street or pull out of your driveway can be a challenge. Our property values will certainly will be lowered + adding 48 units in such a small area will + would lessen it. There has been a speed sign out on the other side of our driveway for several years which flashes at the motorist. With that being said we all know that Dean Street really has a traffic problem which should be addressed rather than adding to the existing problems by changing the zoning

Please keep our neighborhood safe + don't turn Dean into it with Route

11/1/24 Conversation with nearby resident

Concerns:

- Concerns with traffic congestion on Dean St.
- Noise pollution with extra vehicles
- Decrease in quality of living conditions
- Chance of rental properties
- Too many tenants so lack of maintenance of property
- Impact on surrounding homeowner properties drastically
- Risk of flooding
- Lack of green space in the area
- Already increase in number of residents at Dean and Old 41 apartment complex and Imperial Bonita Estates
- Traffic in order to cross the street for drivers and pedestrians
- Security issues
- Number of occupants per unit