

**CPA25-123666-BOS
CPA25-123814-BOS**

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

Expedited State Review Process



**Privately Initiated Applications
and Staff Analysis**

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

Local Planning Agency (LPA) August 28, 2025
Public Hearing Date:

City Council Transmittal Date: October 15, 2025 (Tentative)

Project Name: Revana Lakes

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

CPA25-123666-BOS & CPA25-123814

X Text Amendment

X Map Amendment

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

STAFF REPORT PREPARATION DATE: August 21, 2025

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. Applicant: Seagate Revana, LLC
Agent: Alexis Crespo, AICP; Neale Montgomery, Esq.
2. Request: To amend the Bonita Springs Comprehensive Plan as follows:
 - a. Amend the Future Land Use Map to designate 204.5 +/- acres from the Density Reduction Groundwater Resource (DRGR) and Resource Protection/Wetland Future Land Use Categories to the City of Bonita Springs Urban Fringe Community District and Resource Protection Future Land Use Category.
 - b. Amend the text of the Urban Fringe Community District Future Land Use Category to increase the acreage allowed, to adjust the allowed density range from 2.54 to 2.77 gross dwelling units per acre to 1.40 to 2.77 gross dwelling units per acre, to add a commercial floor area ratio for properties north of Bonita Beach Road, to provide additional planting standards for stormwater management lakes, and to add buffering standards from adjacent conservation areas.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

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

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

2. Basis and recommended findings of fact:

- The proposed amendments encompass twenty-four (24) parcels totaling approximately 204.5 +/- acres.
- Approximately 114 +/- acres were annexed into the City of Bonita Springs in 2008, but a City future land use designation was not adopted, and as a result, those properties maintained their Lee County future land use designations of DRGR and Wetlands. The remaining 90.5 +/- acres are subject to three (3) pending companion annexation requests (ANX25-123909-BOS, ANX25-123916-BOS, and ANX25-123918-BOS).
- The Applicant has submitted a companion zoning application for a mixed-use planned development (MPD) for the project site, consisting of 299 dwelling units and 100,000 square feet of commercial uses.
- Approximately 87.8 +/- acres of the project site is a vacant mining site approved by Lee County. Natural resource extraction is an approved use, according to Lee County's DRGR policy.
- Lee County's Density Reduction Groundwater Resource (County's DRGR) future land use category permits a maximum standard density of one (1) dwelling unit per ten (10) gross acres of land area and the Wetland future land use category permits a maximum density of one (1) dwelling unit per twenty (20) gross acres of land area. The City's DRGR Future Land Use Category is similar and provides a maximum density of one (1) dwelling unit per ten (10) gross acres. While the City does not have a companion Wetlands future land use category, it has a Resource Protection Future Land Use Category with the same density rate (1du/20 gross acres) and contains policy language that is designed to recognize lands that contain environmental sensitivities. It is the Staff's opinion that the City's DRGR and Resource Protection Future Land Use Categories would be the appropriate future land use categories for the remainder of the property that is subject to the companion annexation requests (ANX25-123909-BOS, ANX25-123916-BOS, and ANX25-123918-BOS).
- Using the Applicant's provided density calculations (which were reviewed by Staff), if the DRGR and Resource Protection future land use categories remain in place on the subject properties, a maximum of fourteen (14) dwelling units could be constructed.
- The maximum proposed density is 566 dwelling units, which equates to 2.77 dwelling units per acre. The companion MPD application is for a maximum of 299 dwelling units, which equates to just under 1.50 dwelling units per acre. In both instances, the density is within the proposed adjusted range of 1.40 to 2.77 gross units per acre.

- The Urban Fringe Community District Future Land Use Category *currently* allows a density range of 2.54 to 2.77 gross dwelling units per acre, making the request for this application of 2.77 dwelling units per acre consistent with that category.

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

C. SUMMARY/BACKGROUND DISCUSSION:

1. EXISTING CONDITIONS

Size of Property: 204.5 +/- acres.

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

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

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

Current Future Land Use Category: The 114 +/- acres of the subject project area that was annexed in 2008 (Ordinance 08-15) are located in the Lee County Density Reduction Groundwater Resource (DRGR), and Wetlands future land use categories. The remaining 90.5 +/- acres are subject to three (3) pending companion annexation requests (ANX25-123909-BOS, ANX25-123916-BOS, and ANX25-123918-BOS) and the appropriate Future Land Use Categories would be Bonita Springs DRGR and Resource Protection. The table below, which was provided by the Applicant and reviewed by Staff, shows the density breakdown by Future Land Use Category.

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

REVISED MAY 2025

Table 1: CURRENT FUTURE LAND USE DENSITY CALCULATION

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

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

Table 2: Residential Land Area - Urban Fringe Community

FUTURE LAND USE	ACREAGE	MAXIMUM DENSITY	UNIT COUNT
Urban Fringe Community (Upland)	157.48 AC	2.77 DU/AC	436.22 DU
Resource Protection	42 AC	2.77 DU/AC	116.34 DU
Proposed Maximum per FLUM			552.56 DU
Proposed Maximum Per Companion PUD			299 DU

Table 3: Commercial Land Use Area - Urban Fringe Community

FUTURE LAND USE	ACREAGE	MAXIMUM FLOOR AREA RATIO	COMMERCIAL SQUARE FOOTAGE
Urban Fringe Community (Commercial)	6.1 AC	0.35 ¹	93,000 SF
Resource Protection (Commercial)	1.20 AC	0.35 ¹	18,295 SF
Proposed Maximum FLU			111,295 SF
Proposed Maximum Commercial Square Foot			100,000 SF

1: Properties north of Bonita Beach Rd are permitted a floor area ration of up to 0.67 for commercial uses, excluding clubhouses, amenity buildings, and recreational facilities per proposed Text Amendment.

2. THE DRGR FUTURE LAND USE CATEGORY

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

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

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

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

The surrounding properties have the following attributes:

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

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

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

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

In the Applicant's narrative, a reference is made to Citrus Park (aka Bonita Terra) as being located in the DRGR and permitted for up to 1,500 mobile home and RV lots at a gross density of 3.7 dwelling units per acre. Citrus Park was approved and developed before the DRGR land use category was established in the late 1980's. It is the Staff opinion that referencing Citrus Park/Bonita Terra as an example of DRGR development should hold no bearing on this current application, because Citrus Park/Bonita Terra was approved and developed before the creation of the DRGR future land use category.

PART II - STAFF ANALYSIS

A. STAFF ANALYSIS

CONSISTENCY WITH THE BONITA PLAN

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

Future Land Use Element

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

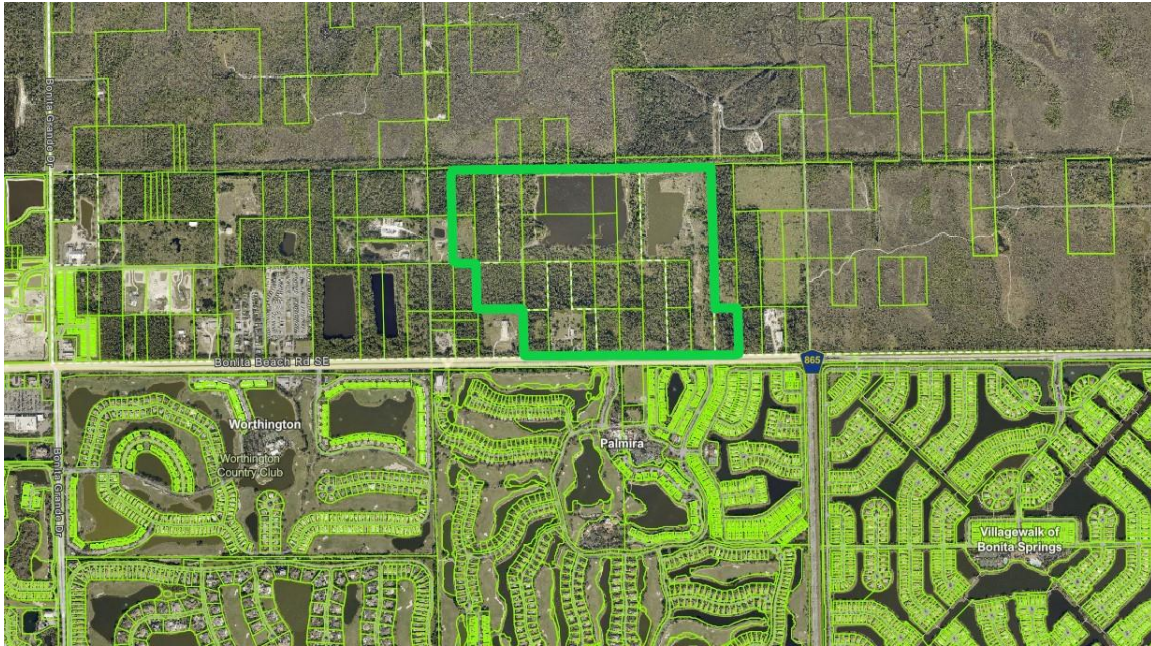
Applicant Analysis: *The Applicant's map and text amendment request is seeking to provide the City with a land use that will result in development of the property at an appropriate density that is compatible with surrounding developments, while providing for new development to accommodate the population growth where transportation facilities and other infrastructure exists. The reduction in maximum density to 299 DU further provides that proposed land use is compatible and complimentary to the surrounding City lands. In addition, the proposed Land Use provides for the extension of the Urban Fringe-Community District category to the north of Bonita Beach Road. The amendment will ensure that the proposed future land use category will encourage a mix of uses that will promote a creative development design that preserves the natural environment. Further, the proposed amendment allows for the future development of land along an existing arterial roadway, maximizing use of existing facilities that have remaining capacity.*

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

Palmira: ~ 6.6 du/acre

Revana Lakes: ~ 2.77 du/acre (maximum)*

**The companion MPD proposes 1.4599 du/acre*



This aerial (2025) identifies the project area and surrounding lands. (City of Bonita Springs Community Development Department; 2025)

Policy 1.1.10.1: Urban Fringe Community District. [The following language contains the proposed text amendments and analysis submitted by the Applicant] Intended to accommodate and provide flexibility for development in areas exhibiting substantial environmental resource protection lands combined with transitional urban characteristics. In order for land to be considered for this designation, land requested to be placed in this category shall be a minimum of 100 acres within the 1,370 ~~1,165~~ acres of gross land area in the land use category. Development within this category would be allowed from 1.4 ~~2.54~~ to 2.77 gross dwelling units per acre. Land developed within this Urban Fringe Community District must adhere to the following innovative design and planning principles.

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

Applicant Analysis: *The amendment is consistent via submittal of the companion Mixed Use Planned Development.*

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

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

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

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

4. Development is encouraged to provide creative site designs, and clustering is required to provide for greater common open space and mixed-use development. The planning flexibility provided through the planned development process shall encourage and facilitate creative design techniques.

Applicant Analysis: *The amendment is consistent vis submittal of the companion Mixed Use Planned Development. The site has clustered open space distributed throughout the site. Residential density is well below the maximum density of 2.77 du/acre. Maximum residential building height is limited to 45 feet. The proposed mix of land uses falls within the allowable ranges for both residential and non-residential development. Additionally, the amendment is consistent with appropriate distances and will provide a minimum of 350 feet between all clubhouses, vehicular service areas, and amenity centers that include outdoor pools and tennis courts and any abutting conservation area in order to minimum the impacts to wildlife and water quality.*

- a. Residential Development. These areas shall include single and/or multiple family home site acreage, and shall include, but not be limited to, single-family attached and detached; duplexes and two-family units; and town homes and other multi-family dwelling types.
- b. Non-residential Development. These areas will include vehicular and pedestrian ways, neighborhood-serving commercial retail, office and institutional areas, club houses and associated facilities, utility buildings, maintenance areas, tennis courts and associated non-residential uses.
- c. Residential and Non-residential Development acreage may account for no more than 60% of the gross area within the Community Fringe District. Intensity/density standards for all uses within this category are set forth in the Intensity/Density Table below:

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

- d. Open Spaces. These areas will include preserved natural areas, buffers lakes, parks, golf courses, nature trails, retention areas, conservation areas, scenic resources, green belts, wetlands and associated areas and must account for a minimum of 40 percent of the Property within the Urban Fringe Community District. Golf course fairways will account for no more than 50 percent of the open space of the subject Urban Fringe Community District.
- e. The owners will employ management strategies in and around any golf course to address the potential for pesticide/chemical pollution of the groundwater and surface water receiving areas. The owners will comply with the goals of the Audubon Cooperative Sanctuary Program for Golf Courses. The management practices will include:
 - i. The use of slow release fertilizers and/or carefully managed fertilizer applications which are timed to ensure maximum root uptake and minimal surface water runoff or leaching to the groundwater;
 - ii. The practice of integrated pest management when seeking to control various pests, such as weeds, insects, and nematodes. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is not acceptable. The management program will minimize, to the extent possible, the use of pesticides, and will include the use of the United States Department of Agriculture Soil Conservation Services Soil Pesticide Interaction Guide to select pesticides that have a minimum potential for leaching or loss to due runoff depending on the site-specific soil conditions. Application of pesticides within 25 feet of any Corkscrew Regional Ecosystem Watershed, or other adjacent public preserve lands, is prohibited;
 - iii. The coordination of the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any pesticides and nutrients;
 - iv. The utilization of a golf course manager who is licensed by the State to use restricted pesticides and who will perform the required

¹ Gross density pursuant to Policy 1.1.10.1

² Commercial uses, excluding recreational facilities (including, but not limited to, the clubhouse and ancillary facilities), will be limited to 5 12.3 total acres.

- management functions. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater; and
- v. The storage, mixing and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.
- f. Any required perimeter buffer zones pursuant to Policy 1.1.10.1(5)(c)(iv) must be replanted with vegetation after construction. Revegetation must adhere to the following:
- i. Seventy five percent of the total number of replanted trees used in buffers and landscaping must be indigenous, and fifty percent of the replanted shrubs must be indigenous;
 - ii. Plant material must conform to the standards for Florida Number 1 or better as given in Grades and Standards for Nursery Plants 1973, and Grades and Standards for Nursery Plants, Part II, Florida Department of Agriculture and Consumer Services, Tallahassee.
 - iii. Australian pine, cajeput, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca, bishopwood, castor bean, common papaya, common snakeplant, day jessamine, hunters robe, Queensland umbrella tree, trailing wedelia may not be used as part of the revegetation of the property after construction.
- g. The shorelines of any stormwater management lakes must be sinuous in configuration, and must be sloped or bermed. The littoral zones around the ponds must be planted with native wetland herbaceous plants, and trees or shrubs can be included within the herbaceous plants. At least four species must be planted. The minimum required number of plants will be one plant per linear foot of lake shoreline as measured at the control elevation water level. The littoral shelf should provide a feeding area for water dependent avian species. Alternatively, non-sinuous stormwater management lakes must be sloped or bermed and meet littoral zone requirements within the Urban Fringe Community except the minimum required number of plants will be three plants per linear foot of lake shoreline as measured at the control elevation water level. Littoral shelves shall be provided at a 10:1 slope for 10% of the linear feet of shoreline for each non-sinuous lake.
- h. Height. Maximum allowable height for residential structures shall be 60 feet from the base flood elevation to the eaves. Structures on Urban Fringe Community lands on the north side of Bonita Beach Road shall be limited to 45 feet in height.
- i. In order to minimize adverse impacts that construction may have on wildlife, natural environmental values, and water quality, the developer will institute appropriate measures such as full compaction of any fill material placed around newly installed structures. In addition, clubhouse(s), golf course maintenance building(s), vehicular service areas and amenity centers that include outdoor pools, tennis courts, etc., must be located a minimum of 350 feet from the boundaries of the Urban Fringe Community District

that about a conservation area. This restriction does not apply to residential buildings. Further, a conservation easement of 100 feet in length shall be placed over Zone 1, which is described in Policy 1.1.10.1.5(c)(vi)(A), which is described in Policy 1.1.10.1.5(c)(vi)(A). The easement shall allow for landscaping, water management activities, passive recreational uses and other uses as set forth in Policy 1.1.10.1.5(c)(vi)(A).

- j. Because domestic animals can create conflicts with indigenous wildlife, no free-ranging domestic animals are permitted within the Urban Fringe Community District. All applicants for a local development order shall include a provision in their covenants and restrictions that prohibit free-ranging domestic animals. Such covenants and restrictions shall also address the implementation of a bear-proof garbage can program to minimize wildlife attractants.
5. All major Resource Protection areas over 20 acres in size shall be provided public vehicular access on non-gated roadways.
- a. All naturally occurring wetlands, which have not been significantly degraded, must be designated as preserve areas and be subject to a conservation easement similar to that set forth in Section 704.06, Florida Statutes. Limited uses in preserve areas such as nature trails, bike paths, cart paths, boardwalks and the like will be allowed when permitted by appropriate State and Federal agencies. The use of wetland areas for water management, to the extent allowed by law, will not be precluded. Wetland areas being used as water management areas within the Urban Fringe Community District may be relocated if all approvals are obtained from appropriate local, State and Federal agencies and (2) where the affected wetland functions are replaced on property within the Urban Fringe Community District.
 - b. Where feasible, open space areas will be designed so as to provide connections between wetlands, preserve areas, and buffers on property within the Urban Fringe Community District. The design of these open space areas will seek to provide areas which will be integrated with on-site and adjacent preserve properties so as to enhance habitat for small mammals and wading birds. Golf courses, when constructed and maintained in compliance with this paragraph will be considered to be functional open space to the extent set forth above.
 - c. The design of functional open space areas must incorporate the following design features:
 - i. A surface water management system that mimics the functions of the natural system, in accordance with the following:
 - A. All development proposals within the Urban Fringe Community District must recognize areas where soils, vegetation, hydrogeology, topography, and other factors indicate that water flows or ponds; and require that these areas be utilized to the maximum extent possible, without significant structural alteration, for on-site stormwater management; and

require that these areas be integrated into area-wide coordinated stormwater management schemes.

- B. Where no natural features of flow or ponding exist on a site within the Urban Fringe Community District, the City will require that water management structures be designed and constructed in such a manner as to mimic the functions of natural systems. Special engineering and design standards for such structures will be incorporated into revised development regulations.
 - C. Within the Urban Fringe Community District where traditional drainage structures exist (ditches, canals, dikes, etc.), the City may permit their continued existence and maintenance, but will discourage their expansion or extension.
 - D. Where feasible within future urban areas, surface water management plans are encouraged that mimic the functions of natural systems, notwithstanding the type or intensity of development permitted.
 - E. The South Florida Water Management District must review any Development to ensure that adequate provision is made for a flowway through the proposed Urban Fringe Community District. Any changes to any ACOE or Environmental Resource Permit in effect at the time of the adoption of this Plan Amendment must ensure adequate provision for the transport of off-site flows through the property to the south, and shall address the creation of wading bird habitat.
 - F. The policies above (1.1.10.1.5(c)(i)) are not intended to prohibit any permittable surface water management solution that is consistent with good engineering practices and adopted environmental criteria.
- ii. Any Australian pine, cajeput, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca, bishopwood, castor bean, common papaya, common snakeplant, day jessamine, hunters robe, Queensland umbrella tree, trailing wedelia existing on the site at the time of the issuance of a development order must be removed.
 - iii. The vegetation that surrounds, or is within the open space areas should have the capacity to provide habitat for a diversity of wild life.
 - iv. For any area that drains to the Imperial River Basin, a surface water management system that is consistent with the Kehl Canal/Imperial River Basin study prepared by Agnoli, Barber & Brundage dated 1995 for the SFWMD.

- v. Uses including, but not limited to, picnic areas, trails, benches, boardwalks, golf courses, water management systems, biking/jogging/equestrian trails, vita courses, bird viewing blinds/tower and interpretative facilities will be permitted within functional open areas.
- vi. All development must incorporate buffers to protect adjacent natural areas from the impacts of development. The purpose of the buffer is the protect natural resources from the activities and impacts of development on property within the Urban Fringe Community District. The buffers shall be established in Zones according to the following:
 - A. Zone 1 will be a minimum of 100 feet wide and will extend completely along all portions of the eastern and southern boundary of the Urban Fringe Community District. These are the areas of the Urban Fringe Community District which are adjacent to the Collier County Line. The buffer will consist of selected native upland forest plant species such as south Florida slash pine, live oak, laurel oak, and saw palmetto. Selected species will be tolerant of drought conditions, and will not require fertilizers and pesticides to promote growth and survival. Exotic plant species will be controlled by the periodic application of herbicides and mechanical removal. Wetland forest species will be used in situations where wetland functions remain on the Urban Fringe Community District and where soil and moisture conditions are suitable.

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

- B. Zone 2 will be adjacent to Zone 1 and will encompass an area that is at least 50 feet wide. This area will be free of lights and other structures such as fences, pools and sheds. The permanent placement of generators, pumps, and other fixed motors will be prohibited. Homesites may extend into Zone 2, but

no portion of the residence itself may extend into this zone. If residential lots are incorporated into this zone, those portions of yard acreage will be planted and maintained in a fashion similar to that proposed for Buffer Zone 1. Passive recreation such as hiking, jogging, biking, and walking will be allowed along designated trails and boardwalk system. Golf courses and lakes may extend into this zone, but may not incorporate lights or structures other than drainage structures and cart paths. All golf course acreage in Zone 2 will be free of lights and structures and the use of golf carts will be permitted. If water, sewer or electrical lines are placed in Zone 2 they must be buried.

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

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

- i. A minimum 130-foot wide buffer area containing at least 1.77-acre restoration plantings shall be provided along the northern property boundary where abutting the Kehl Canal. There will be no structures erected within this area except an optional fence/wall will be permitted. However, passive recreation such as hiking, bird watching, and nature study will be permitted. Lakes, walking trails, benches, drainage and utility structures may extend into this area. Existing berms and ditches will be allowed to remain to accommodate the master stormwater management system.
- ii. A minimum 40-foot-wide buffer area with Type C plantings containing an 8 foot tall fence/wall shall be provided adjacent to any boundary of the Urban Fringe Community

District that abuts a conservation area, except when abutting the Kehl Canal per (i) above. There will be no structures erected within this area. However, passive recreation such as hiking, bird watching, and nature study will be permitted. Lakes, walking trails, benches, drainage and utility structures may extend into this area.

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

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

- a. Every development within the Urban Fringe Community District shall enter into a Developer's Agreement with the City of Bonita Springs prior to issuance of a Development Order, in accordance with § 163.3220—3243, Florida Statutes or by any other mutually agreed upon legal instrument. The intent of the Developer's Agreement or appropriate legal instrument is to identify timing, density for the project, etc. to ensure that development matches the information tracked by the City.
 - b. The Developer's Agreement or appropriate legal instrument will require an annual review in accordance with § 163.3220—3243.
 - c. The Developer's Agreement or appropriate legal instrument will inform subsequent purchasers (excluding single lots not being subdivided) who will adhere to the requirements contained within the Developer's Agreement or appropriate legal instrument.
7. As individual zonings to Residential Planned Development (RPD) are submitted to the City they shall include as a minimum the following information:
 - a. A showing of the amount of units as a part of the maximum approved for the parent parcel.
 - b. A Traffic Analysis submitted in accordance with the City's TIS requirements verifying that adequate capacity currently exists or will exist prior to the issuance of any Certificates of Occupancy.
8. Any lands included or amended into the Urban Fringe Community District category must demonstrate the non-existence of urban sprawl by:

- a. Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.
- b. Directing new growth to areas where public facilities exist, are planned within the City or County Five Year Capital Improvement Plan, or are committed to through a Developer Agreement, or otherwise assured to be funded by the appropriate agency.
- c. Providing assurances through fiscal and other means that an amendment to the Urban Fringe Community District category will expedite any additionally needed infrastructure improvements so as to not adversely impact the surrounding community outside this District.
- d. Requiring all development to be connected to central water and sewer.
- e. Assure that an amendment to the Urban Fringe Community District category meets the conditions outlined in F.S. 163.3162(4) for demonstrating the non-existence of urban sprawl, including assuring that land uses and intensities of use are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. Parcels larger than 640 acres must include appropriate new urbanism concepts such as those described in F.S. 163.3162(4).

Applicant Analysis: *The proposed amendment represents a logical extension of the Urban Fringe Community District category in this location of the City where Urban Fringe Community District category exists (1) one mile east along the southern side of Bonita Beach Road.*

It is noted that the same infrastructure system (without the need for improvements) exists to support future growth on the north side of the Bonita Beach Road corridor. The Planned Development rezoning will ensure compliance with all of the above-sub policies to ensure well-planned, attractive and functional development that maximizes the use of existing infrastructure results from this amendment. A traffic study was submitted demonstrating adequate capacity on impacted roadways. Additionally, the neighborhood commercial component will help reduce Vehicle Miles Traveled (VMT) on Bonita Beach Road.

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

3177(9), *Florida Statutes*. See also Section 163. 3177(6)(a)2.h., *Florida Statutes*. Overall, the Applicant's analysis for compliance with this section was very brief and broadly presented. Additionally, focusing the analysis on the companion planned development application is inappropriate.

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

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

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

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

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

Staff Response: FLUE Objective 1.11 is not relevant to the proposed Future Land Use Map Amendment because a Future Land Use Map Amendment is neither a development order nor a development permit.

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

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

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

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

within a FLU category that is consistent with surrounding City lands and is appropriate for the heavily impacted site.

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

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

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

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

- Improved surface water quality and attenuation is anticipated through the creation of engineered stormwater management system lakes, some of which will outfall into the existing limestone pits, prior to entering the Kehl Canal. The use of the existing water-filled mine pits will also provide enhanced floodwater storage, allowing the project to help improve historic stormwater flooding concerns in addition to water quality.*
- The routing of treated stormwater into the historic limestone pits prior to entering the Kehl Canal will also promote and greatly enhance recharge potential to the Water Table Aquifer. This approach takes advantage of the historic excavation’s storage capabilities and penetration into the underlying aquifer.*
- Due to its disturbed nature, the site exhibits significant nuisance and exotic plant infestation, particularly within the disturbed wetland areas. The proposed removal*

of nuisance and exotic vegetation will assist in the restoration of the project site's hydrology and ecology.

- The Bonita Ranch development proposes to utilize both groundwater and captured stormwater (surface water) for irrigation, whereby groundwater quantities are used to supplement surface water irrigation supplies within the project's stormwater management system lakes. Irrigation quantities will then be withdrawn from the lakes to irrigate lawn and landscaped areas. The conjunctive use of both ground and surface water supplies is anticipated to conserve groundwater quantities proposed to be derived from the Lower Tamiami Aquifer, thereby furthering the project's resource benefits.*
- The project proposes a master-controlled irrigation system that will regulate both the initiation and overall duration of irrigation events in order to increase irrigation water use efficiency and enhance water conservation (i.e., no individual homeowner will have access to irrigation timers). Future plans may include an integrated communication system between the surface water pump station controller clocks and the proposed augmentation well pump station(s).*
- The project's proposed Enhanced Lake Management Plan, designed to protect the water resources and the City's wellfield, includes quarterly surface water quality monitoring of the stormwater management system and existing water-filled limestone pits. These data will serve as an early warning system, will be timely submitted after each testing event, and summarized in an annual report.*

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

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

Transportation Element

Goal 2: To implement a multi-modal transportation system along Bonita Beach Road using complete streets principles that ensures the safety of all users; equitable accommodation of all modes of transportation; the interconnection of the built and natural environment with

transportation infrastructure; and facilitates a grid street network that mitigates congestion and links neighborhoods.

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

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

Staff Response: The City has multi-modal transportation regulations within its Land Development Code. The Applicant will be responsible for providing the required facilities. At this time, no deviations to the multi-modal standards are being proposed by the Applicant as part of the companion rezoning application.

Housing Element

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

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

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

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

Applicant Analysis: *Through the policy's required Planned Development rezoning for lands within the Urban Fringe Community District, the development is consistent with and compliments the City's goals, objectives and policies to provide for a variety of housing types at suitable densities to accommodate existing and future populations of the City. The PD proposes a mix of single-family attached and detached dwelling types to provide a variety of housing while ensuring compatibility with the residential character along the segment Bonita Beach Road. The subject property has direct access to Bonita Beach Road*

and is consistent with residential communities such as Palmira and Village Walk. The development will provide for a range of residential uses including single-family and multi-family dwellings will continue to provide the City of Bonita with desirable diversity of dwelling units, which will serve the anticipated growing population of the City. The project is also mixed-use with neighborhood retail in proximity to the proposed single-family detached and attached dwelling types.

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

Infrastructure Element

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

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

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

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

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

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

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

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

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

Conservation/Coastal Management Element

Objective 4.1: Environmentally Critical Areas. Within the coastal planning area, the City of Bonita Springs shall continue to manage and regulate, on an ongoing basis, environmentally critical areas to conserve and enhance their natural functions. Environmentally critical areas include wetlands (as defined in Wetlands Goal #15) and Rare and Unique Upland Habitats. Rare and Unique Upland Habitats include, but are not limited to: sand scrub (320); coastal scrub (322); those pine flatwoods (411) which can be categorized as "mature" due to the absence of severe impacts caused by logging, drainage, and exotic infestation. The numbered references are to the Florida Land Use and Cover Classification System (FLUCCS) Level III (FDOT, 1985).

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

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

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

- a. Requiring the use of Planned Development (PD) for locations exhibiting characteristics of environmentally critical areas and strongly encourage the use of clustering and other innovative methods to avoid clearing and other development "footprint" impacts to the listed habitat by shifting infrastructure and units to appropriate parcel locations.
- b. Requiring planned development applications to be accompanied by:
 1. A description of existing conditions including:
 - (a) Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a topographic map or a U.S.G.S. quadrangle map showing the subject property. Soils and vegetation, etc., should be classified in accordance with the USDA/NRCS System and the Florida Land Use and Cover Classification System, respectively.
 - (b) The location of any environmentally sensitive or critical area land and water including, at a minimum, wetlands and rare and unique upland habitats based upon standard environmental data and verified by a field inspection by the city staff.
 - (c) A survey of protected species, pertaining to protected species requirements.
 2. A protected species and critical area management plan.
- c. Zoning resolutions that are required as a part of the approval for rezoning will be tracked for future compliance and enforcement.

Applicant Analysis: *The proposed amendment area is not within the City's Coastal Management Area (CMA)/Coastal Planning area. While the City of Bonita Springs and/or Lee County may be considered a "Coastal Area" by Florida Statute definition, the project*

site itself is clearly outside of any coastal boundaries. The Applicant has submitted a protected species survey and environmental report to provide the requisite information required by Goal 4 and associated policies outline above. The environmental report confirms the site does not contain rare and unique upland community types. The development footprint has been clustered on impacted areas of the site to the extent possible, to allow for wetland protection and large contiguous tracts of on-site native preservation. The site does not contain threatened or endangered species.

Staff Analysis: The policies related to this objective are for properties located within a coastal planning area. By the Applicant's own admission, this project area is not located within a coastal planning area and Staff is unsure why an analysis of these specific policies are being provided for consideration.

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

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

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

Policy 7.2.4: The City shall encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

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

Staff Response: It is the Staff opinion that an analysis of this section would come as part of the referenced planned development application and is not applicable to the current request.

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

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

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

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

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

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

Applicant Analysis: *Pursuant to the enclosed environmental report, wood storks were not observed species within the project boundary. To the extent wood storks inhabit the site in the future, the project's effect on these species is anticipated to be minimal once the project is in place as the design will incorporate water management lakes and on-site wetland enhancement in which these species can forage. Additionally, wetland mitigation credits*

typically have wood stork foraging biomass associated with them to compensate for foraging biomass lost as a result of the proposed project.

Staff Response: Staff does not contest the environmental report that shows no presence of wood storks within the parcel boundaries.

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

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

Staff Response: Staff does not object to the Applicant's analysis, but believes a review of this section is better served as part of a review of the companion planned development application.

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

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

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

Applicant Analysis: *The Applicant filed a companion Planned Development rezoning application, which proposes the development to occur on upland areas that have been previously impacted by mining and excavation operations. Wetland areas located closest to Bonita Beach Road will not be directly impacted by development in order to protect the proposed residential project from the impacts associated with being adjacent to an arterial roadway, and to provide substantial screening and buffering from neighboring*

communities. These areas will be incorporated into the on-site management plan for the preservation and protection of wetland communities. In direct compliance with Policy 15.1.9, an upland buffer of 25 feet will be provided to protect the preserved wetlands from impacts along the preserve frontage.

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

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

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

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

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

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

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

After completion of the internal stormwater management system and receipt of the SFWMD Stormwater Management System Certification, the primary focus of the project's BMPs will be to maintain the stormwater management system lake(s), since all runoff will be

routed to these features for treatment. It is anticipated that the Applicant will establish an entity, or entities, that will be responsible for the maintenance of all aspects of the stormwater management system including the lake and associated stormwater system conveyance, control components, and water quality in perpetuity.

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

All applications of pesticides, herbicides, algaecides and/or fungicides shall be applied by a licensed professional applicator, meet the requirements of Lee County, be applied in accordance with the manufacturer's specifications, and shall meet all applicable local, state, and/or federal guidelines and requirements. Only approved aquatic herbicides may be used to treat the stormwater management system.

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

Staff Response: Conservation/Coastal Management Element Policy 16.1.7 is not relevant to the proposed Future Land Use Amendment because the proposed Future Land Use Amendment has no effect on the City's ability to apply its wellfield protection ordinance. However, Staff is aware that the Applicant has stated that a companion PD rezoning application would not affect the City's ability to apply its wellfield protection ordinance. Additional analysis of this section is better suited during the review of a planned development rezoning application.

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

Applicant Analysis: *As described in the data and analysis provided in the submittal, including the groundwater resources analysis, the Property is not considered a significant*

recharge area for underlying aquifers. In addition, the site is hydrologically isolated from conservation areas to the north by the Kehl Canal and the balance of the DR/GR. The Kehl Canal, constructed in the early 1960s, appears to have been excavated into the top of the underlying limestone and therefore interacts with the Water Table Aquifer. In addition, there are two historic limestone mines on the Property that are also excavated into the Water Table Aquifer indicating further disturbance to shallow groundwater resources of the DR/GR. Given its proximity to BSU's eastern wellfield, a vast majority of the Property is within the 5- and 10-year travel time zones (Zones 3 and 4) with the exception of two small areas near Bonita Springs Road.

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

Staff Response: Conservation/Coastal Management Element Policy 16.1.14 is not relevant to the proposed Future Land Use Amendment because the proposed Future Land Use Amendment would change the subject property's Future Land Use designation from DRGR to Urban Fringe Community District. Policy 16.1.14 only pertains to properties designated as DRGR. Moreover, Staff does not agree that the area is "hydrologically isolated" as the Applicant states in its analysis. While the Kehl Canal could be considered a dividing line between this parcel and conservation and DRGR areas to the north, it is not isolated from DRGR and conservation areas to the east or west.

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

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

Consistency with Population Projections

The amendment proposed to increase the density of the property from the current build-out of 14 dwelling units, to 299 dwelling units by designating the Property as Urban Fringe Community District. The U.S. Census data estimates that the population of the City of Bonita Springs was 43,930 in 2010, and it is estimated at 59,637 in 2019, which represents a 35.75% increase over the course less than 10 years. Based on this demographic trend, and on the recent circumstances which have driven up the need for housing in southwest Florida, the proposed amendment will provided the City with housing opportunities and

will supply housing stock needed to accommodate a steadily increasing population and anticipated growth.

Staff Response: To clarify the Applicant's analysis, the dwelling unit count would from 14 units to 566 units, with a proposed density of 299 units as part of the companion planned development application. Currently, the City has taken the position of directing development opportunities towards the Downtown District (f/k/a the Old 41 Redevelopment Area) by making it an area in which the highest density is permitted throughout the City. The highest density potential exists in that area at fifteen (15) units per acre (standard density) or twenty (20) units per acre as a density bonus. In addition, there are existing infill development opportunities that already have a future land use designation that is more conducive to residential development without the need for redesignation. Whether or not the City should approve a request to [firstly] annex additional land into the City and [secondly] convert land from what has historically been maintained at a low-density category into something with a higher density standard remains a policy decision of City Council.

Consistency with Local Governments

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

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

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

Sound Planning Principles

Approval of this Comprehensive Plan Amendment will allow the Property to be developed as a unified development under the provisions of the Bonita Springs Comprehensive Plan at densities that are supported by the City's investment in public infrastructure in the immediate area. If maintained in DR/GR and Resources Protection category, the resulting

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

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

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

From a density standpoint, restricting the proposed land use to 299 DU or 1.4 DU/acre provides that the surrounding densities in Palmira, Worthington and Village Walk are comparable to the proposed density within the Donmal Assemblage, and they are within the same FLU category that the Applicant is seeking approval of. Thus, the resulting project will be highly compatible with the surrounding communities.

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

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

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

Staff Response: Staff acknowledges the density requested is comparable to densities that exist on the south side of Bonita Beach Road, near the proposed project. Staff also

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

NOTICE OF PROPOSED ACTION:

The LPA public hearing was noticed by posting the property and in a newspaper of general circulation. The transmittal hearing is tentatively scheduled before the City Council for transmittal to the Florida Department of Commerce on October 15, 2025.

CONCLUSIONS:

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

SUBJECT PROPERTY**STRAP:**

1. 33-47-26-00-00001.002A
2. 33-47-26-B4-00001.0060
3. 33-47-26-00-00001.0070
4. 33-47-26-00-00001.0090
5. 33-47-26-B3-00001.0100
6. 33-47-26-B4-00001.0120
7. 33-47-26-00-00001.012A
8. 33-47-26-00-00001.012C
9. 33-47-26-B3-00001.0140
10. 33-47-26-B4-00001.0170
11. 33-47-26-B4-00001.0180
12. 33-47-26-00-00001.019A
13. 33-47-26-00-00001.0210

LEGAL DESCRIPTION: See EXHIBIT B

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

EXHIBITS

- A. Proposed Future Land Use Text and Map
- B. Boundary Survey & Legal Description
- C. Applicant's Narrative

ATTACHMENTS

- A. Applicant's Application (online only)

Submitted by:

Mike Fiigon II, Senior Planner

Date: August 21, 2025

**PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: August 28, 2025

A. LOCAL PLANNING AGENCY REVIEW

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF
FACT SUMMARY**

1. RECOMMENDATION:

C. VOTE:

Chairman Steve Lohan	_____
Daniel Dhooghe	_____
Don Colapietro	_____
Robert Lombardo	_____
Ray Townsend	_____
Jeff Maturo	_____
Tammy Hartford	_____

**PART IV – CITY COUNCIL
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF PUBLIC HEARING: October 15, 2025

A. CITY COUNCIL REVIEW

**B. CITY COUNCIL RECOMMENDATION AND FINDINGS OF
FACT SUMMARY**

1. COUNCIL ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

Mayor Rick Steinmeyer

Jamie Bogcaz

Jesse Purdon

Laura Carr

Chris Corrie

Nigel Fullick

Jim Fitzpatrick

EXHIBIT A REVANA LAKES

EXHIBIT IV.A.3
PROPOSED
FUTURE LAND USE MAP

Prepared For:
**SEAGATE
REVANA, LLC**

LEGEND

 Subject Boundary

City of Bonita Spring FLU

 Moderate Density-Mixed Use/Planned Development

 Resource Protection

 Urban Fringe-Community District

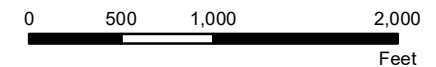
Lee County FLU

 Conservation Lands Upland

 Conservation Lands Wetland

 Density Reduction/Groundwater Resource

 Wetlands



Document Path: B:\Projects\1116-100 (Revana) - CPA & RPD Zoning\Drawings-Exhibits\1116-100-EO305 Proposed FLU.mxd

**Conservation Lands
Wetland**

Wetlands

**Urban Fringe
Community**

**Density Reduction/
Groundwater
Resource**

**Resource
Protection**

BONITA BEACH RD SE

Moderate Density MU/PD

MATTEOTTI VIEW



Revana Lakes
COMPREHENSIVE PLAN AMENDMENT
Text Amendment to Urban Fringe Community
Future Land Use Category

REVISED AUGUST 2025

Policy 1.1.10.1: Urban Fringe Community District. Intended to accommodate and provide flexibility for development in areas exhibiting substantial environmental resource protection lands combined with transitional urban characteristics. In order for land to be considered for this designation, land requested to be placed in this category shall be a minimum of 100 acres within the ~~4,165~~ 1,370 acres of gross land area in the land use category. Development within this category would be allowed from ~~1.42-54~~ to 2.77 gross dwelling units per acre. Land developed within this Urban Fringe Community District must adhere to the following innovative design and planning principles.

1. All new development within the Urban Fringe Community District shall be required to be zoned as a Planned Development.
2. Development within this Urban Fringe Community District will be required to cluster in order to minimize loss of native vegetation and wetland function. Developments within the Urban Fringe District are permitted to be clustered at higher than gross density as long as the gross density and maximum number of units are not exceeded for the total acreage within the Urban Fringe District. Significant natural systems, or wetlands which require preservation in order to comply with Local, State and Federal Permitting, shall be placed in the Resource Protection Future Land Use category and for purposes of the Urban Fringe Community District, shall be included in gross acreage for density calculations.
3. Development within the Urban Fringe Community District is encouraged to provide a mix of uses, including a mix of residential types, recreational amenities, civic spaces and convenience and commercial uses intended to serve residents and their guests in order to minimize trips outside the Urban Fringe Community District.
4. Development is encouraged to provide creative site designs, and clustering is required to provide for greater common open space and mixed-use development. The planning flexibility provided through the planned development process shall encourage and facilitate creative design techniques.
 - a. Residential Development. These areas shall include single and/or multiple family home site acreage, and shall include, but not be limited to, single-family attached and detached; duplexes and two-family units; and town homes and other multi-family dwelling types.
 - b. Non-residential Development. These areas will include vehicular and pedestrian ways, neighborhood-serving commercial retail, office and institutional areas, club houses and associated facilities, utility buildings, maintenance areas, tennis courts and associated non-residential uses.
 - c. Residential and Non-residential Development acreage may account for no more than 60% of the gross area within the Community Fringe District. Intensity/density standards for all uses within this category are set forth in the Intensity/Density Table below:

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

¹ Gross Density Pursuant to Policy 1.1.10.1

² Commercial uses, excluding recreational facilities (including, but not limited to, the clubhouse, and ancillary facilities), will be limited to **5 12.3** total acres.

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

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

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

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

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

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

- v. The storage, mixing and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.
- f. Any required perimeter buffer zones pursuant to Policy 1.1.10.1(5)(c)(iv) must be replanted with vegetation after construction. Revegetation must adhere to the following:
- i. Seventy five percent of the total number of replanted trees used in buffers and landscaping must be indigenous, and fifty percent of the replanted shrubs must be indigenous;
 - ii. Plant material must conform to the standards for Florida Number 1 or better as given in Grades and Standards for Nursery Plants 1973, and Grades and Standards for Nursery Plants, Part II, Florida Department of Agriculture and Consumer Services, Tallahassee.
 - iii. Australian pine, cajeput, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca, bishopwood, castor bean, common papaya, common snakeplant, day jessamine, hunters robe, Queensland umbrella tree, trailing wedelia may not be used as part of the revegetation of the property after construction.
- g. The shorelines of any stormwater management lakes must be sinuous in configuration, and must be sloped or bermed. The littoral zones around the ponds must be planted with native wetland herbaceous plants, and trees or shrubs can be included within the herbaceous plants. At least four species must be planted. The minimum required number of plants will be one plant per linear foot of lake shoreline as measured at the control elevation water level. The littoral shelf should provide a feeding area for water dependent avian species. Alternatively, non-sinuous stormwater management lakes must be sloped or bermed and meet littoral zones requirements within the Urban Fringe Community except the minimum required number of plants will be three plant per linear foot of lake shoreline as measured at the control elevation water level. Littoral shelves shall be provided at a 10:1 slope for 10% of the linear feet of shoreline for each non-sinuous lake.
- h. Height. Maximum allowable height for residential structures shall be 60 feet from the base flood elevation to the eaves. Structures on Urban Fringe Community lands on the north side of Bonita Beach Road shall be limited to 45 feet in height.
- i. In order to minimize adverse impacts that construction may have on wildlife, natural environmental values, and water quality, the developer will institute appropriate measures such as full compaction of any fill material placed around newly installed structures. In addition, clubhouse(s), golf course maintenance building(s), vehicular service areas and amenity centers that include outdoor pools, tennis courts, etc., must be located a minimum of 350 feet from the boundaries of the Urban Fringe Community District that abut a conservation area. This restriction does not apply to residential buildings. Further, a conservation easement of 100 feet in length shall be placed over Zone 1, which is described in Policy 1.1.10.1.5(c)(vi)(A), which is described in Policy 1.1.10.1.5(c)(vi)(A). The easement shall allow for landscaping, water management activities, passive recreational uses and other uses as set forth in Policy 1.1.10.1.5(c)(vi)(A).
- j. Because domestic animals can create conflicts with indigenous wildlife, no free-ranging domestic animals are permitted within the Urban Fringe Community District. All applicants for a local development order shall include a provision in their covenants and restrictions that prohibit free-ranging domestic animals. Such covenants and restrictions shall also address the implementation of a bear-proof garbage can program to minimize wildlife attractants.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- B. Zone 2 will be adjacent to Zone 1 and will encompass an area that is at least 50 feet wide. This area will be free of lights and other structures such as fences, pools and sheds. The permanent placement of generators, pumps, and other fixed motors will be prohibited. Homesites may extend into Zone 2, but no portion of the residence itself may extend into this zone. If residential lots are incorporated into this zone, those portions of yard acreage will be planted and maintained in a fashion similar to that proposed for Buffer Zone 1. Passive recreation such as hiking, jogging, biking, and walking will be allowed along designated trails and boardwalk system. Golf courses and lakes may extend into this zone, but may not incorporate lights or structures other than drainage structures and cart paths. All golf course acreage in Zone 2 will be free of lights and structures and the use of golf carts will be permitted. If water, sewer or electrical lines are placed in Zone 2 they must be buried.
- C. Zone 3 will be parallel to Zone 2 and will consist of residences and other infrastructure development in a 100-foot wide band. Exterior lighting in this zone may not project toward adjacent preserve land. Measures such as directional lighting, reduced-height light supports and other light abatement technology will be used.
- D. Properties within the Urban Fringe Community District located north of Bonita Beach Road and south of the Kehl Canal shall provide the following setbacks and buffers from adjacent conservation areas:
 - i. A minimum 130-foot-wide buffer area containing at least 1.77-acre restoration plantings shall be provided along the northern property boundary where abutting the Kehl Canal. There will be no structures erected within this area except an optional fence/wall will be permitted. However, passive recreation such as hiking, bird watching, and nature study will be permitted. Lakes, walking

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

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

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

- i. maximum number of dwelling units,
- ii. maximum square footage of commercial,
- iii. locations of public sites, and

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

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

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

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

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

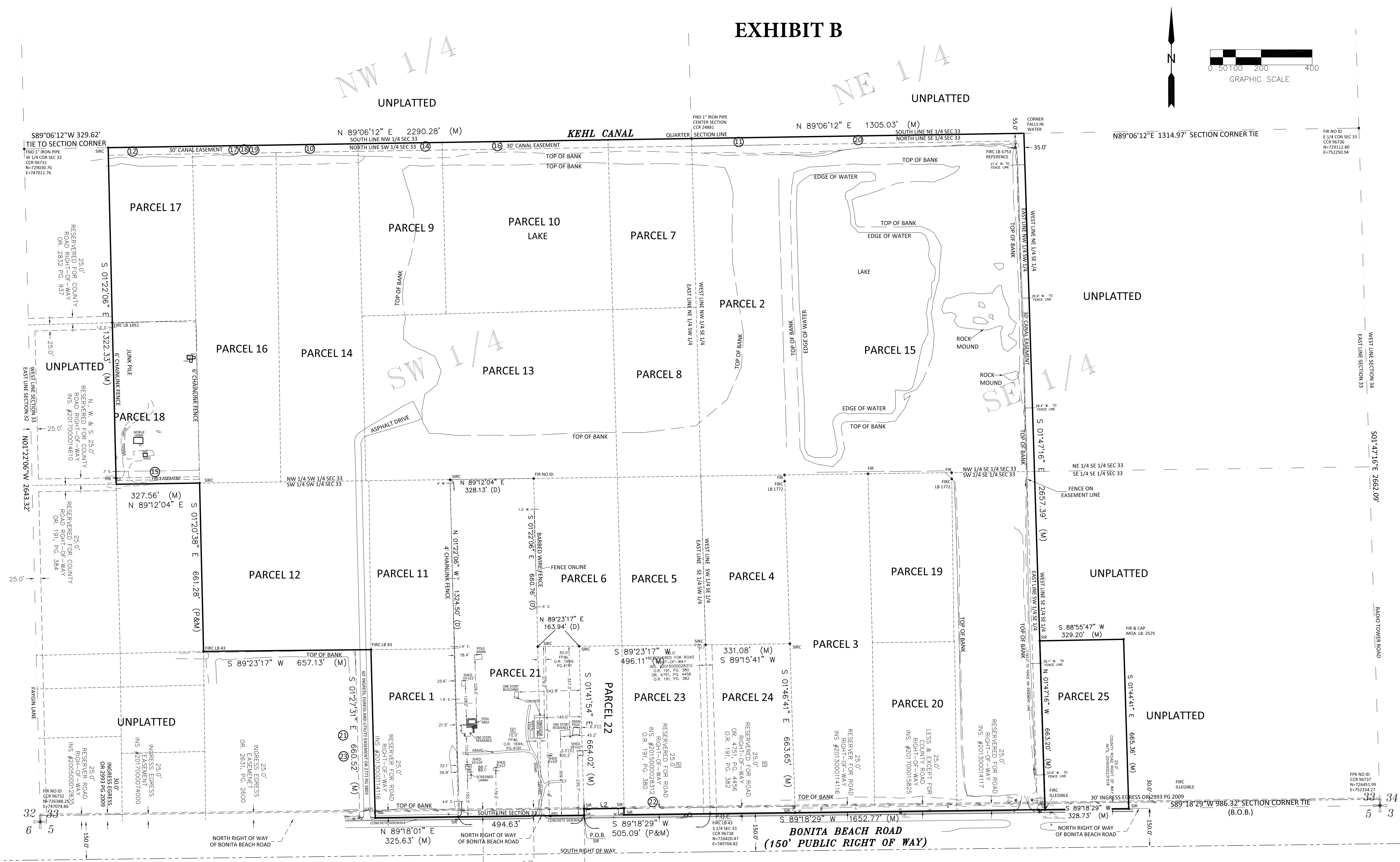
- a. A showing of the amount of units as a part of the maximum approved for the parent parcel.
- b. A Traffic Analysis submitted in accordance with the City's TIS

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

8. Any lands included or amended into the Urban Fringe Community District category must demonstrate the non-existence of urban sprawl by:
 - a. Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.
 - b. Directing new growth to areas where public facilities exist, are planned within the City or County Five Year Capital Improvement Plan, or are committed to through a Developer Agreement, or otherwise assured to be funded by the appropriate agency.
 - c. Providing assurances through fiscal and other means that an amendment to the Urban Fringe Community District category will expedite any additionally needed infrastructure improvements so as to not adversely impact the surrounding community outside this District.
 - d. Requiring all development to be connected to central water and sewer.
 - e. Assure that an amendment to the Urban Fringe Community District category meets the conditions outlined in F.S. 163.3162(4) for demonstrating the non- existence of urban sprawl, including assuring that land uses and intensities of use are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. Parcels larger than 640 acres must include appropriate new urbanism concepts such as those described in F.S. 163.3162(4).

EXHIBIT B

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



NOTES:

1. SURVEY BASED ON THE DOCUMENTS PROVIDED BY CLIENT, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020 AT 8:00 A.M. AND EXISTING MONUMENTATION.
2. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983, FLORIDA ZONE WEST AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; BEING SOUTH 89°18'29" WEST.
3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.
4. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS.
5. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.
6. THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.
7. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.
8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
9. UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
10. SURVEY DESCRIPTION IS THE SAME LAND AS DESCRIBED IN THE DESCRIPTION PROVIDED BY CLIENT AND AS PROVIDED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020 AND AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/17/2021
11. TREES AND SHRUBS WERE NOT LOCATED.
12. THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUSES BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PROPERTY BOUNDARIES.
13. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL USING A DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF ELECTRONICALLY SIGNED AND SEALED, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
14. SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.

LEGEND

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

ABBREVIATIONS

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

FLOOD ZONE:
ZONE X

PANEL NO.:
12071C 0679F
12071C 0678F

MAP REVISION DATE
AUGUST 28, 2008

REVISIONS:

- ADDED PARCEL 21 TO BOUNDARY SURVEY OCTOBER 13, 2021
- ADDED PARCELS 22 THROUGH 24 TO BOUNDARY SURVEY MARCH 4, 2022
- ADDED PARCEL 25 TO BOUNDARY SURVEY MARCH 22, 2022

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

BOUNDARY SURVEY

CERTIFIES TO: HENDERSON, FRANKLIN, STARNES & HOLT, PA;
SEAGATE REVAVA, LLC;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
SEAGATE DEVELOPMENT GROUP, LLC;

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

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

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

psm:

JSR

drawn:

CLJ/MAC

checked:

EFC

view:

BND

Project#:

2018-435

File #:

2018-435

Sheet #:

1 OF 2

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

LEGAL DESCRIPTIONS PER TITLE COMMITMENT

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

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

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

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

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

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

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

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

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

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

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

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

LEE COUNTY, FLORIDA.

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

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

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

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

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

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

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

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

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

PARCEL 22
THE EAST 166.71 OF WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1.29 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 25 FEET THEREOF RESERVED FOR ROAD RIGHT-OF-WAY AS RECITED ON OFFICIAL RECORDS BOOK 191, PAGES 380, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 23
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LESS THE WEST 1.29 FEET THEREOF LEE COUNTY FLORIDA EXCEPTING THE SOUTH 25 FEET THEREOF AND THE EAST 25 FEET THEREOF RESERVED FOR RIGHT-OF-WAY.

PARCEL 24
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTYM FLORIDA; EXCEPTING THE SOUTH 25 FEET THEREOF, AND THE WEST 25 FEET THEREOF, RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY; SUBJECT TO RESTRICTIONS AND RESERVATIONS OF RECORD.

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

SCHEDULE B SECTION II
PARCELS 1 THROUGH 20

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

SCHEDULE BII EXCEPTIONS

ITEMS 1 THROUGH 6 ARE GENERAL EXCEPTIONS

7. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY BARRON COLLIER, JR. AND MILES COLLIER RECORDED IN DEED BOOK 215, PAGE 6 AND DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD BY DEED RECORDED UNDER ORI NO. 2008000252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED UNDER ORI NO. 20100001832256, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOTE: RIGHT OF ENTRY CAN BE INSURED THROUGH THE ISSUANCE OF A FLORIDA FORM 9 ENDORSEMENT UPON RECORDING OF WAIVER AS NOTED IN SCHEDULE B1 REQUIREMENT.
8. SUBJECT LAND LIES WITHIN THE BOUNDARIES OF THE EAST BONITA DRAINAGE DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 305, PAGE 64; OFFICIAL RECORDS BOOK 310, PAGE 883; OFFICIAL RECORDS BOOK 311, PAGE 699 AND IS SUBJECT TO ANY ACTS AND/OR ASSESSMENTS THEREOF.
9. NOTICE OF CLEARING RECORDED IN OFFICIAL RECORDS BOOK 1906, PAGE 4454, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
10. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2584, PAGE 1357, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
11. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2599, PAGE 787, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
12. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2631, PAGE 2164, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
13. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 3066, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
14. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 3070, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
15. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2689, PAGE 2089, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
16. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2706, PAGE 2531, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
17. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3790, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
18. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3794, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
19. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3798, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
20. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2763, PAGE 3372, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
21. EASEMENT AGREEMENT IN FAVOR OF A. M. PAPINEAU RECORDED IN OFFICIAL RECORDS BOOK 2771, PAGE 3803, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
22. EASEMENT IN FAVOR OF PINNACLE TOWERS, INC. RECORDED IN OFFICIAL RECORDS BOOK 2993, PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
23. EASEMENT AGREEMENT, IN FAVOR OF A. M. PAPINEAU RECORDED IN OFFICIAL RECORDS BOOK 3294, PAGE 930, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
24. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

SURVEYOR'S RESPONSE
PARCELS 1 THROUGH 20

7. DOES AFFECT THE PROPERTY AND IS PLOTTED HEREON.
8. DOES AFFECT THE PROPERTY AND IS PLOTTED HEREON.
9. DOES AFFECT THE PROPERTY AND IS PLOTTED HEREON.
10. DOES NOT AFFECT THE PROPERTY.
11. DOES AFFECT THE PROPERTY AND IS PLOTTED HEREON.
12. DOES AFFECT THE PROPERTY AS TO PARCEL 17, PLOTTED HEREON.
13. NOT A PART OF SURVEY.
14. DOES AFFECT THE PROPERTY AS TO PARCEL 9, PLOTTED HEREON.
15. DOES AFFECT THE PROPERTY AS TO PARCEL 18, PLOTTED HEREON.
16. DOES AFFECT THE PROPERTY AS TO PARCEL 10, PLOTTED HEREON.
- 17 THROUGH 19 DOES AFFECT THE PROPERTY AS TO PARCEL 16, PLOTTED HEREON.
20. DOES AFFECT THE PROPERTY AS TO PARCEL 15, PLOTTED HEREON.
21. DOES AFFECT THE PROPERTY, PLOTTED HEREON.
22. DOES AFFECT THE PROPERTY, PLOTTED HEREON.
23. DOES AFFECT THE PROPERTY, PLOTTED HEREON.
24. GENERAL EXCEPTION.

SCHEDULE B SECTION II
PARCEL 21

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

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
5. EASEMENTS RECORDED IN O.R. BOOK 191, PAGES 378, 380, AND 382, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
6. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 1694, PAGE 4191, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
7. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-36 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
8. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
9. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

SURVEYORS NOTES
PARCEL 21

SCHEDULE BII EXCEPTIONS

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

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

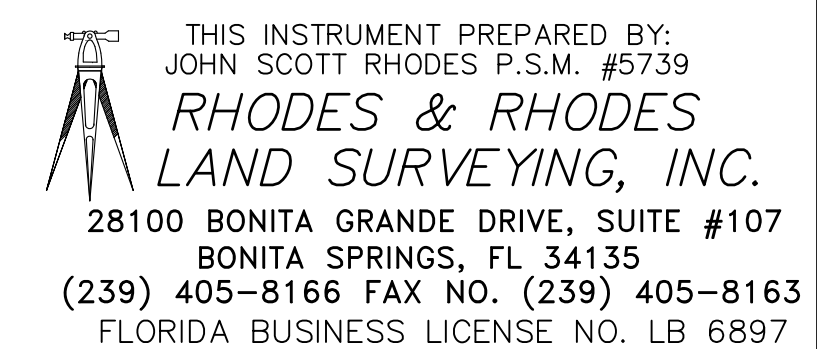




EXHIBIT C

Revana Lakes COMPREHENSIVE PLAN MAP AMENDMENT

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

REVISED MAY 2025

I. Request

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

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

The following narrative outlines the relevant data and analysis to support this request. The Applicant has filed a companion Annexation Agreement to annex those parcels within unincorporated Lee County into the City of Bonita Springs, as well as a Planned Development rezoning petition. **These applications will allow for the construction of 299 dwelling units (single and multi-family units) with 100,000 square feet of commercial retail and office uses on the site.**

II. Property Information & Existing Conditions

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

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

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

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

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

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

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

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

½ years and has sun-setted. At the time of this approval, the lands were within the Lee County DR/GR and Wetlands FLU categories, and it was determined that 99% of the wetlands on site were impacted with melaleuca and the excavation/mining use was deemed appropriate.

III. Surrounding Land Uses

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

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

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

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

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

While it is understood that the CR 951 alignment is not currently shown on Lee County Long Range Transportation Plans (LRTP) or the Collier County LRTP, if pursued by the Metropolitan Planning Organization (MPO), it is likely that 200+/- feet of the Property along the northern

property line will be required to accommodate the roadway, furthering the need for the amendment based on Property's location within an urban area that is anticipated as experiencing continued growth.

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

IV. Property History & DR/GR Background

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

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

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

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

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

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

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

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

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

V. Public Infrastructure

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

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

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

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

VI. Amendment Request

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

The Applicant's request to designate the Property in the City's Urban Fringe-Community District category will allow for appropriate lower-density residential development and neighborhood commercial uses along the Bonita Beach Road arterial corridor. The proposal represents a logical extension of the land use pattern that currently exists east along the southside of Bonita Beach Road; acknowledges that this Property is in an urbanized area intended for development based upon existing

and planned public infrastructure; and recognizes the site is not environmentally significant enough to warrant maintaining the DR/GR category due to its highly disturbed condition from historical mining and lack of preserve or habitat connectivity, including its hydrologic isolation from off-site conservation lands.

The Urban Fringe-Community District category will allow a maximum base density of up to 2.77 gross dwelling units per acre. Allowable and appropriate uses within this category include the full range of land uses including residential uses, non-residential/commercial, and open space uses. Through the companion PD the Applicant will seek a mix of dwelling types, as permitted in the other developments along Bonita Beach Road with appropriate design controls and performance standards to ensure compatible development that compliments the surrounding communities. The Applicant is also proposing limited, neighborhood commercial uses as well as recreational amenities. The commercial portion of the project will be limited to **0.35 floor area ratio (as currently allowed in the FLU)** and will be located on **7.3 acres** in the southeast corner of the project along Bonita Beach Rd. This will not only provide local goods and services within walking distance of homes within the proposed development, but also provide for nearby services for surrounding communities, allowing for reduction in vehicle miles travelled along Bonita Beach Road. As for the open space uses, these areas allow for preserved natural areas such as, buffer lakes, retention areas, parks, and conservation areas.

The resulting maximum density yield based upon the size of the Property and the proposed future land use category would result in a unit count of 566 dwelling units. **However, the applicant desires to reduce the maximum density from 566 DU to a maximum 299 dwelling units. This represents a proposed density of 1.5 du/acre or approximately 50% of the maximum allowable density.** The proposed density will minimize the overall impact of development and help ensure that the development is compatible with the surrounding area and provides transition from the intensive Bonita Beach Road frontage to the conservation lands and large-lot residential uses to the north of the Kehl canal. In addition, the lower amount of dwelling units will allow for greater clustering of residential development while minimizing the loss of native vegetation and wetlands.

According to Policy 1.1.10.1(3), development within the Urban Fringe Community District is encouraged to provide a mix of uses, including convenience and commercial uses intended to serve residents and their guest to minimize trips outside of the Urban Fringe Community. The amendment and companion PD is consistent with this Policy through the inclusion of **100,000 sq. ft. of commercial retail uses within the project boundary.** Adding the **100,000 sq. ft. of commercial development** will provide the opportunity for goods and services to be available along Bonita Beach Road. Currently, the only option for residents to access convenient goods is approximately two miles west towards Interstate-75. The proposed development would also reduce the distance traveled for residents living at the far east of Bonita Beach Rd seeking convenient retail services. As for the residents living within the proposed development, the option for commercial development will allow them to remain within the Urban Fringe Community District and still be able to purchase goods without leaving the neighborhood.

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

The request to change the future land use map and amend the comprehensive text to allow for the 204 +/- acre property to be included in the Urban Fringe Community District category and Resource Protection category per Policy 1.1.10.1 (2) The request for the proposed map amendment to assign the property a Urban Fringe Community District Category and Resource Protection Category and text amendment will provide the City a level of assurance due to the requirement for Planned Development rezoning in Policy 1.1.10.1, thereby assuring the City that the future development of the property can be appropriately conditioned with a binding Master Concept Plan.

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

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

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

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

EXHIBIT IV.E – BONITA PLAN INTERNAL CONSISTENCY NARRATIVE

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

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

The Applicant's map and text amendment request is seeking to provide the City with a land use that will result in development of the property at an appropriate density that is compatible with surrounding developments, while providing for new development to accommodate the population growth where transportation facilities and other infrastructure exists. The reduction in maximum density to 299 DU further provides that proposed land use is compatible and complimentary to the surrounding City lands. In addition, the proposed Land Use provides for the extension of the Urban Fringe-Community District category to the north of Bonita Beach Road. The amendment will ensure that the proposed future land use category will encourage a mix of uses that will promote a creative development design that preserves the natural environment. Further, the proposed amendment allows for the future development of land along an existing arterial roadway, maximizing use of existing facilities that have remaining capacity.

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

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

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

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

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

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

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

4. **Development is encouraged to provide creative site design and clustering is required to provide for greater common open space and mixed-use development. The planning flexibility provided through the planned development process shall encourage and facilitate creative design techniques.**

The amendment is consistent vis submittal of the companion Mixed Use Planned Development. The site has clustered open space distributed throughout the site. Residential density is well below the maximum density of 2.77 du/acre. Maximum residential building height is limited to 45 feet. The proposed mix of land uses falls within the allowable ranges for both residential and non-residential development.

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

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

N/A

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

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

7. **As individual zoning to the Residential Planned Development (RPD) are submitted to the City they shall include as minimum the following information:**
 - a. **A showing of the amount of units as a part of the maximum approved for the parent parcel**
 - b. **A Traffic Analysis submitted in accordance with the City's TIS requirements verifying that adequate capacity currently exist or will exist prior to the issuance of any certifications of occupancy.**
8. **Any lands included or amended into the Urban Fringe Community District category must demonstrate the non- existence of urban sprawl.**

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

amendment. A traffic study was submitted demonstrating adequate capacity on impacted roadways. Additionally, the neighborhood commercial component will help reduce Vehicle Miles Travelled (VMT) on Bonita Beach Road.

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

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

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

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

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

- a. Subsurface and surface water resources.
- b. Existing uses and those having received approval prior to the adoption of the City's Comprehensive Plan.
- c. Soils, wetlands, habitats and species and their quantity and quality.
- d. The Imperial River and its historical and present floodways and flow ways.
- e. Drainage and stormwater patterns and flooding.
- f. The long-term water and wastewater supply and disposal needs and plans of Bonita Springs Utilities.
- g. Resource protection measures applicable and contained in the City's Comprehensive Plan and land development regulations.
- h. Allowable uses and their density and intensity.
- i. Existing and planned infrastructure in and affecting the area.
- j. SFWMD and County ownership in and projects affecting the area.

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

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

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

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

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

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

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

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

- *Improved surface water quality and attenuation is anticipated through the creation of engineered stormwater management system lakes, some of which will outfall into the existing limestone pits, prior to entering the Kehl Canal. The use of the existing water-filled mine pits will also provide enhanced floodwater storage, allowing the project to help improve historic stormwater flooding concerns in addition to water quality.*
- *The routing of treated stormwater into the historic limestone pits prior to entering the Kehl Canal will also promote and greatly enhance recharge potential to the Water Table Aquifer. This approach takes advantage of the historic excavation's storage capabilities and penetration into the underlying aquifer.*
- *Due to its disturbed nature, the site exhibits significant nuisance and exotic plant infestation, particularly within the disturbed wetland areas. The proposed removal of nuisance and exotic vegetation will assist in the restoration of the project site's hydrology and ecology.*
- *The Revana Lakes development proposes to utilize both groundwater and captured stormwater (surface water) for irrigation, whereby groundwater quantities are used to supplement surface water irrigation supplies within the project's stormwater management system lakes. Irrigation quantities will then be withdrawn from the lakes to irrigate lawn and landscaped areas. The conjunctive use of both ground and surface water supplies is anticipated to conserve groundwater quantities proposed to be derived from the Lower Tamiami Aquifer, thereby furthering the project's resource benefits.*
- *The project proposes a master-controlled irrigation system that will regulate both the initiation and overall duration of irrigation events in order to increase irrigation water use efficiency and enhance water conservation (i.e., no individual homeowner will have access to irrigation timers). Future plans may include an integrated communication system between the surface water pump station controller clocks and the proposed augmentation well pump station(s).*
- *The project's proposed Enhanced Lake Management Plan, designed to protect the water resources and the City's wellfield, includes quarterly surface water quality monitoring of the stormwater management system and existing water-filled limestone pits. These data will serve as an early warning system, will be timely submitted after each testing event, and summarized in an annual report.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Requiring planned development applications to be accompanied by:

1. A description of existing conditions including:

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

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

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

2. A protected species and critical area management plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Consistency with Population Projections

The amendment proposes to increase the density of the property from the current build-out of 14 dwelling units, to 299 dwelling units by designating the Property as Urban Fringe Community District. The U.S. Census data estimates that the population of the City of Bonita Springs was 43,930 in 2010, and it is estimated at 59,637 in 2019, which represents a 35.75% increase over the course of less than 10 years. Based on this demographic trend, and on the recent circumstances which have driven up the need for housing in southwest Florida, the proposed amendment will provide the City with housing opportunities and will supply housing stock needed to accommodate a steadily increasing population and anticipated growth.

Consistency with Local Governments

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

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

EXHIBIT IV.G – SOUND PLANNING PRINCIPLES

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

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

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

From a density standpoint, restricting the proposed land use to 299 DU or 1.5 DU/acre provides that the surrounding densities in Palmira, Worthington and Village Walk are comparable to the proposed density within the Donmal Assemblage, and they are within the same FLU category that the Applicant is seeking approval of. Thus, the resulting project will be highly compatible with the surrounding communities.

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

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

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



ATTACHMENT A

May 27, 2025

Mr. Mike Fiigon
Senior Planner
City of Bonita Springs Department of Community Development
9220 Bonita Beach Road
Bonita Springs, FL 34135

**RE: Revana Lakes
CPA20-74175-BOS REFILING**

Dear Mr. Fiigon:

Following City Council's decision not to transmit the above referenced Large-Scale Comprehensive Plan Amendment (CPA) for both text and map amendments in August 2024, the Applicant is refiling the petition with a revised development program and approach.

The Applicant has expanded neighborhood-serving commercial retail and office uses at the southeast corner of the site to provide increased public benefit. The limited range of low-intensity commercial uses are proposed to reduce Vehicle Miles Travelled along Bonita Beach Road East by providing more proximate goods and services to the 6,000+ dwelling units along this corridor. This submittal is supplemented by a revised Mixed Use Planned Development (MPD) rezoning petition.

The following revised items are provided to assist in Staff's review:

1. Signed Comprehensive Plan Amendment Application
2. Revised Proposed Text Amendment
3. Revised Project Narrative
4. Density Calculations
5. Variance Report
6. Long Range & Short Range Traffic Circulation Analysis
7. Public Facilities Analysis & BSU Utility Availability Letter
8. Additional Required Materials submitted with CPA20-74175-BOS

All other application materials are unchanged from the sufficient application file referenced above. If you have any questions, please contact me at (239) 850-8525 or acrespo@rviplanning.com.

Sincerely,

RVI Planning + Landscape Architecture

A handwritten signature in blue ink, reading 'Alexis Crespo'.

Alexis Crespo, AICP
Vice President of Planning



NEIGHBORHOOD MEETING REQUIREMENT

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

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

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

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

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

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



APPLICATION FOR A COMPREHENSIVE
PLAN AMENDMENT

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

DATE RECEIVED: _____

APPLICATION FEE: _____ APPLICATION NO: _____

THE FOLLOWING VERIFIED:

Zoning: _____ Council District: _____

Designation on FLUM _____

(To be completed by Planning Staff)

Plan Amendment Type: Map _____ Text _____
Small-scale Development _____ Expedited Review _____
State Coordinated Review _____

Case No: _____

APPLICANT PLEASE NOTE:

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

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

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

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



Signature of Owner or Authorized Representative

May 5, 2025

Date

Alexis Crespo

Printed Name of Owner or Authorized Representative



APPLICATION FOR A COMPREHENSIVE
PLAN AMENDMENT

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

I. APPLICANT/AGENT/OWNER INFORMATION

Seagate Revana, LLC

APPLICANT

9921 Interstate Commerce Drive

ADDRESS

Fort Myers

FL

33913

CITY

STATE

ZIP

239-738-7900

TELEPHONE NUMBER

FAX NUMBER

kbrown@seagatedevelopmentgroup.com

E-MAIL

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

AGENT*

28100 Bonita Grande Drive #305

ADDRESS

Bonita Springs

FL

34135

CITY

STATE

ZIP

239-405-7777

239-405-7899

TELEPHONE NUMBER

FAX NUMBER

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

E-MAIL

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

OWNER(s) OF RECORD

9921 Interstate Commerce Drive

ADDRESS

Fort Myers

FL

33913

CITY

STATE

ZIP

239-738-7900

N/A

TELEPHONE NUMBER

FAX NUMBER

kbrown@seagatedevelopmentgroup.com

E-MAIL

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

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

A. TYPE: (Check appropriate type)

X

Text Amendment

X

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

List Number(s) of Map(s) to be amended

Future Land Use

B. SUMMARY OF REQUEST (Brief explanation):

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

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

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

A. Property Location

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

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

B. Property Information

Total Acreage of Property: 204.5 ± Ac.

Total Acreage included in Request: 204.5 ± Ac.

Total Uplands:

Total Wetlands:

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

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

Area of each Existing Future Land Use Category:

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

Community Development Dept. | 9220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: 239 444 6150 | Fax: 239 444 6140

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

Density Reduction Groundwater Recharge area: See Attached Narrative
Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A
Old 41 Redevelopment Overlay Area: N/A

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

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

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

1. Calculation of maximum allowable development under existing FLUM: 14.7 DU
Residential Units/Density: See Table 1 in attached Exhibit III.E
Commercial intensity: _____
Industrial intensity: _____
2. Calculation of maximum allowable development under proposed FLUM: 566 DU
Residential Units/Density: See Table 2 in attached Exhibit III.E
Commercial intensity: See Table 3 in attached Exhibit III.E
Industrial intensity: _____

IV. AMENDMENT SUPPORT DOCUMENTATION

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

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

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

1. Provide any proposed text changes.
2. Provide a Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a notarized letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

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

1. Traffic Circulation Analysis

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

Long Range – 20-year Horizon:

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

- adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, Transportation staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
 - e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
 - f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

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

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;
 - Current LOS, and LOS standard of facilities serving the site;
 - Projected LOS under existing designation;
 - Projected LOS under proposed designation;
 - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
 - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
 - Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.
3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
- a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - c. Solid Waste;
 - d. Mass Transit; and
 - e. Schools.

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

C. Environmental Impacts

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

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
There is no published FEMA Flood Insurance Rate Map for this Property.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

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

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Bonita Plan

1. Discuss how the proposal affects most recent population projections pursuant to the University of Florida's Bureau of Economic and Business Research, and the total population capacity of the City of Bonita Springs Future Land Use Map.
2. List all goals and objectives of the City of Bonita Springs Comprehensive Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

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

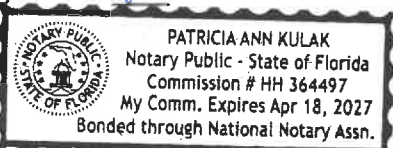
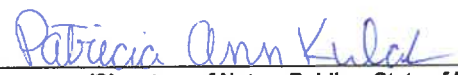
space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

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

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

APPLICANT'S SIGNATURE AND CERTIFICATION

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

Signature: <u></u>	Date: <u>May 5, 2025</u>
Printed Name: <u>Alexis Crespo</u>	
STATE OF FLORIDA, COUNTY OF LEE	
Sworn to (or affirmed) and subscribed before me this <u>5th</u> day of <u>May, 2025</u> , <u>2025</u> , by	
<u>Alexis Crespo</u> (printed name of person making statement).	
Personally Known: ☒ OR Produced Identification: ☐ Type Produced: ☐	
	<u></u> (Signature of Notary Public – State of Florida)
(Notary Seal)	<u>Patricia Ann Kulak</u> (Name of Notary Printed, Typed, or Stamped)



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

REVISED MAY 2025

Table 1: CURRENT FUTURE LAND USE DENSITY CALCULATION

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

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

Table 2: Residential Land Area - Urban Fringe Community

FUTURE LAND USE	ACREAGE	MAXIMUM DENSITY	UNIT COUNT
Urban Fringe Community (Upland)	157.48 AC	2.77 DU/AC	436.22 DU
Resource Protection	42 AC	2.77 DU/AC	116.34 DU
Proposed Maximum per FLUM			552.56 DU
Proposed Maximum Per Companion PUD			299 DU

Table 3: Commercial Land Use Area - Urban Fringe Community

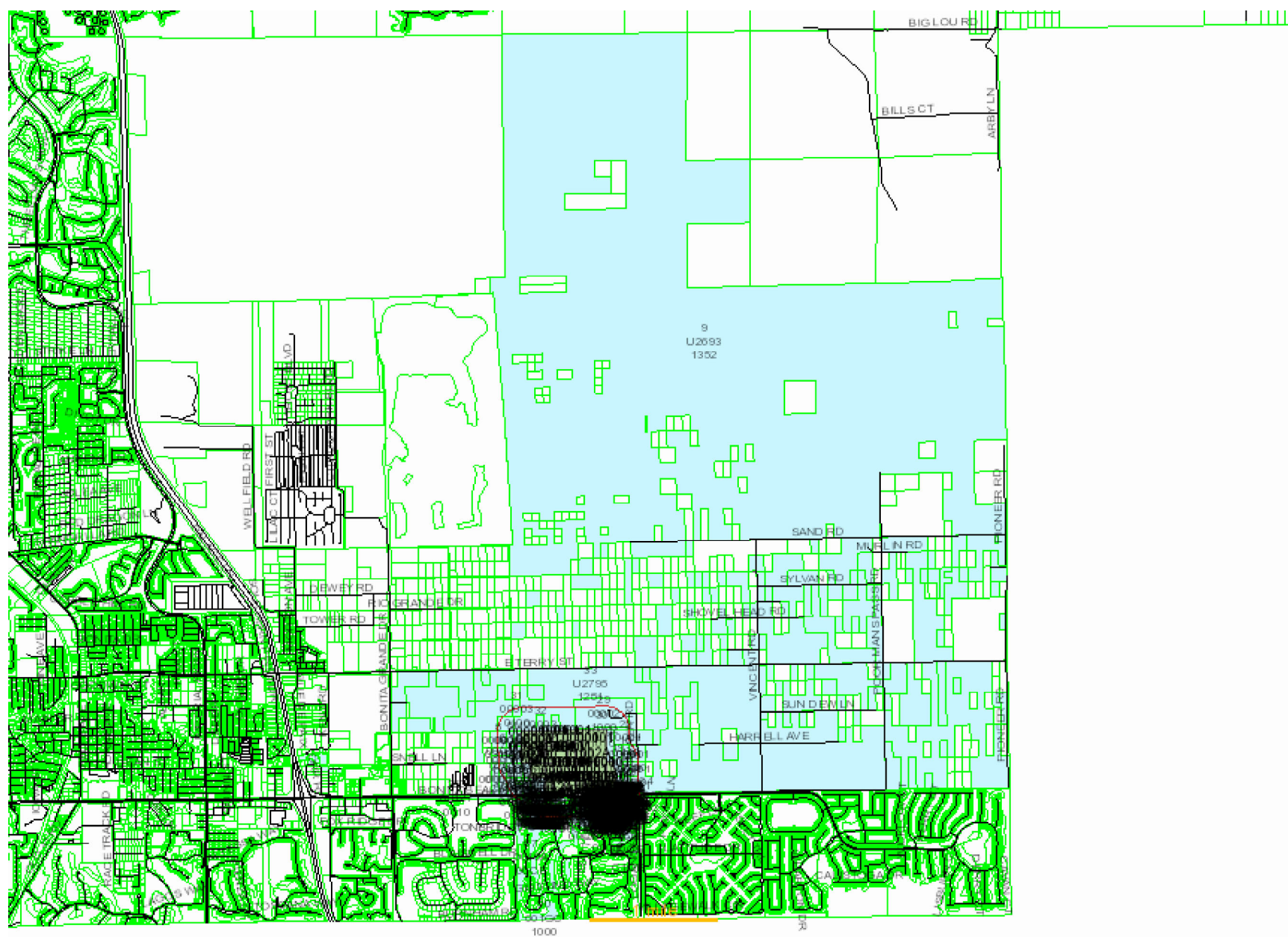
FUTURE LAND USE	ACREAGE	MAXIMUM FLOOR AREA RATIO	COMMERCIAL SQUARE FOOTAGE
Urban Fringe Community (Commercial)	6.1 AC	0.35 ¹	93,000 SF
Resource Protection (Commercial)	1.20 AC	0.35 ¹	18,295 SF
Proposed Maximum FLU			111,295 SF
Proposed Maximum Commercial Square Foot			100,000 SF

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



**RAVENA LAKES
List of STRAP Numbers
in Project Boundary**

1. 33-47-26-00-00001.002A
2. 33-47-26-B4-00001.0060
3. 33-47-26-00-00001.0070
4. 33-47-26-00-00001.0090
5. 33-47-26-B3-00001.0100
6. 33-47-26-B4-00001.0120
7. 33-47-26-00-00001.012A
8. 33-47-26-00-00001.012C
9. 33-47-26-B3-00001.0140
10. 33-47-26-B4-00001.0170
11. 33-47-26-B4-00001.0180
12. 33-47-26-00-00001.019A
13. 33-47-26-00-00001.0210
14. 33-47-26-B4-00001.0330
15. 33-47-26-00-00001.0340
16. 33-47-26-B4-00001.0350
17. 33-47-26-B3-00001.0370
18. 33-47-26-B4-00001.0400
19. 33-47-26-B3-00001.0040
20. 33-47-26-B4-00001.0010
21. 33-47-26-00-00001.0220
22. 33-47-26-B3-00001.0260
23. 33-47-26-B4-00001.0360
24. 33-47-26-B4-00001.0160
25. 33-47-26-B4-00001.0050



CRISAFULLI INVESTMENT GROUP LL
6184 JAYS WAY
MILTON FL 32570

CRISAFULLI INVESTMENT GROUP LL
6184 JAYS WAY
MILTON FL 32570

CRISAFULLI INVESTMENT GROUP LL
6184 JAYS WAY
MILTON FL 32570

CRISAFULLI INVESTMENT GROUP LL
6184 JAYS WAY
MILTON FL 32570

BROWN DAVID
25295 PINSON DR
BONITA SPRINGS FL 34135

DACHUK DONALD
13060 RIO GRANDE DR
BONITA SPRINGS FL 34135

GLASE GOLF INC
27730 FAYGIN LN
BONITA SPRINGS FL 34135

JAKS LLP
677 MYRTLE RD
NAPLES FL 34108

SOUTH FLORIDA WATER MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416

HENKE GORDON TR
700 11TH ST S PH3
NAPLES FL 34102

BROWN MAXWELL W
16121 LEE RD #101
FORT MYERS FL 33912

FRISBEE DENNIS
6600 SW 4TH ST
PEMBROKE PINES FL 33023

FERCHAU HUGO ALFRED JR +
48715 COUNTY RD X
SAGUACHE CO 81149

BONITA SPRINGS ISLAMIC CENTER
27721 FAYGIN LN
BONITA SPRINGS FL 34135

FERCHAU MARY ELLEN +
48715 COUNTY RD X
SAGUACHE CO 81149

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

VANDERVEEN CATHLEEN T +
RUCKER
440 PALM CIR E
NAPLES FL 34102

SOUTH FLORIDA WATER MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

MANLEY FARMS INC
2748 TIBURON BLVD E # 205
NAPLES FL 34109

GAIL CARTER MARTIN TRUST
WARREN MARTIN
18330 SW 112TH CT
MIAMI FL 33157

POOLE STANLEY R TR
2 FARM LN
ROCKPORT MA 01966

POOLE STANLEY R TR
2 FARM LN
ROCKPORT MA 01966

SOUTH FLORIDA WATER MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416

POKLEMBA DEBRA S
28049 E BROOK DR
BONITA SPRINGS FL 34135

PINNACLE TOWERS INC
4017 WASHINGTON RD PMB 353
MCMURRAY PA 15317

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

BONITA SPRINGS UTILITIES INC
11900 E TERRY ST
BONITA SPRINGS FL 34135

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

TIITF STATE OF FLORIDA
3900 COMMONWEALTH BLVD
MAIL STATION 115
TALLAHASSEE FL 32399

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

DESENA EMELIA TR
14137 TIVOLI TER
BONITA SPRINGS FL 34135

ANTONOPOULOS EVELYN H TR
14133 TIVOLI TER
BONITA SPRINGS FL 34135

HOWELL LEN & JOAN
14129 TIVOLI TER
BONITA SPRINGS FL 34135

PERFETTO ROBERT J TR
PO BOX 366174
BONITA SPRINGS FL 34136

CUNNINGHAM CAROL A +
14121 TIVOLI TER
BONITA SPRINGS FL 34135

MILLER GINA M +
14117 TIVOLI TER
BONITA SPRINGS FL 34135

LAPLANTE JACQUES &
1043 DU BOISE ST
CASSELMAN ON K0A 1M0
CANADA

GASPAR PAUL L & HELEN MARY
14109 TIVOLI TER
BONITA SPRINGS FL 34135

PENNACCHIA DANTE R TR
14105 TIVOLI TER
BONITA SPRINGS FL 34135

MASON LESLIE A
24 SANDY RIDGE RD
STERLING MA 01564

SCIACCHETANO VICTOR + LOIS
14093 TIVOLI TER
BONITA SPRINGS FL 34135

ARMBRUSTER PATRICIA ANN
14087 TIVOLI TER
BONITA SPRINGS FL 34135

JONATHAN F GRULL TRUST +
4106 FALLS RD
MANCHESTER MD 21102

PETRANDO SUSAN A TR
14079 TIVOLI TER
BONITA SPRINGS FL 34135

ONEIL PAUL M & MIRIAM DREW
14075 TIVOLI TER
BONITA SPRINGS FL 34135

FRANZ JANICE E
14071 TIVOLI TER
BONITA SPRINGS FL 34135

CAVALLI MARIO & ELENA
14067 TIVOLI TER
BONITA SPRINGS FL 34135

FIORDALISO ARTHUR R &
14063 TIVOLI TER
BONITA SPRINGS FL 34135

NAYLOR WILLIAM W &
14059 TIVOLI TER
BONITA SPRINGS FL 34135

ROTHSTEIN NEAL
14055 TIVOLI TER
BONITA SPRINGS FL 34135

CONGO ELLEN TR
14051 TIVOLI TER
BONITA SPRINGS FL 34135

MILLER DANIEL G & CAROLYN B TR
14047 TIVOLI TER
BONITA SPRINGS FL 34135

FRANCIS M PERCUOCO TRUST +
14043 TIVOLI TER
BONITA SPRINGS FL 34135

WILSON TODD S & BROOKE E
14039 TIVOLI TER
BONITA SPRINGS FL 34135

DESAI JITENDRA M & SARYU J
14035 TIVOLI TER
BONITA SPRINGS FL 34135

FRANK MICHAEL H & JULIA C TR
14031 TIVOLI TER
BONITA SPRINGS FL 34135

RICHTER VERENA E & ROBERT D TR
14030 TIVOLI TERRACE
BONITA SPRINGS FL 34135

TIVOLI TERRACE PROPERTIES LLC
14034 TIVOLI TER
BONITA SPRINGS FL 34135

EBELHAR LARRY &
14038 TIVOLI TER
BONITA SPRINGS FL 34135

ZELLER PAMELA J TR
14042 TIVOLI TER
BONITA SPRINGS FL 34135

QUINN GREGORY M &
34 SPRING RD
NEEDHAM MA 02494

MISKULIN FREDERICK J &
14050 TIVOLI TER
BONITA SPRINGS FL 34135

ABERNATHY JOHN M
14054 TIVOLI TER
BONITA SPRINGS FL 34135

MCKINNEY DAWNE E TR
14058 TIVOLI TER
BONITA SPRINGS FL 34135

GALE E GERALD & ELIZABETH A
14062 TIVOLI TER
BONITA SPRINGS FL 34135

ADELBERG PAUL
19 DOLPHIN COVE QUAY
STAMFORD CT 06902

HAMM HARRY C JR
1764 MEADOWCREST DR
PITTSBURGH PA 15241

ROHR MICHAEL W + JANET S
14074 TIVOLI TER
BONITA SPRINGS FL 34135

CARROLL KEVIN E & TAMMY A
14078 TIVOLI TER
BONITA SPRINGS FL 34135

DARDY WILLIAM A TR
14082 TIVOLI TER
BONITA SPRINGS FL 34135

REID JOSEPH N & CLARE W
14086 TIVOLI TER
BONITA SPRINGS FL 34135

ENNIS LEN E & CECILIA M
12300 ROSLARE RIDGE RD UNIT 501
TIMONIUM MD 21093

MUSHINSKI STEPHEN J &
14094 TIVOLI TER
BONITA SPRINGS FL 34135

NUTTALL DAVID W TR
14098 TIVOLI TER
BONITA SPRINGS FL 34135

KOWALCHUK EDWARD L TR
14102 TIVOLI TER
BONITA SPRINGS FL 34135

DESANDRE DAVID C TR
49518 VILLA DR
NOVI MI 48374

METZLER CHARLES & PATRICIA TR
1064 NOONING TREE DR
CHESTERFIELD MO 63017

ARNOFF GAIL P
420 EAST GLENGARY CIR
CLEVELAND OH 44143

GALLO DAVID P SR TR
14118 TIVOLI TER
BONITA SPRINGS FL 34135

DENNIS J ORZEL TRUST +
14122 TIVOLI TER
BONITA SPRINGS FL 34135

GRUBE RICHARD & BARBARA J
14126 TIVOLI TER
BONITA SPRINGS FL 34135

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VIEW
BONITA SPRINGS FL 34135

PALMIRA GOLF AND COUNTRY CLUB
KEB MANAGEMENT SERVICES LLC
6017 PINE RIDGE RD UNIT 262
NAPLES FL 34119

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VIEW
BONITA SPRINGS FL 34135

PARKLANDS WEST CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VW
BONITA SPRINGS FL 34135

PARKLANDS WEST CDD
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BOCA RATON FL 33431

PARKLANDS WEST CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

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2300 GLADES RD #410W
BOCA RATON FL 33431

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BOCA RATON FL 33431

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2300 GLADES RD #410W
BOCA RATON FL 33431

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2300 GLADES RD #410W
BOCA RATON FL 33431

GOLF CLUB AT PALMIRA INC
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2300 GLADES RD #410W
BOCA RATON FL 33431

PARKLANDS WEST CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

DONOHUE JOHN M & BEVERLY TR
29000 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

MAHMOUD HAYTHAM M &
29002 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

WALLACE DOUGLAS V &
6912 LOBELIA DR
NEW ALBANY OH 43054

BENES MARYANNE L/E
29008 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

SAUNDERS KIRK BRANT &
29012 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

LORD RICHARD S JR & ELLA V TR
5N961 PRAIRIE VALLEY DR
SAINT CHARLES IL 60175

WEINGARTNER CHERYL A +
364 JOSHUA TREE DR
COLLEGEVILLE PA 19426

BIEGEL ANDREW +
29020 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

SMITH CHRISTOPHER A
29024 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

GYURAK CSABA &
29026 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

LONG JOSEPH & CAROL
29030 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

CONWAY DANIEL J
29032 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

ARCIERE JEFFREY & CAMILLE
29036 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

UMAROV KHASAN &
29038 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

D'ENTREMONT JESSICA M &
29042 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

SAGGIO KEITH
29044 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

CARABELLI LOUIS JAMES +
29048 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

BONNER STEPHEN T & KAREN A
26 SANDPIPER LN
EAST ISLIP NY 11730

CHIPMAN RICK L/E
29054 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

IANUALE STEVEN
19 BOBOLINK CT
WAYNE NJ 07470

CORFIAS CATHY A
29060 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

FISCHBACH GIESELE
29062 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

BROAD TIMOTHY W TR
46 HAWTREE WAY
GROTON MA 01450

CACIO LOUIS J SR & BARBARA
29068 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

CIRIACO ANTHONY +
PO BOX 420
ERIE CO 80516

GEIBLINGER JOHANN & MARTA
29074 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

HOWARTH MATTHEW I &
29078 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

INTERNATIONAL CAPITAL INVESTME
20 N MARTINGALE RD STE 180
SCHAUMBURG IL 60173

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA MN 55305

HAGEN MASSIMO F TR
7 BALDWIN RD
LONDONDERRY NH 03053

BOYLAN DEBRA L
29090 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

CASSADY JAMES GARY II
29092 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

BROPHY DANIEL D
29096 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

BARBOUNIS CONSTANTINE G TR
8741 HIDEAWAY HARBOR CT
NAPLES FL 34120

WALKER BRENDA L
29057 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

COLLINSON ANTHONY D
29051 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

CASEY KENNETH E & DIANE L
29049 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

BAKKEN PAMELA J L/E
405 24TH AVE N
FARGO ND 58102

LUTKOWSKI ANDREW K &
16712 GILROY ST
BONITA SPRINGS FL 34135

FOX JOANN & JAMES GARRY J
29037 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

CHANCE RICHARD J & ANITA L
29035 ALESSANDRIA CIRCLE
BONITA SPRINGS FL 34135

SAMAH MONICA L
29031 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

CHIRICO PATRICIA M
29029 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

UNKNOWN HEIRS OF
GARY GREASER
3710 PEMBROOKE DR
RICHMOND TX 77406

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA MN 55305

SULLIVAN KATHERINE M
29019 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

FERNANDEZ BERTA +
29017 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

PORCO PAUL
75 KNOLL RD
SOUTHAMPTON NY 11968

CONTE JOSEPH J & ROSEMARY
29011 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

DOERFLER FREDERICK J
28000 BOCCACCIO WAY
BONITA SPRINGS FL 34135

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA MN 55305

SETTINERI CYNTHIA
28020 BOCCACCIO WAY
BONITA SPRINGS FL 34135

ROHDENBURG MICHAEL
422 S WEST AVE
ELMHURST IL 60126

BRUMM RICHARD
28040 BOCCACCIO WAY
BONITA SPRINGS FL 34135

DECKER LISA D L/E
28050 BOCCACCIO WAY
BONITA SPRINGS FL 34135

PRESTI THEODORE B L/E
28060 BOCCACCIO WAY
BONITA SPRINGS FL 34135

PHELPS DENNIS + JANET
28062 BOCCACCIO WAY
BONITA SPRINGS FL 34135

B&O FL LLC
63 CAMERON WAY
REHOBOTH MA 02769

SHANDY REAL ESTATE INC
4003 UPOLO LN
NAPLES FL 34119

DITTAMORE CHARLES TR
28072 BOCCACCIO WAY
BONITA SPRINGS FL 34135

BENNETT ERNEST J
28074 BOCCACCIO WAY
BONITA SPRINGS FL 34135

EBLAN CHERYL
28078 BOCCACCIO WAY
BONITA SPRINGS FL 34135

WAYSACK ROBERT D TR
28080 BOCCACCIO WAY
BONITA SPRINGS FL 34135

FREDERICKSEN ROBIN
28084 BOCCACCIO WAY
BONITA SPRINGS FL 34135

SORBELLINI JAMES L/E
28086 BOCCACCIO WAY
BONITA SPRINGS FL 34135

GRAHAM CONSTANCE J TR
28094 BOCCACCIO WAY
BONITA SPRINGS FL 34135

MGN REAL ESTATE LLC
3958 BERING CT
NAPLES FL 34119

POLAND JENNA N &
1656 SCITUATE AVE
CRANSTON RI 02921

PHILLIPS DENNIS K TR
3400 ALDERSGATE RD
DAYTON OH 45440

BRADLEY PEGGY
28123 BOCCACCIO WAY
BONITA SPRINGS FL 34135

PRAZER KATHLEEN S & MARK A TR
28121 BOCCACCIO WAY
BONITA SPRINGS FL 34135

VARGA KATHLEEN NORA
JEAN FLEURY
8980 MADRID CIR
NAPLES FL 34104

CALABRIA JOHN J &
28115 BOCCACCIO WAY
BONITA SPRINGS FL 34135

BARDEN WILLIAM J &
28111 BOCCACCIO WAY
BONITA SPRINGS FL 34135

SKELLY DENNIS M & DEBORAH A TR
28109 BOCCACCIO WAY
BONITA SPRINGS FL 34135

HOLCOMB WARREN N & MARCIA R
8950 STONEWICK WAY
ZIONSVILLE IN 46077

OPORTUS SERGIO CHACON &
28103 BOCCACCIO WAY
BONITA SPRINGS FL 34135

CARMODY MARIA A +
17113 HILLCREST MEADOW DR
CHESTERFIELD MO 63005

KELLY-LINDSEY JAMILLE L TR
28097 BOCCACCIO WAY
BONITA SPRINGS FL 34135

SIMON ARTHUR E
80 BARBERRY DR
OCEAN NJ 07712

WRATZ DAVID & COLLEEN
5208 S GLENVIEW RD
SIOUX FALLS SD 57108

DETWILER JAMES M JR &
28087 BOCCACCIO WAY
BONITA SPRINGS FL 34135

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA MN 55305

RICCIOLI CARMINE A &
28081 BOCCACCIO WAY
BONITA SPRINGS FL 34135

SKIZAS KENNETH & RACHEL
28079 BOCCACCIO WAY
BONITA SPRINGS FL 34135

EVANS MICHAEL J &
28077 BOCCACCIO WAY
BONITA SPRINGS FL 34135

JACKSON GARDNER III TR
28075 BOCCACCIO WAY
BONITA SPRINGS FL 34135

NOTARIANNI BRAD J & DANA
3732 HUNTING RUN RD
MEDINA OH 44256

GARCIA JOSEPH E TR
4121 DEL MAR VILLAGE DR SW
GRANDVILLE MI 49418

CLOVNING STEVEN C & LISA M
28065 BOCCACCIO WAY
BONITA SPRINGS FL 34135

SECOL STEPHAN H & DOROTHY
3 BOXWOOD DR
OCEAN NJ 07712

WILLIAM RICKARD FAMILY TRUST +
280 WINDSOR GATE COVE
ATLANTA GA 30342

WALKER GREGORY K &
28059 BOCCACCIO WAY
BONITA SPRINGS FL 34135

CHOATE WILFORD L TR
28055 BOCCACCIO WAY
BONITA SPRINGS FL 34135

HAWLEY KAREN TR
28045 BOCCACCIO WAY
BONITA SPRINGS FL 34135

WALKER ROY C & CHERYL G
28035 BOCCACCIO WAY
BONITA SPRINGS FL 34135

SZYMANSKI NANCY LAWS
28025 BOCCACCIO WAY
BONITA SPRINGS FL 34135

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA MN 55305

PARKINSON BRUCE E & MARY
28005 BOCCACCIO WAY
BONITA SPRINGS FL 34135

COX KENNETH S &
535 EDGEWOOD DR
NEW CASTLE IN 47362

TOUGAS THOMAS REED &
14820 CARDUCCI CT
BONITA SPRINGS FL 34135

NELSON JAMES E
14810 CARDUCCI CT
BONITA SPRINGS FL 34135

WESKALNIES CURTIS L &
14800 CARDUCCI CT
BONITA SPRINGS FL 34135

STEMPIEN RONALD EDWARD L/E
28160 GROSSETTO WAY
BONITA SPRINGS FL 34135

ECHTERLING THOMAS R TR
28150 GROSSETTO WAY
BONITA SPRINGS FL 34135

POMPOSELLO NANCY +
28130 GROSSETTO WAY
BONITA SPRINGS FL 34135

PRAINO ROBERT
28120 GROSSETTO WAY
BONITA SPRINGS FL 34135

BONFIELD PHYLLIS MARY TR
28110 GROSSETTO WAY
BONITA SPRINGS FL 34135

FAGAN LEONA M
28100 GROSSETTA WAY
BONITA SPRINGS FL 34135

WARD JANE +
10 ISABEL CT
ALBANY NY 12205

VICANEK MICHAL
28080 GROSSETTO WAY
BONITA SPRINGS FL 34135

SANDERS-BEY EDWARD &
17 KELLEY BLVD
NORTH ATTLEBORO MA 02760

DODDS DAVID WILLIAM &
28060 GROSSETTO WAY
BONITA SPRINGS FL 34135

HEINS JANET
PO BOX 354
PECONIC NY 11958

CAPRARELLI JOSEPH +
103 MADISON AVE
CRANSTON RI 02920

LOCKWALD MEGEN MARIE
28020 GROSSETTO WAY
BONITA SPRINGS FL 34135

KNOWLES TRACY
28010 GROSSETTO WAY
BONITA SPRINGS FL 34135

MOORE DENNIS & FAITH
28005 GROSSETTO WAY
BONITA SPRINGS FL 34135

TERRA NOSTRA ENTERPRISES INC
619 ROUTE 523
WHITEHOUSE STATION NJ 08889

CHATER GARY +
28244 JEWEL FISH LN
BONITA SPRINGS FL 34135

TYNION DANIEL & HANNAH
28035 GROSSETTO WAY
BONITA SPRINGS FL 34135

LEHMAN LANCE TALBOTT +
2719 NE 28TH ST
LIGHTHOUSE POINT FL 33064

STRELL STACEY LYNN
28125 GROSSETTO WAY
BONITA SPRINGS FL 34135

ADAMS THOMAS J & CYNTHIA L
8124 W 147TH AVE
CEDAR LAKE IN 46303

STOVALL INGER BENEDIKTE
PO BOX 1177
BONITA SPRINGS FL 34133

MAHER TIMOTHY J &
28155 GROSSETTO WAY
BONITA SPRINGS FL 34135

STARK JON A & PEGGY-ANN
17 GARDEN ST
LINCOLN PARK NJ 07035

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HO ASSN
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

SAN REMO AT PALMIRA HOMEOWNERS
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

PARKLANDS LEE CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

SEA CASTLE DEVELOPMENT LLC
27499 RIVERVIEW CENTER BLVD
BONITA SPRINGS FL 34134

SEA CASTLE DEVELOPMENT LLC
27499 RIVERVIEW CENTER BLVD
BONITA SPRINGS FL 34134

SORRENTO CONDOMINIUM ASSOCIATI
28051 SOSTA LN
BONITA SPRINGS FL 34135

PARKLANDS LEE COUMMUNITY DEVEL
WATHALL HUNT AND ASSOC LLC
9220 BONITA BEACH RD STE 214
BONITA SPRINGS FL 34135

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VIEW
BONITA SPRINGS FL 34135

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VIEW
BONITA SPRINGS FL 34135

SORRENTO CONDOMINIUM ASSN

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

CHINERY KIMBERLY ANN
28090 SOSTA LN #1
BONITA SPRINGS FL 34135

MARTINEZ KARLEY
28090 SOSTA LN #2
BONITA SPRINGS FL 34135

HUTCHINSON MARK +
28090 SOSTA LN #3
BONITA SPRINGS FL 34135

YU XUELI
6 DEER HAVEN DR
HAYDENVILLE MA 01039

BRADY LOIS L/E
28086 SOSTA LN #1
BONITA SPRINGS FL 34135

NUANEZ LAWRENCE A &
28086 SOSTA LN #2
BONITA SPRINGS FL 34135

LIGUORI SORRENTO LLC
11 NEWTON ST
SAYVILLE NY 11782

MCQUILLAN MITCHELL &
5000 EVANS RD
HOLLY MI 48442

RAIMONDI PETER & DONNA M
28082 SOSTA LN UNIT 1
BONITA SPRINGS FL 34135

PAPPAS JOHN S & DIANE MARIE
28082 SOSTA LN #2
BONITA SPRINGS FL 34135

CAPOBIANCO PAUL +
515 FIRST AVE
BAYPORT NY 11705

FEENEY TAMMY M & PETER M +
28082 SOSTA LN #4
BONITA SPRINGS FL 34135

NEUNER SUZANNE
28078 SOSTA LN #1
BONITA SPRINGS FL 34135

GERONIMO BARBARA T
28078 SOSTA LANE #2
BONITA SPRINGS FL 34135

MILLER MARCI & JOSEPH J
266 PEEL RD
LANGHORNE PA 19047

OCCIANO BETH
28078 SOSTA LN #4
BONITA SPRINGS FL 34135

DUDEK FRANCIS & NATALIE
28074 SOSTA LN #1
BONITA SPRINGS FL 34135

BROMAN STEPHEN E
28074 SOSTA LN #2
BONITA SPRINGS FL 34135

PERKO KATHLEEN
28074 SOSTA LN #3
BONITA SPRINGS FL 34135

TENREIRO KELLI
28074 SOSTA LN #4
BONITA SPRINGS FL 34135

MERGLER DON H II &
28070 SOSTA LN #1
BONITA SPRINGS FL 34135

DUSOLD DAVID R +
53 ORCHARD LN
SPRINGFIELD IL 62712

KAVANAGH KIMBERLY A
28070 SOSTA LN #3
BONITA SPRINGS FL 34135

FARINA WILLIAM G & LYNDIA T TR
10A JOES WAY
HOLLIS NH 03049

GERY CHRISTINA & MARK
28062 SOSTA LN #1
BONITA SPRINGS FL 34135

CHESKIN BRYAN LEIGH
26987 WILDWOOD PINES LN
BONITA SPRINGS FL 34135

CAMP BYRON LOUIS
28062 SOSTA LN #3
BONITA SPRINGS FL 34135

NARANJO GIOVANNI ALBERTO &
28062 SOSTA LN #4
BONITA SPRINGS FL 34135

BIENKOWSKI EDMUND ROBERT &
28058 SOSTA LN #1
BONITA SPRINGS FL 34135

LIGUORI VINCENT III & LORA TR
39 RIVER ST
SAYVILLE NY 11782

GIRTS WENDY L TR
28058 SOSTA LN #3
BONITA SPRINGS FL 34135

DENNY BRIAN JOHN +
28058 SOSTA LN #4
BONITA SPRINGS FL 34135

RUTH DONALD C SR L/E
28054 SOSTA LN #1
BONITA SPRINGS FL 34135

BOOK JEFFREY
28054 SOSTA LN #2
BONITA SPRINGS FL 34135

HALL MITCHELL J & AMY L
28054 SOSTA LN #3
BONITA SPRINGS FL 34135

GRIMMENG MARK A & NANCY J +
28622 SAN LUCAS LN #202
BONITA SPRINGS FL 34135

RODEWALD TERRY L TR
230 1ST ST
CRYSTAL LAKE IL 60014

TALARICO MICHAEL A &
26 REGENCY CRT
BRADFORD ON L3Z 2R2
CANADA

MCNALLY JOHN & LISA DIBELLA
35 SPRAGUE AVE
STATEN ISLAND NY 10307

GANZ KEVIN D & LISA B
28051 SOSTA LN #4
BONITA SPRINGS FL 34135

HORINE JOSEPH
28055 SOSTA LN
BONITA SPRINGS FL 34135

FINNEREN BRIAN & WENDY
28055 SOSTA LN #2
BONITA SPRINGS FL 34135

KUEPER KIMBERLY MARIE &
801 PIONEER CT
BREESE IL 62230

CASTAGNO JOSEPH ROBERT +
28055 SOSTA LN UNIT 4
BONITA SPRINGS FL 34135

CATANZARO ANTHONY J JR TR
25 MARGARETTA CT
STATEN ISLAND NY 10301

MAREK DOROTHY J
28059 SOSTA LN #2
BONITA SPRINGS FL 34135

RIEDESEL CHARLES & SUSAN
6596 LEE RD
DANE WI 53529

MONTEIRO CHRISTOPHER &
27 LANDERS RD
STONEHAM MA 02180

PUSATERA MICHAEL A +
28063 SOSTA LN #1
BONITA SPRINGS FL 34135

BROWN TOM & MICHELE M +
18 FOX LN
BROOMALL PA 19008

BOVA JENNIFER DIANE
28063 SOSTA LN #3
BONITA SPRINGS FL 34135

BROWN THOMAS A & MICHELE M
28063 SOSTA LN #4
BONITA SPRINGS FL 34135

KOCIK THOMAS F & DOROTHY J
28067 SOSTA LN # 1
BONITA SPRINGS FL 34135

LAROSA DAVID FRANCIS &
2547 MONARCH WAY
BEL AIR MD 21015

DESIMONE DIANE M &
270 PARK LN
GRAND ISLAND NY 14072

MOULDEN MARY
194 WILSON ST E
ANCASTER ON L9G 2B7
CANADA

FISHER LOUISE +
28071 SOSTA LN UNIT 1
BONITA SPRINGS FL 34135

KAPOOR BEENU & SANJAY
28071 SOSTA LN #2
BONITA SPRINGS FL 34135

LUIGINO DE ZOTTI TRUST +
4635 REGENTS TERRACE UNIT #38
MISSISSAUGA ON L5R 1X5
CANADA

MURPHY JANICE A & WILLIAM P L/
28071 SOSTA LN #4
BONITA SPRINGS FL 34135

MCDOWELL JONATHAN
28075 SOSTA LN #1
BONITA SPRINGS FL 34135

MACKAY ROBERT A &
28075 SOSTA LN #2
BONITA SPRINGS FL 34135

ZERILLI STEVEN & LISA
43 LOOP DR
SAYVILLE NY 11782

DION DONALD D & KATHY A
28075 SOSTA LN # 4
BONITA SPRINGS FL 34135

MESENBRINK VIRGIL P TR
6116 W 105TH ST
BLOOMINGTON MN 55438

MASTRIPOLITO ROBERT &
111 RAMBLEWOOD DR
GLENMOORE PA 19343

PRUE CATHY
28079 SOSTA LN #3
BONITA SPRINGS FL 34135

ROUILLE DENNIS A
PO BOX 2303
SOUTH BURLINGTON VT 05407

MILLER WAYNE JOHN &
28087 SOSTA LN #1
BONITA SPRINGS FL 34135

SMITH MARK FREDERIC &
28087 SOSTA LN UNIT 2
BONITA SPRINGS FL 34135

MARSALA MARCO & JENNIFER
28087 SOSTA LN #3
BONITA SPRINGS FL 34135

SILANO JOCELYN
28087 SOSTA LN #4
BONITA SPRINGS FL 34135

HARTMAN DIANA A +
1 COURT OF HARBORSIDE APT 303
NORTHBROOK IL 60062

MCCOY CHAD MITCHELL &
847 MOUNT RAINIER DR
BOWLING GREEN KY 42104

CIPi ARBEN & DHONA
28091 SOSTA LN #3
BONITA SPRINGS FL 34135

MENDES RALPH JAMES &
28091 SOSTA LN # 4
BONITA SPRINGS FL 34135

LEVY DAVIS & MARIA D +
28029 SOSTA LN # 1
BONITA SPRINGS FL 34135

RINIKER EDWIN HENRY &
6232 GREENBRIAR LN
CEDAR RAPIDS IA 52404

MYHRE KATHERINE SUE L/E
24917 BAY CEDAR DR
BONITA SPRINGS FL 34134

MAUKONEN CHELSEA C +
3920 6TH AVE NE
NAPLES FL 34120

GHANNAM JACOB P & LAUREN L
28025 SOSTA LN #1
BONITA SPRINGS FL 34135

SHIELDS WARREN K +
3131 WILDWOOD DR
MC DONALD OH 44437

CARPENTER WILLIAM J &
28025 SOSTA LN #3
BONITA SPRINGS FL 34135

DOMANOSKI MICHAEL &
28025 SOSTA LN #4
BONITA SPRINGS FL 34135

CAVA RORY L & FRANCA M
60 WASCO DR
THUNDER BAY ON P7G 1A2
CANADA

LARKIN WARREN J & SUSAN
16307 20TH ROAD
WHITESTONE NY 11357

YEAGER JOHN M & VIVIAN K
7625 S SHERMAN DR
INDIANAPOLIS IN 46237

OLSEN ROBERT & ROBIN
105 CANTERBURY LN
MORGANVILLE NJ 07751

SHEDD CAPITAL PARTNERS LLC
129 KNOCKDERRY LN
INVERNESS IL 60067

PERRY ALAN G + DEBRA A
60 BOWMAN DR
WARWICK RI 02889

DECHANTS LOUIS + JOANNE C
28017 SOSTA LN #3
BONITA SPRINGS FL 34135

WILKENS ROBERT J + HELEN P
148 FERNWOOD DR
OLD TAPPAN NJ 07675

JUAREZ CYNTHIA
28013 SOSTA LN #1
BONITA SPRINGS FL 34135

MARK A FREDERICK TRUST +
10233 HYLAND RUN
PLAIN CITY OH 43064

SAPONJA MILAN & DIJANA
2886 VISTA CT
UNIONTOWN OH 44685

SAYLOR J PHILLIPS +
28013 SOSTA LN #4
BONITA SPRINGS FL 34135

JOHNSON DONALD ALLEN +
10234 QUEEN AVE S
BLOOMINGTON MN 55431

LEWIS RICHARD &
1387 SHIRE CIR
INVERNESS IL 60067

GEFFNER DAVID & CINDY TR
135 SUNSET DR
SAYVILLE NY 11782

BRANDT MICHAEL L & DENISE S TR
15376 BRIARCREST CIR
FORT MYERS FL 33912

DOBBERSTEIN JOAN C
28005 SOSTA LN # 1
BONITA SPRINGS FL 34135

FORTE MICHAEL B & REBECCA J
33 ROLLINGWOOD DR
JOHNSTON RI 02919

JULIEN RON W & AMY T
6 NORTH CONWAY CT
SOUTH ELGIN IL 60177

GEMME RAYMOND L &
PO BOX 433
GUILDERLAND NY 12084

PRICE CELINE NICOLE
28001 SOSTA LN #1
BONITA SPRINGS FL 34135

RZEWUSKI SUSAN CELIA &
28001 SOSTA LN #2
BONITA SPRINGS FL 34135

WILLIAM E THEISS TRUST +
9557 BANYON TREE CT
SAINT LOUIS MO 63126

GASBARRE ANN MARIE
456 TRAILWOOD CT
WEBSTER NY 14580

DUMMITT JOSEPH F +
28000 SOSTA LN #1
BONITA SPRINGS FL 34135

SHAPIRO AUDREY
28000 SOSTA LN #2
BONITA SPRINGS FL 34135

STARKS MONICA TR
14501 BELLINO TER UNIT 202
BONITA SPRINGS FL 34135

WHITE SEAN E
28000 SOSTA LN UNIT 4
BONITA SPRINGS FL 34135

PACHORI ZUBIN TR
18101 LAGOS WAY
NAPLES FL 34110

KLERSY KEVIN J & DAWN C
44 WALDENMAIER RD
FEURA BUSH NY 12067

JONES KATHRYN R
28004 SOSTA LN #3
BONITA SPRINGS FL 34135

KRIEGER KYLE A & CRYSTAL D
28004 SOSTA LN #4
BONITA SPRINGS FL 34135

SOMMER VINCENT P TR
948 PRAIRIE HILL CT
CARY IL 60013

BENNETT MICHAEL & MEGGIN
93 SEJON DR
SAYVILLE NY 11782

SHANKLETON TRACY
28008 SOSTA LN #3
BONITA SPRINGS FL 34135

GOVIA-LEE NICOLE C &
28008 SOSTA LN #4
BONITA SPRINGS FL 34135

GERBER DAVID J + PHYLLIS P
28012 SOSTA LN #1
BONITA SPRINGS FL 34135

LEHKY JEROME & MARY ALICE TR
3005 SOUTHERN RD
RICHFIELD OH 44286

DHRUV PROPERTIES LLC
4242 CAPE MAY DR
MARLBORO NJ 07746

FILINUK JOSEPH & SUSAN
20 MAPLEWOOD LN
MANTUA NJ 08051

BANAS ROBERT W & SANDRA S
5228 AVERY PL
OAK LAWN IL 60453

TAVIS FE IGNACIO
28018 SOSTA LN # 2
BONITA SPRINGS FL 34135

NAPOLITANO JOSEPH M
28018 SOSTA LN #3
BONITA SPRINGS FL 34135

FORREST TODD & LISA
1074 BUINEVERE DR
ROCHESTER NY 14626

NASH-THOMASON MAXI +
28022 SOSTA LN # 1
BONITA SPRINGS FL 34135

ALLYN WANDA
28022 SOSTA LN #2
BONITA SPRINGS FL 34135

SANTACROSE DIANE MARIE
28022 SOSTA LN #3
BONITA SPRINGS FL 34135

REUSS LARRY TR
655 FIELD CLUB RD
PITTSBURGH PA 15238

BALAVAGE JOSEPH & TAMI
28026 SOSTA LN #1
BONITA SPRINGS FL 34135

LILKE PAUL GREGORY &
28026 SOSTA LN # 2
BONITA SPRINGS FL 34135

EKBERG ERIC J & MARYANN
9 ROBERT DR
WARWICK NY 10990

CONROY KAREN J & JOHN M
28026 SOSTA LN UNIT 4
BONITA SPRINGS FL 34135

BASILE JOSIE TR
28030 SOSTA LN #1
BONITA SPRINGS FL 34135

LAUMER JAMES W TR
28030 SOSTA LN UNIT 2
BONITA SPRINGS FL 34135

FALUDY ERIKA TR
28030 SOSTA LN #3
BONITA SPRINGS FL 34135

RANDO GREGORY
28030 SOSTA LN #4
BONITA SPRINGS FL 34135



Revana Lakes
EXHIBIT - IV.B.2 - PUBLIC FACILITIES IMPACT ANALYSIS

REVISED MAY 2025

I. POTABLE WATER

Existing Future Land Use – DRGR/Wetlands (Lee County) 14 dwelling units @ 250 GPD = 3,500 GPD

TOTAL EXISTING DEMAND: 3,500 GPD

Proposed Future Land Use – Urban Fringe-Community District
299 dwelling units @ 100 GPD @ 2.5 persons/household = 74,750 GPD
100,000 sq.ft. Commercial @ 0.1 GPD / 1 sq. ft. = 10,000 GPD

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

The proposed comprehensive plan amendment results in an increased potable water demand of 81,250 GPD. The Property is located in the Bonita Springs Utilities Service Area for potable water. Please refer to the enclosed availability letter from BSU confirming availability and capacity.

II. SANITARY SEWER

Existing Future Land Use – DRGR/Wetlands (Lee County) 14 dwelling units @ 250 GPD = 3,500 GPD

TOTAL EXISTING DEMAND: 3,500 GPD

Proposed Future Land Use – Urban Fringe-Community District
299 dwelling units @ 100 GPD @ 2.5 persons/household = 74,750 GPD
100,000 sq.ft. Commercial @ 0.1 GPD / 1 sq. ft. = 10,000 GPD

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

The proposed comprehensive plan amendment results in an increased sanitary sewer demand of 81,250 GPD. The Property is located in the Bonita Springs Utilities Service Area for potable water. Please refer to the enclosed availability letter from BSU confirming availability and capacity.

III. DRAINAGE

Roads and Parking Lot minimum elevation = 5 year, 1 hour duration Minimum Berm Elevation = 25 year, 72 hour peak stage
Water Quality = The greater of 1" over the site (less building and treatment area) + 50% additional for Outstanding Florida Waters or 2.5" * impervious area + 50% additional for Outstanding Florida Waters.

Water Quantity = 25 year – 3-day duration
Discharge Rate for Imperial River (Lee County) east of I-75 = 25 CSM

The Applicant will obtain an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) prior to Development Order approval to be deemed concurrent.

IV. PARKS, RECREATION & OPEN SPACE

Current Regional Parks LOS Standard = 6 AC of Regional Parks/1,000 seasonal residents

Current Community Parks LOS Standard = 1 AC/1,000 permanent

residents Existing Future Land Use – DRGR/Wetlands (Lee County)
13 dwelling units @ 2.5 persons/household = 32.5 people

Regional Parks @ 6 acres/1,000 = 0.195 acres required
Community Parks @ 1 acre/1,000 = 0.032 acres required

TOTAL ACRES REQUIRED: 0.21 acres

Proposed Future Land Use – Urban Fringe-Community District (Maximum 388 DU)
299 dwelling units @ 2.5 persons/household = 747.5 People

Regional Parks @ 6 acres/1,000 = 4.5 acres required
Community Parks @ 1 acre/1,000 = 0.75 acres required

TOTAL ACRES REQUIRED: 5.25 acres

Nearby parks facilities include CREW Flint Pen Strand, Cullum's Trail Park, and Bonita Springs Soccer Complex. The project will also provide for private, on-site recreational facilities.

V. SCHOOLS

Existing Future Land Use – DRGR/Wetlands (Lee County)
14 dwelling units @ .297 persons/household = 4 people

Elementary Schools

14 dwelling units @ 0.149 elementary students per household = 2
Projected 2020-2021 Permanent FISH Capacity= 1,298
Available Capacity = 1,264

Middle Schools

14 dwelling units @ 0.071 middle students per household = 1
Projected 2020-2021 Permanent FISH Capacity = 1,343
Available Capacity = 1,327

High Schools

14 dwelling units @ 0.03 high students per household = 0.42
Projected 2020-2021 Permanent FISH Capacity = 356
Available Capacity = 338

TOTAL EXISTING DEMAND: 4 students

Proposed Future Land Use – Urban Fringe-Community District (Maximum 388 DU)
299 dwelling units @ 0.297 students per household = 88.8 people

Elementary Schools

299 dwelling units @ 0.149 elementary students per household = 44.6 students
Projected 2020-2021 Permanent FISH Capacity= 1,298
Available Capacity = 1,253

Middle Schools

299 dwelling units @ 0.071 middle students per household = 21.2 students
Projected 2020-2021 Permanent FISH Capacity = 1,343
Available Capacity = 1,322

High Schools

299 dwelling units @ 0.03 high students per household = 9 students
Projected 2020-2021 Permanent FISH Capacity = 356
Available Capacity = 347

TOTAL PROPOSED DEMAND: 75 students

The amendment results in the addition of 75 students. There is sufficient capacity in the South Choice Zone, Sub Zone S-3. Pursuant to the availability letter received by the Lee County School District, permanent capacity as defined in the Interlocal Agreement is available subject to adjacency criteria.



March 31, 2025

Ms. Jackie Larocque, P.E.
RVI Planning & Landscape Architecture
28100 Bonita Grande Dr. Ste. 305
Bonita Springs, FL 34135

Sent via e-mail: acrespo@rviplanning.com

Re: Revana Lakes

Dear Ms. Larocque,

You have requested potable water, sewer and irrigation service for the project referenced above. Plant capacities are adequate; however, the Developer is required to install all off-site and on-site utility line extensions necessary to provide service to the project in accordance with Bonita Springs Utilities, Inc. specifications. No construction submittals have been received, reviewed or approved as of this date. This letter expires in one year.

You have estimated the usage to be 84,750 gallons per day. Bonita Springs Utilities, Inc. has the capacity to provide the above estimated gallonage from its 21 million gallon per day Water Treatment Plant. The Water Reclamation Facilities have the capacity to treat the above estimated gallonage from the plants currently rated at 11.0 million gallon per day.

Potable water is available for irrigation use as no reuse water is available in proximity to the subject property at this time.

This letter should not be construed as a commitment or guarantee to serve nor as approval for construction, but only as to the availability of potable water, sewer and reuse at this time. Bonita Springs Utilities, Inc. may commit to reserve plant capacity if available, at such time that ANC (Aid-to-New Construction) fees are paid for each unit of required capacity.

If there are any proposed utility infrastructure installations, then the appropriate meetings and submittals per the Bonita Springs Utilities specifications shall be required.

Respectfully,
Bonita Springs Utilities, Inc.

A handwritten signature in black ink, appearing to read "K. Hoskins", is written over a faint, larger signature.

Kim Hoskins, P.E.
Director of Engineering

Prepared by and Return to:

Matthew L. Grabinski, Esq.
Coleman, Yovanovich & Koester, P.A.
The Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, FL 34103
239-435-3535
File Number: 3623.124

Parcel Identification Nos: 10353835, 10353840, 10656843, 10353850, 10353860, 10353833, 10353838, 10353839, 10353851, 10353852, 10353853, 10353866, 10353868, 10353869, 10353873, 10353842, 10353855, 10353867, 10353857, and 10353856

Special Warranty Deed

This Indenture made this 30th day of December, 2020, between **Donmal, LLC**, a Florida limited liability company, whose post office address is 4461 Wayside Drive, Naples, Florida 34119 ("Grantor"), and **Seagate BC Partners, LLC**, a Florida limited liability company, whose post office address is whose address is 9921 Interstate Commerce Drive, Fort Myers, Florida 33913 ("Grantee").

Witnesseth that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations has granted, bargained, and sold to Grantee the following described land located in Lee County, Florida, to-wit:

See Exhibit "A", attached hereto

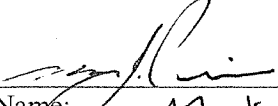
Subject to: all restrictions, reservations, easements and matters of record; zoning ordinances of Lee County, Florida; and taxes and assessments imposed by Lee County or any Special Taxing District for the year 2021 and subsequent years.

Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons arising by, through or under Grantor, but against none other.

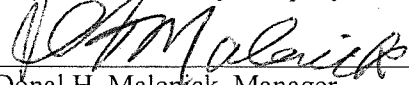
Signatures appear on following page

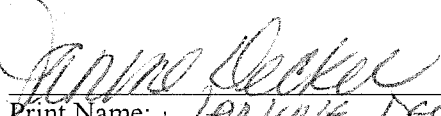
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Witnesses:


Print Name: Mark J. PRICE

Donmal, LLC
a Florida limited liability company

By: 
Donal H. Malenick, Manager

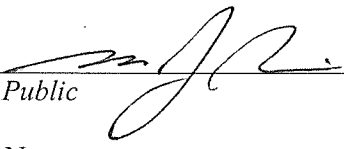

Print Name: JANINE DECKER

State of Florida

County of COLLIER

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence, or ☐ online notarization, this 28th day of December, 2020, by Donal H. Malenick as Manager of Donmal, LLC, a Florida limited liability company, who ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]


Notary Public

Printed Name: _____

My Commission Expires: _____

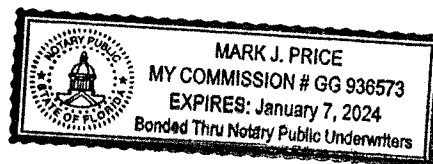


Exhibit "A"

Legal

Parcel 1: The West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

Parcel 2: The West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 AND the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

Parcel 3: The East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 AND the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

Parcel 4: The West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

Parcel 5: The East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

Parcel 6: The West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

Parcel 7: The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

Parcel 8: The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

Parcel 9: The West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

Parcel 10: The West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 AND the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

Parcel 11: The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

Parcel 12: The Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

Parcel 13: The Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 AND the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County.

Parcel 14: The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 AND the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

Parcel 15: The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida and
The East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida and;
The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 and the East 1/2 of the Southeast 1/4 of

the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida; and
The Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East, Lee
County, Florida; AND

The Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East; Lee
County, Florida.

Parcel 16: The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 47
South, Range 26 East, Lee County, Florida; AND

The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 47 South,
Range 26 East, Lee County, Florida.

Parcel 17: The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 47
South, Range 26 East, Lee County, Florida.

Parcel 18: The East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 47
South, Range 26 East, Lee County, Florida.

Parcel 19: The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 47
South, Range 26 East, Lee County, Florida.

Parcel 20: The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 47
South, Range 26 East, Lee County, Florida.

THIS INSTRUMENT PREPARED BY:

BEACH ROAD & 29 LLC

P.O. BOX 366748

BONITA SPRINGS, FL 34136

**THIS INSTRUMENT WAS PREPARED
WITHOUT THE BENEFIT OF LEGAL
OPINION OR TITLE EXAMINATION**

Parcel ID No. 33-47-26-B3-00001.0040

WARRANTY DEED

This Indenture made and executed this 1st of November, 2016, by **KUHLMAN JAMES 50% AND LIN JULIE S TR 50% T/C FOR JULIE S LIN TRUST**, Grantor, and **BEACH ROAD & 29 LLC**, a Florida Limited Liability Company, whose address is P.O. BOX 366748, BONITA SPRINGS, FL 34136, hereinafter called Grantee.

Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.

WITNESSETH, that said Grantor, for and in consideration of Ten (\$10.00) Dollars, And other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to wit:

The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) Of the Southeast Quarter (SE 1/4) of Section 33, Township 47 South, Range 26 East, Lee County, Florida, Exception the South 25 feet thereof reserved for County Road right of way.

Address: 14820 BONITA BEACH RD SE, BONITA SPRINGS, FL 34135

SUBJECT to restrictions, reservations and easements of record, if any, and taxes for the current year and subsequent years.

The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
In the presence of :

BEACH ROAD & 29 LLC, a Florida Limited
Liability Company

Gerald Liana
Witness: GERALD LIANA

By: [Signature]
Shiun Huey Lin, Member & Manager

[Signature]
Witness: DAVID SNEED

By: [Signature]
James B. Kuhlman, Member & Manager

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 31 day of October, 2016
By Shiun Huey Lin, James B. Kuhlman both Members & Managers of BEACH ROAD & 29 LLC, a
Florida Limited Liability Company, who is personally known to me or has produced
_____ as identification, and did not take an oath.

[Signature]
Notary Public Signature



DAVID C. SNEED
MY COMMISSION # EE 833213
EXPIRES: January 7, 2017
Rounded Thru Budget Notary Services
Notary Public Printed Name

My Commission Expires:
(Seal)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
BEACH ROAD & 29 LLC

Filing Information

Document Number	L14000144619
FEI/EIN Number	47-1852107
Date Filed	09/16/2014
State	FL
Status	ACTIVE

Principal Address

4735 Pinfish Court
BONITA SPRINGS, FL 34134

Changed: 01/13/2021

Mailing Address

4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Registered Agent Name & Address

NOVATT, JEFF, ESQ.
1415 PANTHER LANE
SUITE 327
NAPLES, FL 34109

Authorized Person(s) Detail

Name & Address

Title MGR

LIN, JULIE SHIUNHUEY
4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Title MGR

KUHLMAN, JAMES B
4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Annual Reports

Report Year	Filed Date
2020	01/13/2020
2021	01/13/2021
2022	01/10/2022

Document Images

01/10/2022 -- ANNUAL REPORT	View image in PDF format
01/13/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
01/02/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
09/16/2014 -- Florida Limited Liability	View image in PDF format

✓
Prepared by
Nicole Brunges, an employee of
Island Title Guaranty Agency
27200 Riverview Center Boulevard, Suite 109
Bonita Springs, Florida 34134
(239) 498-1100

Return to: Grantee

File No.: 2127-818150

INSTR # 6841117
OR BK 04751 Pgs 4456 - 4457; (2pgs)
RECORDED 06/14/2005 08:16:26 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 18.50
DEED DOC 2,100.00
DEPUTY CLERK M Istenes

TRUSTEE'S DEED

The name of each person who executed, witnessed, or notarized this document must legibly be printed, typewritten or stamped immediately beneath the signature of such person.

THIS INDENTURE, executed on **May 16, 2005**, between

Samuel A. Lombardi, Successor Trustee of The Lombardi Family Trust, dated September 4, 1996

Ⓟ whose mailing address is: 720 Hill Street, Suffield, CT 06078,
party of the first part, and

Craig P. Haines, a single man and Kirk A. Haines, a married man

whose mailing address is: 4690 Chantry Court, Columbus, OH 43220-2811
party of the second part,

WITNESSETH: The party of the first part, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirm to the party of the second part, their heirs and assigns, all that certain land situate in **Lee County, Florida**, to-wit:

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East, LEE COUNTY, FLORIDA; Excepting the South 25 feet thereof, and the West 25 feet thereof, reserved for County Roadway Right of Way; subject to restrictions and reservations of record.

Parcel Identification Number: **33-47-26-00-00001.0370**

SUBJECT to covenants, restrictions, easements of record and taxes for the current year.

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Samuel A. Lombardi

TOGETHER WITH all singular the tenements, hereditaments and appurtenances belonging to or in
anywise appertaining to that real property.

AND the party of the first part does covenant to and with the party of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the Laws of Florida have been followed and complied with in all respects.

In Witness Whereof, the parties of the first part have hereunto set their hand(s) and seal(s) the day and year first above written.

Samuel A. Lombardi
Samuel A.
Lombardi,
Successor Trustee
of The Lombardi
Family Trust

Signed, sealed and delivered in our presence:

Byron C Bailey
Witness Signature

Print Name: BYRON C BAILEY

State of CT.

County of HARTFORD

Jeffrey Hammick
Witness Signature

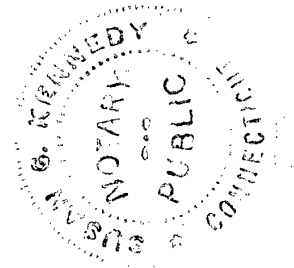
Print Name: JEFFREY HAMMICK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **May 16, 2005**, by **Samuel A. Lombardi, Successor Trustee of The Lombardi Family Trust, dated September 4, 1996** who is/are personally known to me or has/have produced a valid driver's license as identification.

Susan Kennedy
NOTARY PUBLIC

Susan Kennedy
Notary Print Name

My Commission Expires: 6/30/2007



Prepared by:
Phyllis S. Gutknecht
Superior Title Services of SW FL, Inc.
9220 Bonita Beach Road, Suite 215
Bonita Springs, Florida 34135

File Number: 14-02096

General Warranty Deed

Made this December 18, 2014 A.D. By **Martha Matthew, a single person**, whose address is: 4900 N Ohio Street, Grovertown, IN 46531, hereinafter called the grantor, to **Good Enough Farm, LLC, a Florida Limited Liability Company**, whose post office address is: 4735 Pinfish Court, Bonita Springs, FL 34134, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

The East 166.71 of West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 and the West 1.29 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida. Less and Except the South 25 feet thereof, reserved for road right-of-way as recited in Official Records Book 191, Page 380, in the Public Records of Lee County, Florida.

Parcel ID Number: 33-47-26-00-00001.012C

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

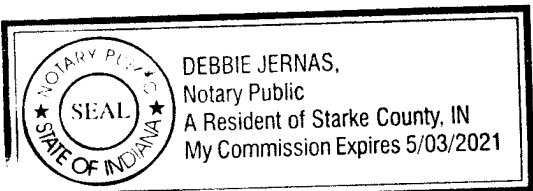
Signed, sealed and delivered in our presence:

Debbie Jernas
Witness Printed Name Debbie Jernas

Karin Jenczak
Witness Printed Name Karin Jenczak

State of Indiana
County of Starke

The foregoing instrument was acknowledged before me this 15th day of December, 2014, by Martha Matthew, a single person, who is/are personally known to me or who has produced known as identification.



Martha P. Matthew (Seal)
Martha Matthew
Address: 4900 N Ohio Street, Grovertown, IN 46531

Debbie Jernas
Notary Public
Print Name: Debbie Jernas
My Commission Expires: 5-3-2021



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GOOD ENOUGH FARM LLC

Filing Information

Document Number	L14000144613
FEI/EIN Number	47-1848881
Date Filed	09/16/2014
State	FL
Status	ACTIVE

Principal Address

4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Mailing Address

4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Registered Agent Name & Address

NOVATT, JEFF, ESQ.
1415 PANTHER LANE
SUITE 327
NAPLES, FL 34109

Authorized Person(s) Detail

Name & Address

Title MGR

LIN, JULIE SHIUNHUEY
4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Annual Reports

Report Year	Filed Date
2020	01/13/2020
2021	01/13/2021
2022	01/10/2022

Document Images

01/10/2022 -- ANNUAL REPORT	View image in PDF format
01/13/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
01/02/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
09/16/2014 -- Florida Limited Liability	View image in PDF format

8720
400
9/20

✓ REC 1447 2186
This instrument was prepared by:
CALOOSA TITLE SERVICES, INC.
C/O P.O. Box 3050
FORT MYERS BEACH, FLORIDA 33931

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

1339209

This Indenture, Made this 29 day of July 19 80, Between
EDD FELTS and VALLIE FELTS, husband and wife,

of the County of Lee, State of Florida, grantor*, and
EUGENE W. TAYLOR and WENDY L. THIEL, joint tenants with right
of survivorship,
whose post office address is Rt. 1, Box 2902, Bonita Springs, Florida 33923

of the County of Lee, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of -----TEN AND
NO/100-----Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Lee County, Florida, to-wit:

SAL CERACI
CLERK OF CIRCUIT COURT
AUG 19 1 07 PM '80
LEE COUNTY, FLORIDA
RECORDED

The East half of the Southwest quarter of the Southeast
quarter of the Southwest quarter and the West 30 feet
of the West half of the Southeast quarter of the Southeast
quarter of the Southwest quarter of Section 33, Township
47 South, Range 26 East, Lee County, Florida. Excepting
the South 25 feet thereof, for road-right-of-way.

Reserving unto the Grantor a right of user which right of
user runs to the individual Grantor exclusively, over that
road which exists on the easterly side of the property and
granting a right of user over that road which exists on the
westerly side of that contiguous property presently titled
in the name of the Grantor which mutual right of user will
expire on August 8, 1982 without notice.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written
Signed, sealed and delivered in our presence:

Nancy Baker
Donald Baker

Edd Felts (Seal)
EDD FELTS

Vallie Felts (Seal)
VALLIE FELTS

Vallie Felts (Seal)
VALLIE FELTS

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
EDD FELTS and VALLIE FELTS, husband and wife,

to me known to be the person s described in and who executed the foregoing instrument and acknowledged before me that
they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of July
19 80.

My commission expires: Nancy Baker Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 10 1982
BONDED THRU GENERAL INS UNDERWRITERS

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
AUG 19 80
87.20

RECORD VERIFIED - SAL CERACI CLERK
BY LINDA EDWARDS D.C.

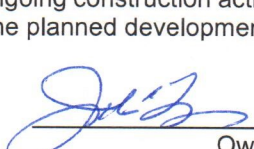
**EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL**

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

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

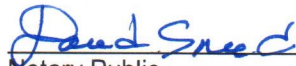
The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

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


Owner
JULIE SHIVAN-HUEY LIN, JAMES B KUHLMAN
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

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


Notary Public

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

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

STRAP NO. 33-47-26-B3-00001.0040

CASE NO. PD21-77531-BOS

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

Name and Address

Percentage of Ownership

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

Name, Address, and Office

Percentage of Stock

BEACH ROAD & 29 LLC	
4735 PINEISH CT.	
BONITA SPRINGS, FL 34134	
LIN, JULIE SHUN-HUEY	50 %
KUHLMAN, JAMES B.	50 %

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

Name and Address

Percentage of Interest

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

Name and Address

Percentage of Ownership

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

Name, Address, & Office (if applicable)

Percentage of Stock

Date of Contract: _____

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

Name and Address

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

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

Signature: _____

(Applicant)

JUNE SHUNHUEY LIN, JAMES KUHLMAN

(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

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

David C. Sneed

Signature of Notary Public

(SEAL)

 **DAVID C. SNEED**
Printed Name of Notary Public
Commission #HH040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

PART V

AFFIDAVIT

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

[Signature]
Signature of Owner or Owner-authorized Agent

4/18/2022
Date

MGR JAMES KULLMAN
MGR JULIE SHONHUEY LIN
Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 18 day of April 20 22, by JAMES KULLMAN - JULIE SHONHUEY LIN, who is personally known to me or who has produced _____ as identification.

(SEAL)

[Signature]
Signature of notary public
DAVID C. SNEED
Commission # HH 040217
Expires January 7, 2025
Printed Name of notary public
Bonded Third Budget Notary Services

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

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

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

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

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

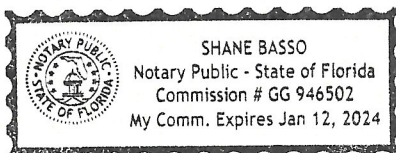


Owner
CRAG HAINES

Printed Name

**STATE OF FLORIDA
COUNTY OF LEE**

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





Notary Public
Shane Basso

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

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

Name, Address, & Office (if applicable)

Percentage of Stock

Date of Contract: _____

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

Name and Address

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

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

Signature: _____

(Applicant)

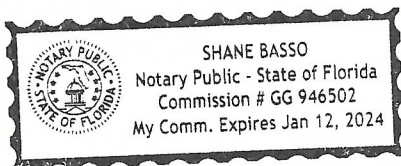
CRAIG HAINES

(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

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

(SEAL)



Signature of Notary Public

Printed Name of Notary Public

LETTER OF AUTHORIZATION

To Whom It May Concern:

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

STRAP NUMBER(S) or LEGAL DESCRIPTION

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



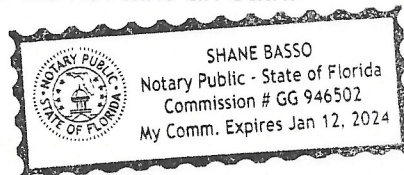
Signature of Owner

Craig Haines

STATE OF FLORIDA
COUNTY OF LEE

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

(Notary Seal)



Commission No.

GG 946502



Signature of Notary Public

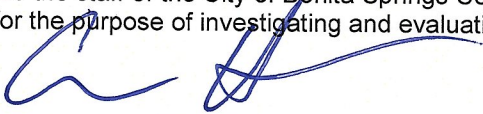
Shane Basso

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

PART V

AFFIDAVIT

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



5-12-22

Signature of Owner or Owner-authorized Agent

Date

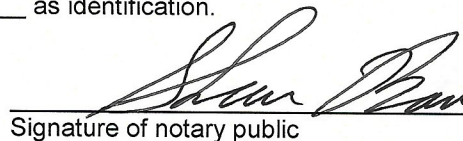
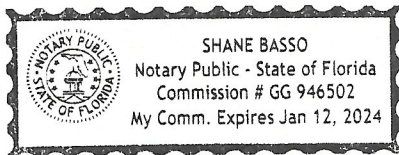
CRAIG HAINES

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

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

(SEAL)



Signature of notary public

Shane Basso

Printed name of notary public

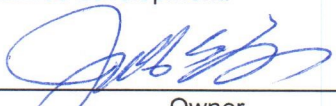
**EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL**

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

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

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

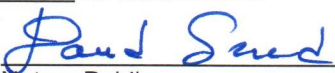
1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible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



Owner
JULIE SHUN HUEY LIN
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

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



Notary Public

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



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

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

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

Name and Address

Percentage of Ownership

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

Name, Address, and Office

Percentage of Stock

GOOD ENOUGH FARM LLC	
4735 PINEFISH COURT	
BONITA SPRINGS.	
FL 34134	
LIN, JULIE SHIUNHUEY	100 %

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

Name and Address

Percentage of Interest

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

Name and Address

Percentage of Ownership

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

Name, Address, & Office (if applicable)

Percentage of Stock

Date of Contract: _____

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

Name and Address

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

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

Signature: _____

(Applicant)

JULIE SHUN-HUEY LIN

(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

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

David Sneed
Signature of Notary Public

(SEAL)

DAVID C. SNEED
Printed Name of Notary Public
Commission # 111040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

PART V

AFFIDAVIT

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

[Signature]
Signature of Owner or Owner-authorized Agent

4/18/2022
Date

MGR JULIE SHUNHUEY LIN
Typed or printed name and title

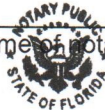
STATE OF FLORIDA)
COUNTY OF LEE)

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

[Signature]
Signature of notary public

(SEAL)

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



PART V

AFFIDAVIT

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

Wendy Thiel
Signature of Owner or Owner-authorized Agent

10/8/21
Date

Wendy Thiel - Owner

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

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

(SEAL)



Zlatina Grozeva
Signature of notary public
Zlatina GROZEVA
Printed name of notary public

REVANA LAKES

Section 33, Township 47 South, Range 26 East
Lee County, Florida

Protected Species Assessment

December 2021
Revised March 2022

Prepared for:

Seagate Development Group, LLC
12801 Commonwealth Drive, Unit 12
Ft. Myers, FL 33913

Prepared by:

DexBender
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680

INTRODUCTION

The 204.48± acre parcel is located within a portion of Section 33, Township 47 South, Range 23 East, Lee County, Florida. The lands to the north, west and east of the site consist of undeveloped land. Bonita Beach Road is to the south.

SITE CONDITIONS

The majority of this site has been disturbed by agricultural, mining, and residential activities. Exotic vegetation is common throughout the site.

VEGETATIVE CLASSIFICATIONS

The predominant upland and wetland vegetation associations were mapped in the field on 2021 digital color 1" = 300' scale aerial photography. The property boundary was provided by Waldrop Engineering, Inc. and inserted into the aerial photography. Twenty-three vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is provided below. In order to minimize redundancy only the base FLUCCS Codes are described (i.e. description provided for FLUCCS Code 411E but not for FLUCCS Codes 411E1, 411E2, or 411E3). In general, as the density of exotics increases the density and diversity of native plants in the canopy, midstory, and ground cover strata decreases.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
110	Residential	7.73
411E	Pine Flatwoods Invaded by Exotics (5-9%)	3.27
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	10.90
411E2	Pine Flatwoods Invaded by Exotics (26-50%)	2.78
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	0.88
428HE3	Hydric Cabbage Palm Invaded by Exotics (51-75%)	1.04
450	Mixed Exotic Upland Forest	1.44
510D	Ditches	6.90
617	Mixed Wetland Hardwoods	1.41
617E	Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	0.22
619	Exotic Wetland Hardwoods	38.85
621E	Cypress Invaded by Exotics (5-9%)	0.86
621E2	Cypress Invaded by Exotics (26-50%)	11.97
621E3	Cypress Invaded by Exotics (51-75%)	0.65
624E3	Cypress – Pine Invaded by Exotics (51-75%)	2.07
625E1	Hydric Pine Flatwoods Invaded by Exotics (10-25%)	0.70
625E3	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	13.26
740	Disturbed Land	7.55

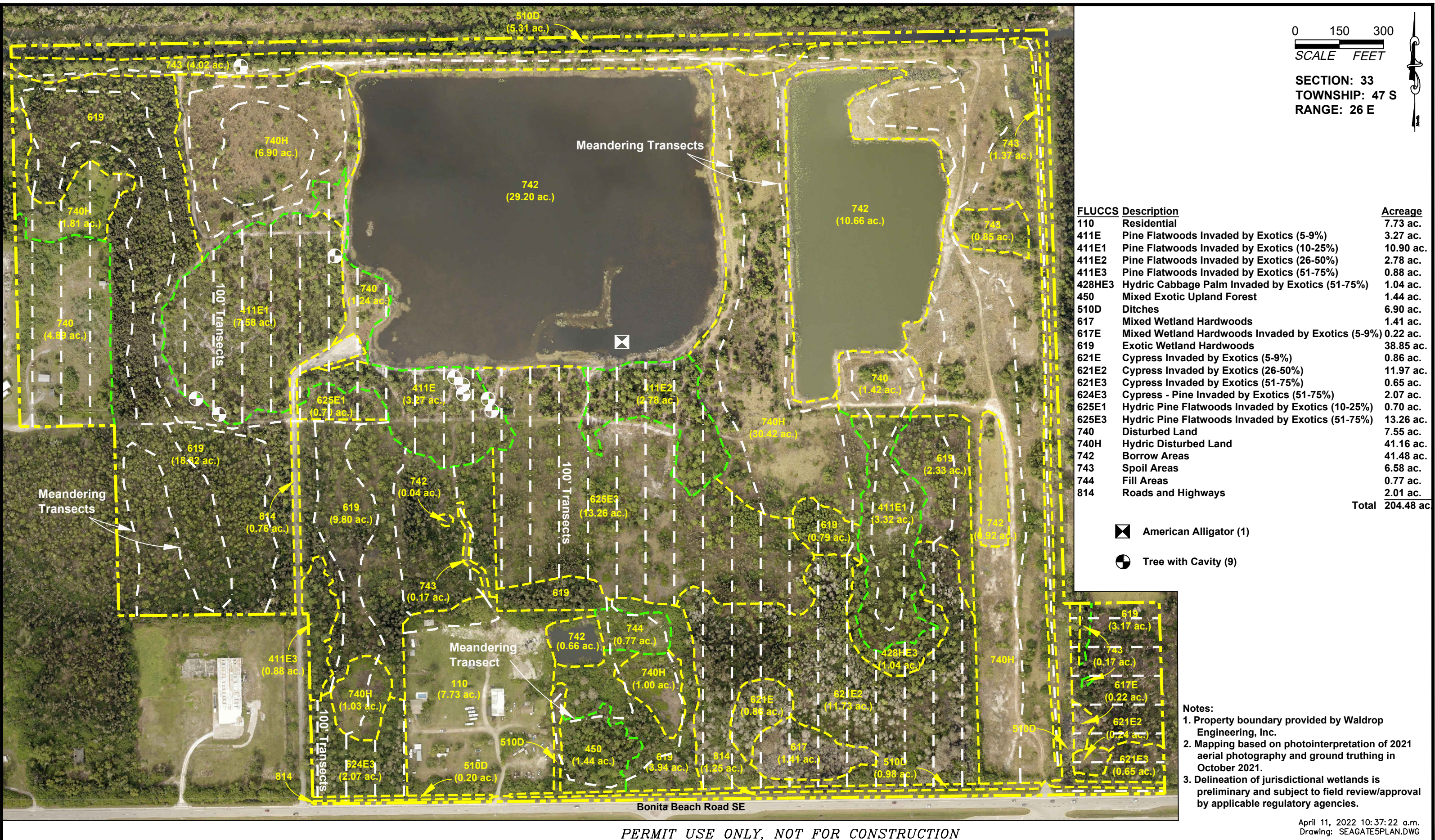


Figure 1. Protected Species Assessment Map

Revana Lakes

Table 1. Acreage Summary by FLUCCS Code (continued)

FLUCCS CODE	DESCRIPTION	ACREAGE
740H	Hydric Disturbed Land	41.16
742	Borrow Areas	41.48
743	Spoil Areas	6.58
744	Filled Areas	0.77
814	Roads and Highways	2.01
Total		204.48

FLUCCS Code 110, Residential

A portion of the property currently is being as a residence. The majority of the area is cleared and is being maintained via periodic mowing. Species present include lead tree (*Leucaena leucocephala*), Brazilian pepper (*Schinus terebinthifolius*), Bermuda grass (*Cynodon dactylon*), guineagrass (*Urochloa maximum*), crabgrass (*Digitaria* sp.), beggar tick (*Bidens* sp.), pusley (*Richardia* sp.), and Caesarweed (*Urena lobata*).

FLUCCS Code 411E, Pine Flatwoods

This upland association is characterized by a canopy of slash pine (*Pinus elliotii*) and an understory dominated by saw palmetto (*Serenoa repens*). Additional vegetative species include wiregrass (*Aristida* sp.), greenbrier (*Smilax* sp.), grapevine (*Vitis* sp.), scattered false buttonweed (*Spermacoce verticillata*), cabbage palm (*Sabal palmetto*), gallberry (*Ilex glabra*), and widely scattered wax myrtle (*Myrica cerifera*). Exotic vegetation including ear-leaf acacia (*Acacia auriculiformis*), melaleuca (*Melaleuca quinquenervia*), and Brazilian pepper has invaded these areas to varying degrees.

FLUCCS Code 428HE3, Hydric Cabbage Palm Invaded by Exotics (51-75%)

Cabbage palm dominates this wetland habitat. Greenbrier, swamp fern (*Blechnum serrulatum*), maidencane (*Panicum hemitomon*), scattered slash pine, and widely scattered saw palmetto are also present. This area has been invaded by exotic vegetation including ear-leaf acacia, melaleuca, and climbing cassia (*Senna pendula*).

FLUCCS Code 450, Mixed Exotic Upland Forest

Exotic vegetation dominates these uplands and includes species such as Brazilian pepper, ear-leaf acacia, and melaleuca. Additional vegetative species present include greenbrier, grapevine, scattered slash pine, and cabbage palm.

FLUCCS Code 510D, Ditches

Ditches are located along the north, east, and south side of the subject parcel. These ditches include vegetation such as common reed (*Phragmites australis*), willow (*Salix caroliniana*), and torpedo grass (*Panicum repens*).

FLUCCS Code 617, Mixed Wetland Hardwoods

Popash (*Fraxinus caroliniana*) is the dominant vegetative species in these wetlands. Scattered cypress (*Taxodium distichum*), willow, false nettle (*Boehmeria cylindrica*), pellitory (*Parietaria floridana*), cabbage palm, swamp fern, smartweed (*Polygonum*

punctatum), buttonbush (*Cephalanthus occidentalis*), widely scattered Brazilian pepper, melaleuca, and climbing cassia are also present.

FLUCCS Code 619, Exotic Wetland Hardwoods

These wetland areas are dominated by exotic vegetation which includes melaleuca, ear-leaf acacia, climbing cassia, and Brazilian pepper. Native vegetation is typically sparse and includes scattered maidencane, swamp fern, cabbage palm, beakrush (*Rynchospora inundata*), cocoplum (*Chrysobalanus icaco*), widely scattered cypress, and buckthorn (*Sideroxylon* sp.).

FLUCCS Code 621E, Cypress Invaded by Exotics (5-9%)

Cypress, swamp fern, greenbrier, scattered cabbage palm, red maple, (*Acer rubrum*), fire flag (*Thalia geniculata*), widely scattered slash pine, wax myrtle, laurel oak (*Quercus laurifolia*), and popash are present in this wetland. Exotic vegetation including climbing cassia, old world climbing fern (*Lygodium microphyllum*), Brazilian pepper, and Java plum (*Syzygium cumini*) has invaded this association.

FLUCCS Code 624E3, Cypress – Pine Invaded by Exotics (51-75%)

This wetland area appears to be hydrologically altered by the adjacent ditch along Bonita Beach Road SE. The area is vegetated by a mixture of cypress and slash pine and contains extensive coverage of Brazilian pepper and greenbrier.

FLUCCS Code 625E1, Hydric Pine Flatwoods Invaded by Exotics (10-25%)

Vegetative species present in these previously cleared wetlands include slash pine, swamp fern, rush furena (*Fuirena scirpoidea*), maidencane, flatsedges (*Cyperus* spp.), torpedo grass, melaleuca, yellow-eyed grass (*Xyris* sp.), ear-leaf acacia, scattered laurel oak, false buttonweed, widely scattered cabbage palm, and cattail (*Typha* sp.).

FLUCCS Code 740, Disturbed Land

These disturbed uplands are vegetated by species such as ear-leaf acacia, lead tree, castor bean (*Ricinus communis*), guineagrass, torpedo grass, cogongrass (*Imperata cylindrica*), and false buttonweed. The area in the western portion of the property mapped as this FLUCCS code contains several abandoned structures.

FLUCCS Code 740H, Hydric Disturbed Land

A significant portion of the site consists of these disturbed wetland areas which lack significant canopy or midstory vegetation. The dominant groundcover vegetation in most of these areas includes para grass (*Urochloa mutica*), torpedo grass, and maidencane. Widely scattered willow, fire flag, buttonbush, canna (*Canna flaccida*), flatsedge, Brazilian pepper, ear-leaf acacia, climbing cassia, cabbage palm, and melaleuca are also present. Portions of the areas mapped as this FLUCCS Code contain small berms and piles of spoil material.

FLUCCS Code 742, Borrow Areas

Several borrow areas of varying sizes are present on the subject parcel. While mostly lacking emergent vegetation, scattered willow, Brazilian pepper, torpedo grass, and

spatterdock (*Nuphar luteum*) are present along the edges and within the shallower portions of these waterbodies.

FLUCCS Code 743, Spoil Areas

Larger spoil piles and perimeter berms were mapped as this upland association which includes vegetative species such as Brazilian pepper, smutgrass (*Sporobolus indicus*), pusley, Caesarweed, guineagrass, scattered cabbage palm, slash pine, and ear-leaf acacia.

FLUCCS Code 744, Fill Areas

Located in the south-central portion of the property, a large amount of concrete rubble has been deposited in this area. Vegetation located on top of this material consists primarily of castor bean. Additional vegetative species include lead tree, climbing cassia, air potato (*Dioscorea bulbifera*), grapevine, Caesarweed, Brazilian pepper, and southern sida (*Sida acuta*).

FLUCCS Code 814, Roads and Highways

This FLUCCS Code was used to denote the onsite paved roadways and portions of the upland mowed shoulder along Bonita Beach Road SE. The mowed shoulder is dominated by pusley and Bahia grass (*Paspalum notatum*).

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for the evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 300' scale aerial Protected Species Assessment map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted for the majority of the property during the mid-day hours of August 10, 11, and 16, 2021. The protected species survey for the south-central portion of the property was conducted during the morning hours of March 8, 2022. During the surveys, the weather was warm and sunny.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within

or adjacent to the 204.48± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database was conducted to determine the known occurrence of listed species in the project area. This search revealed that other than reports of nuisance black bears, no known protected species occur on or immediately adjacent to the site. The FWC's online Gopher Tortoise Permit Map was also reviewed. According to the website, no gopher tortoise permits have been issued for the subject property or immediately adjacent lands.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
110	50	None		
411E	80	Gopher Frog (<i>Rana areolata</i>)*		√
411E1		Eastern Indigo Snake (<i>Drymarchon corais</i>		√
411E2		<i>couperi</i>)		√
411E3		Gopher Tortoise (<i>Gopherus polyphemus</i>)		√
		Red-cockaded Woodpecker (<i>Picoides borealis</i>)		√
		Southeastern American Kestrel (<i>Falco sparverius paulus</i>)		√
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)		√
		Florida Black Bear (<i>Ursus americanus floridanus</i>)*		√
		Florida Panther (<i>Felis concolor coryi</i>)		√
		Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>)		√
		Fakahatchee Burmannia (<i>Burmannia flava</i>)		√
		Florida Coontie (<i>Zamia floridana</i>)		√
		Satinleaf (<i>Chrysophyllum olivaeforme</i>)		√

Table 2. Listed Species That Could Potentially Occur On-site (continued)

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
428HE3	80	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Audubon's Crested Caracara (<i>Polyborus plancus audubonii</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>)* Florida Panther (<i>Felis concolor coryi</i>) Simpson's Stopper (<i>Myrcianthes frangrans</i> var. <i>simpsonii</i>)		√ √ √ √ √
510D	80	American Alligator (<i>Alligator mississippiensis</i>) Limpkin (<i>Aramus guarauna</i>)* Little Blue Heron (<i>Egretta caerulea</i>) Reddish Egret (<i>Egretta rufescens</i>) Roseate Spoonbill (<i>Ajaia ajaja</i>) Snowy Egret (<i>Egretta thula</i>)* Tricolored Heron (<i>Egretta tricolor</i>) Everglades Mink (<i>Mustela vison evergladensis</i>)	√	√ √ √ √ √ √ √
617 617E	80	Limpkin (<i>Aramus guarauna</i>)* Little Blue Heron (<i>Egretta caerulea</i>) Snowy Egret (<i>Egretta thula</i>)* Tricolored Heron (<i>Egretta tricolor</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>)* Florida Panther (<i>Felis concolor coryi</i>)		√ √ √ √ √ √
619	50	None		
621E	80	Gopher Frog (<i>Rana areolata</i>)* American Alligator (<i>Alligator mississippiensis</i>) Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>)* Limpkin (<i>Aramus guarauna</i>)* Little Blue Heron (<i>Egretta caerulea</i>) Snowy Egret (<i>Egretta thula</i>)* Tricolored Heron (<i>Egretta tricolor</i>) Wood Stork (<i>Mycteria americana</i>) Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>) Everglades Mink (<i>Mustela vison evergladensis</i>)		√ √ √ √ √ √ √ √ √ √

Table 2. Listed Species That Could Potentially Occur On-site (continued)

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
621E2 621E3	80	Florida Black Bear (<i>Ursus americanus floridanus</i>)* Florida Panther (<i>Felis concolor coryi</i>) Twisted Air Plant (<i>Tillandsia flexuosa</i>)		√ √ √
624E3	80	Gopher Frog (<i>Rana areolata</i>)* Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>)* Little Blue Heron (<i>Egretta caerulea</i>) Snowy Egret (<i>Egretta thula</i>)* Tricolored Heron (<i>Egretta tricolor</i>) Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>) Everglades Mink (<i>Mustela vison evergladensis</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>)* Florida Panther (<i>Felis concolor coryi</i>)		√ √ √ √ √ √ √ √ √
625E1 625E3	80	Gopher Frog (<i>Rana areolata</i>)* Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>)* Little Blue Heron (<i>Egretta caerulea</i>) Red-cockaded Woodpecker (<i>Picoides borealis</i>) Snowy Egret (<i>Egretta thula</i>)* Tricolored Heron (<i>Egretta tricolor</i>) Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>) Everglades Mink (<i>Mustela vison evergladensis</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>)* Florida Panther (<i>Felis concolor coryi</i>)		√ √ √ √ √ √ √ √ √ √
740	60	None		
740H	60	None		
742	50	None		
743	60	None		
744	50	None		
814	50	None		

* Species delisted subsequent to adoption of Lee County Protected Species Ordinance No. 89-34.

SURVEY RESULTS

American Alligator

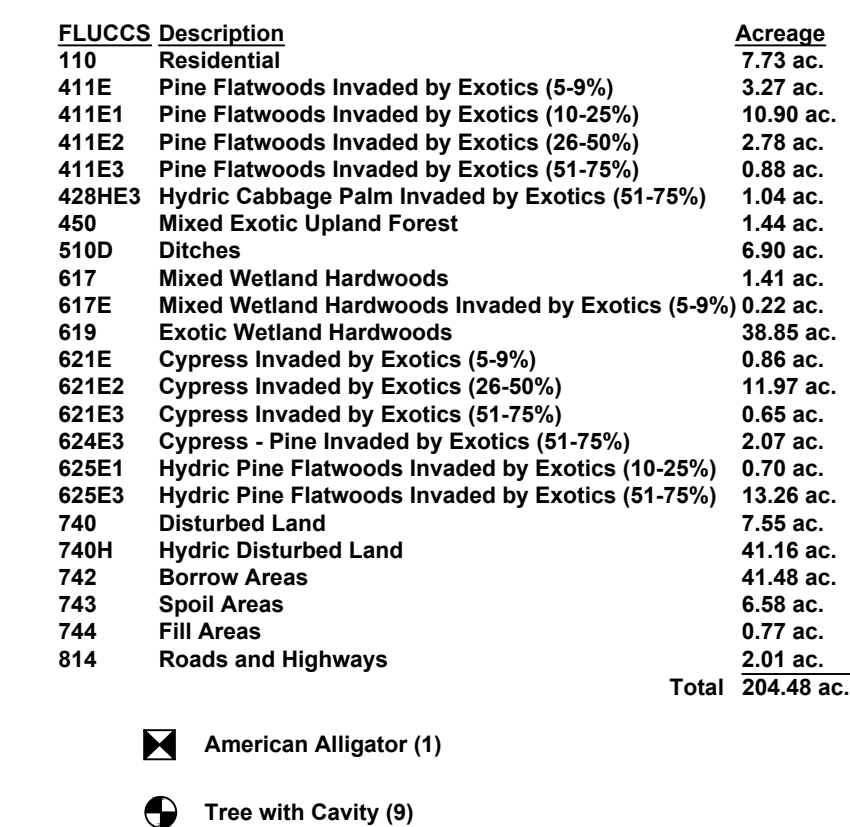
An American alligator was observed in the northern borrow pit. No evidence of nesting by alligators was observed.

Florida Bonneted Bat

A total of nine dead trees containing potential cavities entrances were identified (Figure 1). The vast majority of identified potential cavity entrances are less than approximately two inches in diameter, very shallow, and do not penetrate the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) was observed. No live trees with cavities or artificial structures were observed on-site.

Other Listed Species

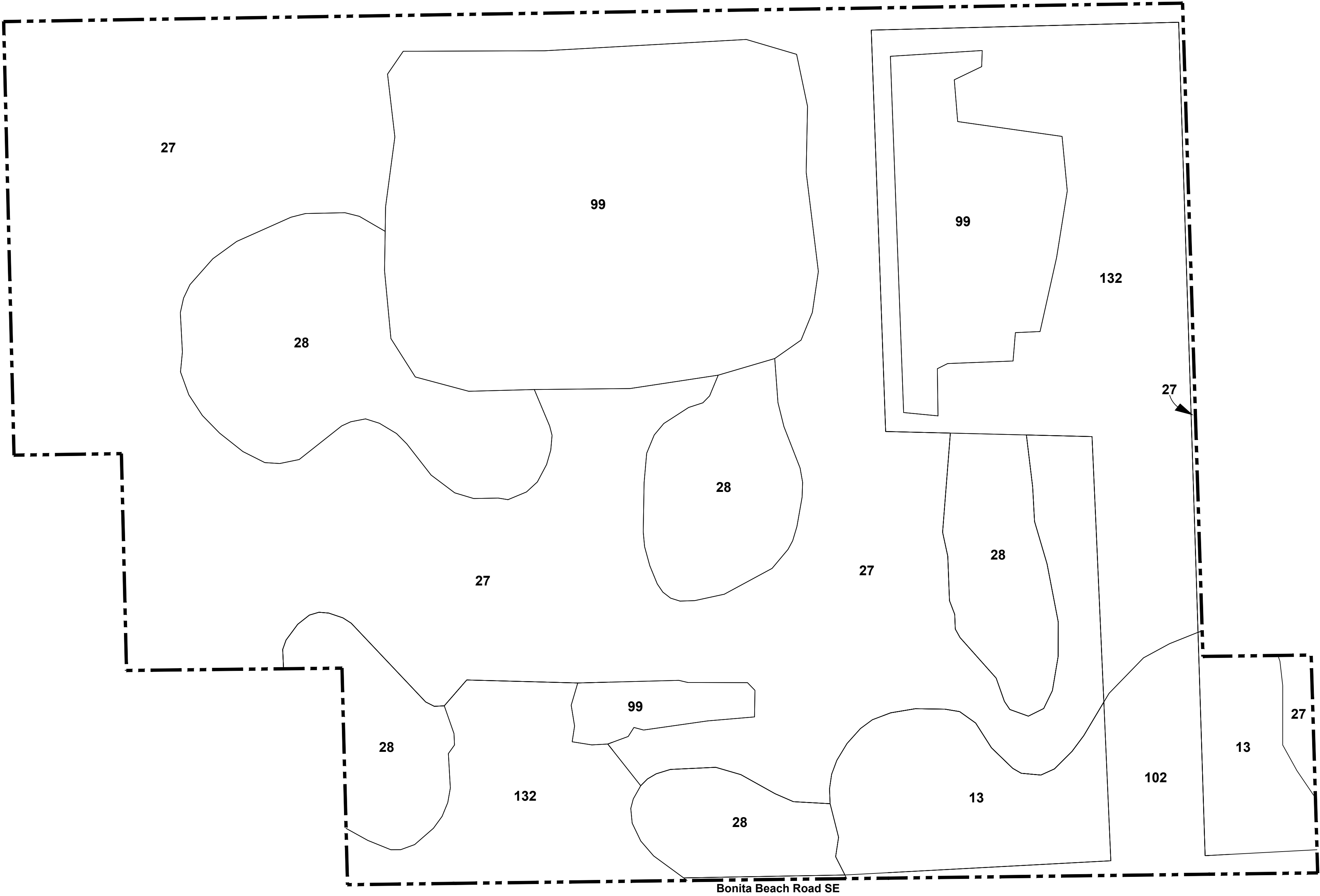
No other species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. There is the potential for periodic opportunistic foraging by both listed and non-listed species of wading birds within the wetlands on-site. In addition to the site inspections, a search of the FWC species database revealed no additional known protected species within or immediately adjacent to the project limits.



Notes:

1. Property boundary provided by Waldrop Engineering, Inc.
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in October 2021.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

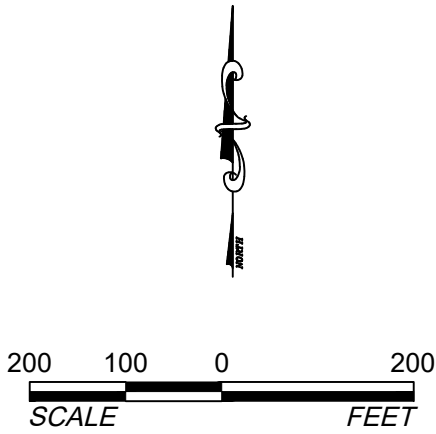
PERMIT USE ONLY, NOT FOR CONSTRUCTION FOR CONCEPTUAL PLANNING PURPOSES ONLY



Map Unit	Soil Name
13	Cypress Lake fine sand
27	Pompano fine sand, frequently ponded
28	Immokalee sand
99	Water
102	Cypress Lake fine sand - Urban land complex
132	Pompano fine sand, ponded - Urban land complex

Notes:
1. Property boundary provided by Waldrop Engineering, Inc.
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in October 2021.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

PERMIT USE ONLY, NOT FOR CONSTRUCTION FOR CONCEPTUAL PLANNING PURPOSES ONLY



April 11, 2022, 10:37:22 AM
Drawing: 33-04-01-01.dwg

Notes:
1. Property boundary provided by Waldrop Engineering, Inc.
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in October 2021.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

PERMIT USE ONLY, NOT FOR CONSTRUCTION FOR CONCEPTUAL PLANNING PURPOSES ONLY

FLUCCS Description	Acreage
110 Residential	7.73 ac.
411E Pine Flatwoods Invaded by Exotics (5-9%)	3.27 ac.
411E1 Pine Flatwoods Invaded by Exotics (10-25%)	10.90 ac.
411E2 Pine Flatwoods Invaded by Exotics (26-50%)	2.78 ac.
411E3 Pine Flatwoods Invaded by Exotics (51-75%)	0.88 ac.
428HE3 Hydric Cabbage Palm Invaded by Exotics (51-75%)	1.04 ac.
450 Mixed Exotic Upland Forest	1.44 ac.
510D Ditches	6.90 ac.
617 Mixed Wetland Hardwoods	1.41 ac.
617E Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	0.22 ac.
619 Exotic Wetland Hardwoods	38.88 ac.
621E Cypress Invaded by Exotics (5-9%)	0.86 ac.
621E2 Cypress Invaded by Exotics (26-50%)	11.97 ac.
621E3 Cypress Invaded by Exotics (51-75%)	0.65 ac.
624E3 Cypress - Pine Invaded by Exotics (51-75%)	2.07 ac.
625E1 Hydric Pine Flatwoods Invaded by Exotics (10-25%)	0.70 ac.
625E3 Hydric Pine Flatwoods Invaded by Exotics (51-75%)	13.26 ac.
740 Disturbed Land	7.55 ac.
740H Hydric Disturbed Land	41.16 ac.
742 Borrow Areas	41.48 ac.
743 Spoil Areas	6.58 ac.
744 Fill Areas	0.77 ac.
814 Roads and Highways	2.01 ac.
Total	204.48 ac.



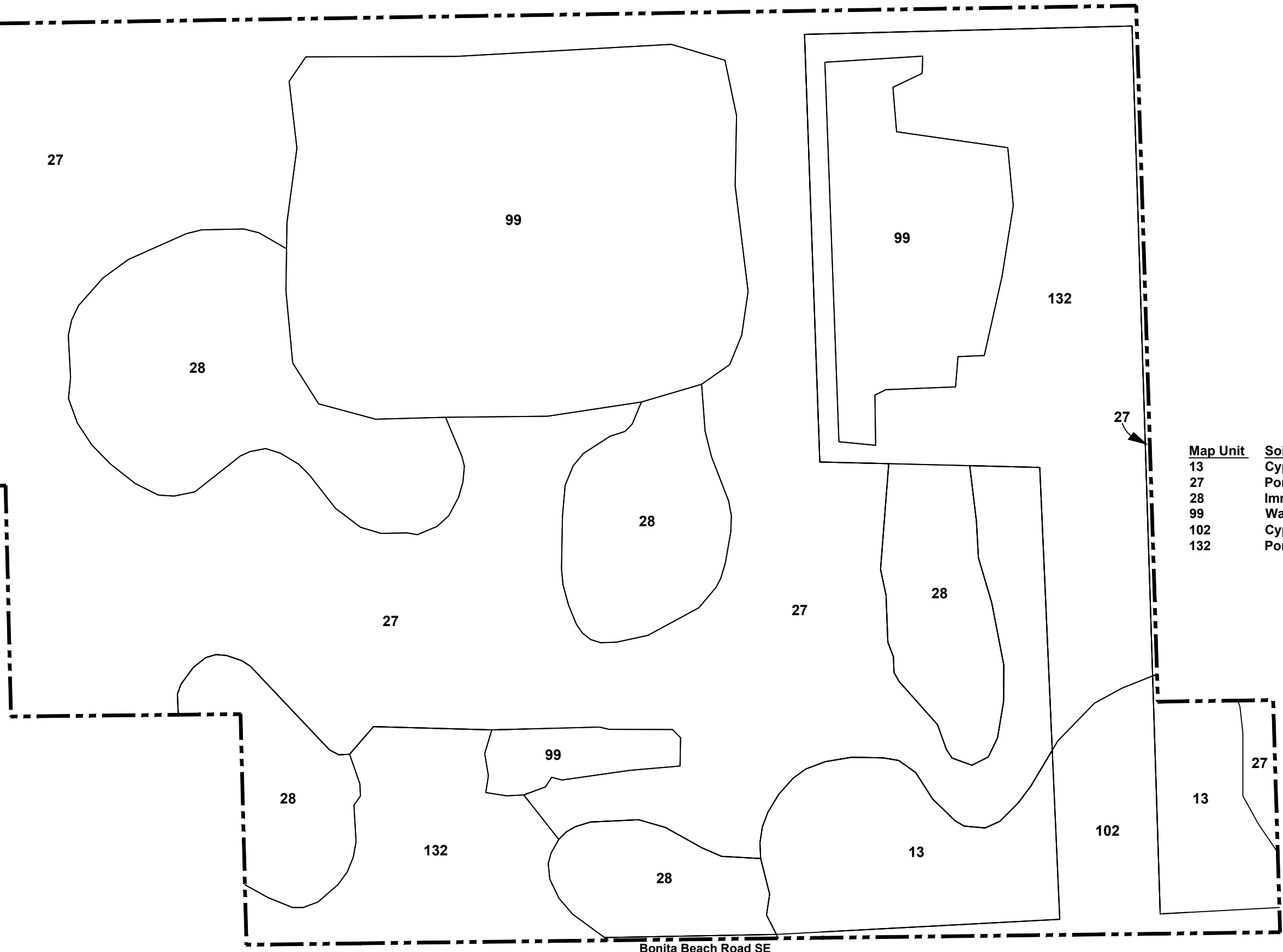
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SCALE FEET

SECTION: 33
TOWNSHIP: 47 S
RANGE: 26 E

Map Unit	Soil Name
13	Cypress Lake fine sand
27	Pompano fine sand, frequently ponded
28	Immokalee sand
99	Water
102	Cypress Lake fine sand - Urban land complex
132	Pompano fine sand, ponded - Urban land complex

- Notes:
1. Property boundary provided by Waldrop Engineering, Inc.
 2. Soils information obtained from the NRCS Web Soil Survey.

April 11, 2022 10:37:22 a.m.
Drawing: SEAGATE5PLAN.DWG



Bonita Beach Road SE

PERMIT USE ONLY, NOT FOR CONSTRUCTION

MEMORANDUM

TO: Mr. Matt Price
Seagate Development Group

FROM: Yury Bykau, P.E.
Senior Project Manager

DATE: Revised: July 14, 2025

RE: Revana Lakes
Comprehensive Plan Amendment
Bonita Springs, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 204.5 acres of property located on the north side of Bonita Beach Road and just to the west of Logan Boulevard in the City of Bonita Springs, Florida. Based on the discussion with the Developer, the analysis in this report will determine the impacts of change in land use designation on the approximately 204.5-acre subject site to Urban Fringe Community to permit the development of up to 299 residential dwelling units and 100,000 square feet of commercial uses consisting of 80,000 square feet of retail uses and 20,000 square feet of professional office uses.

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

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

Under the proposed Future Land Use Category of Urban Fringe Community, the approximately 204.5-acre subject site will be permitted to be developed up to 299 residential dwelling units and 100,000 square feet of commercial uses consisting of 80,000 square feet of retail uses and 20,000 square feet of professional office uses. **Table 1** summarizes the development intensity that could be developed as a result of the proposed Map Amendment.

Table 1
Land Uses
Revana Lakes CPA

Land Use	Intensity
Residential Housing	299 Dwelling Units
Retail	80,000 Sq. Ft.
Office	20,000 Sq. Ft.

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 821 (Shopping Plaza W/ Supermarket) was utilized for the trip generation purposes of the proposed retail uses, Land Use Code 710 (General Office Building) was utilized for the trip generation purposes of the professional office uses and Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of residential uses.

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

Table 2
Trip Generation – Total Trips
Revana Lakes CPA

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (299 Dwelling Units)	50	152	202	175	103	278	2,764
Retail (80,000 Sq. Ft.)	175	107	282	352	380	732	7,570
Office (20,000 Sq. Ft.)	37	5	42	7	37	44	286
Total Trips	262	264	526	534	520	1,054	10,620

However, the total trips generated by the project will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the proposed development. This interaction is called "internal capture". In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding roadways. ITE, in conjunction with a study conducted by the NCHRP

(National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For uses shown in Table 2, there is data in the ITE report for interaction between the retail, office and residential uses.

An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE *Trip Generation Handbook*, 3rd Edition. The resultant analysis indicates that there will be an internal trip capture reduction of two percent (2%) in the A.M. peak hour and twenty-five percent (25%) in the PM peak hour between the retail, office and residential uses. The summary sheets utilized to calculate these internal capture rates for the weekday AM peak hour and PM peak hour are included in the Appendix of this report for reference.

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

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

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

Table 3
Trip Generation – Retail/Office New Trips
Revana Lakes MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Retail/Office Trips	212	112	324	359	417	776	7,856
Less Internal Capture (2% AM/ 25% PM)	-5	-3	-8	-48	-91	-139	-1,964
Total Trips (Less Internal Capture)	207	109	316	311	326	637	5,892
Less Retail Pass-By	-42	-42	-84	-91	-91	-182	-1,703
New Commercial/Office Trips	165	67	232	220	235	455	4,189

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

Table 4
Trip Generation – Residential New Trips
Revana Lakes MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Residential Trips	50	152	202	175	103	278	2,764
Less Internal Capture (2% AM/ 25% PM)	-1	-3	-4	-82	-39	-121	-691
New Residential Trips	49	149	198	93	64	157	2,073

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

Table 5
Trip Generation – Net New Trips
Revana Lakes CPA

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
New Retail/Office Trips	165	67	232	220	235	455	4,189
New Residential Trips	49	149	198	93	64	157	2,073
Net New Trips	214	216	430	313	299	612	6,262

Long Range Impacts (20-year horizon)

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

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area using the D1RPM model. The 2045 base peak hour, peak season, peak direction volumes were then determined by adjusting the 2045 base volumes obtained from the D1RPM model by the appropriate K & D factors. As requested by the City Staff, the K & D factors for County and City maintained roadways were obtained from the 2025 *City of Bonita Springs Traffic Count Report*. The K & D factors for State maintained roadways were obtained from *FDOT Florida Traffic Online* resource. Note, the latest 2045 D1RPM model now reflects AADT volume rather than PSWADT volume.

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

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

Short Term Impacts Analysis (5-year horizon)

The 2023/2024-2027/2028 Lee County Transportation Capital Improvement Plan, FDOT's 5-Year Work Program as well as the City of Bonita Springs Five Year Capital Improvements Plan were reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site in the next five (5) years. Based on the review, the only improvement identified was the widening of I-75 from Collier County to Corkscrew Road to an 8-lane highway. As shown on the attached FDOT's public newsletter, this project has a funding of \$578 million. Based on the attached FDOT's Public Workshop presentation, the first phase of construction is anticipated to begin in 2027 and will be the I-75 segment from Immokalee Road to Lee County/Collier County line. The second phase of construction is anticipated in 2029 and will be the I-75 segment from Lee County/Collier County line to Corkscrew Road. There are no other roadway capacity improvements identified on the aforementioned work programs.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the additional trips as a result of the proposed land use change (Table 5). The existing roadway link traffic data was obtained from the 2025 ***City of Bonita Springs Traffic Count Report*** by taking the highest Peak Season, Peak Direction volume from the three (3) day average counts as provided for each count station in the traffic count report. The existing roadway link traffic data for I-75 was obtained by factoring the latest AADT volumes by appropriate K and D factors obtained from FDOT's ***Florida Traffic Online*** resource.

To determine the future 2030 background traffic conditions, the existing peak season, peak direction traffic volumes from the ***2025 City's Traffic Count Report*** were adjusted by the appropriate growth rates. The growth rate calculations are shown in Table 4A, which were formulated based on the latest 5-years worth of historical traffic data from the

2025 *City of Bonita Springs Traffic Count Report* and FDOT's **Florida Traffic Online** resource. These projected volumes were then compared with the 2025 existing plus vested traffic volumes. The more conservative of the two volumes was then utilized as the 2030 background traffic volume. Based on the projected project traffic distribution, the roadway link data was analyzed for the year 2030 without the proposed amendment and year 2030 with the proposed amendment. Traffic data obtained from the City's Traffic Count Report as well as FDOT's Florida Traffic Online resource are attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2030 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. Therefore, based on this analysis no modifications will be necessary to the Lee County or the City of Bonita Springs short term capital improvement programs.

Conclusion

The proposed Map Amendment is to permit the approximately 204.5-acre subject site to be developed with up to 299 residential dwelling units and 100,000 square feet of commercial uses consisting of 80,000 square feet of retail uses and 20,000 square feet of professional office uses. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum, no modifications are necessary to the Short-Term Capital Improvement Plan or the Long-Range Transportation Plan to support the proposed Map Amendment. As shown in the Level of Service analysis conducted as part of this report, the proposed amendment request will not cause any roadway links to fall below the minimum acceptable Level of Service standards.

Attachments

METHODOLOGY MEETING NOTES

MEMORANDUM

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

FROM: Yury Bykau, P.E.
Senior Project Manager

DATE: March 26, 2025

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

This memorandum summarizes the methodology that will be utilized for the traffic impact analysis to be prepared by TR Transportation Consultants, Inc. for the Comprehensive Plan Amendment and rezoning application to permit up to 299 residential dwelling units and 80,000 square feet of commercial retail uses on an approximately 204.5-acre property located in the City of Bonita Springs. See attached preliminary site plan.

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

TRIP GENERATION

The trip generation will be completed utilizing the Institute of Transportation Engineer's (ITE) report, ***Trip Generation Manual***, 11th Edition. Land Use Code 210 (Single-Family Detached Housing) will be utilized for the trip generation purposes of the proposed residential uses and Land Use Code 821 (Shopping Plaza W/ Supermarket) will be utilized for the trip generation purposes of the commercial retail uses. Note, the proposed residential development was assumed to consist of all single-family units for the worst-case trip generation scenario. **Table 1** summarizes the proposed uses on the subject site.

Table 1
Land Uses
Revana Lakes CPA

Land Use	Intensity
Residential Housing	299 Dwelling Units
Commercial/Retail	80,000 Sq. Ft.

TRIP DISTRIBUTION

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

STUDY AREA

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

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

SHORT RANGE & REZONING ANALYSIS (5-YEAR HORIZON)

This analysis will determine the effect of the land use change and rezoning based on the 5-year horizon traffic scenarios. Existing traffic conditions will be based on the traffic data as reported in the 2024 City of Bonita Springs Traffic Count Report prepared by FTE.

Analysis scenarios will be as follows:

- Existing traffic within the study area
- 2030 Future Background Traffic Conditions (Including Vested Trips)
- 2030 Future Background Traffic Conditions plus AM/PM peak hour project trips added to the links.

LONG RANGE (20-YEAR HORIZON) ANALYSIS

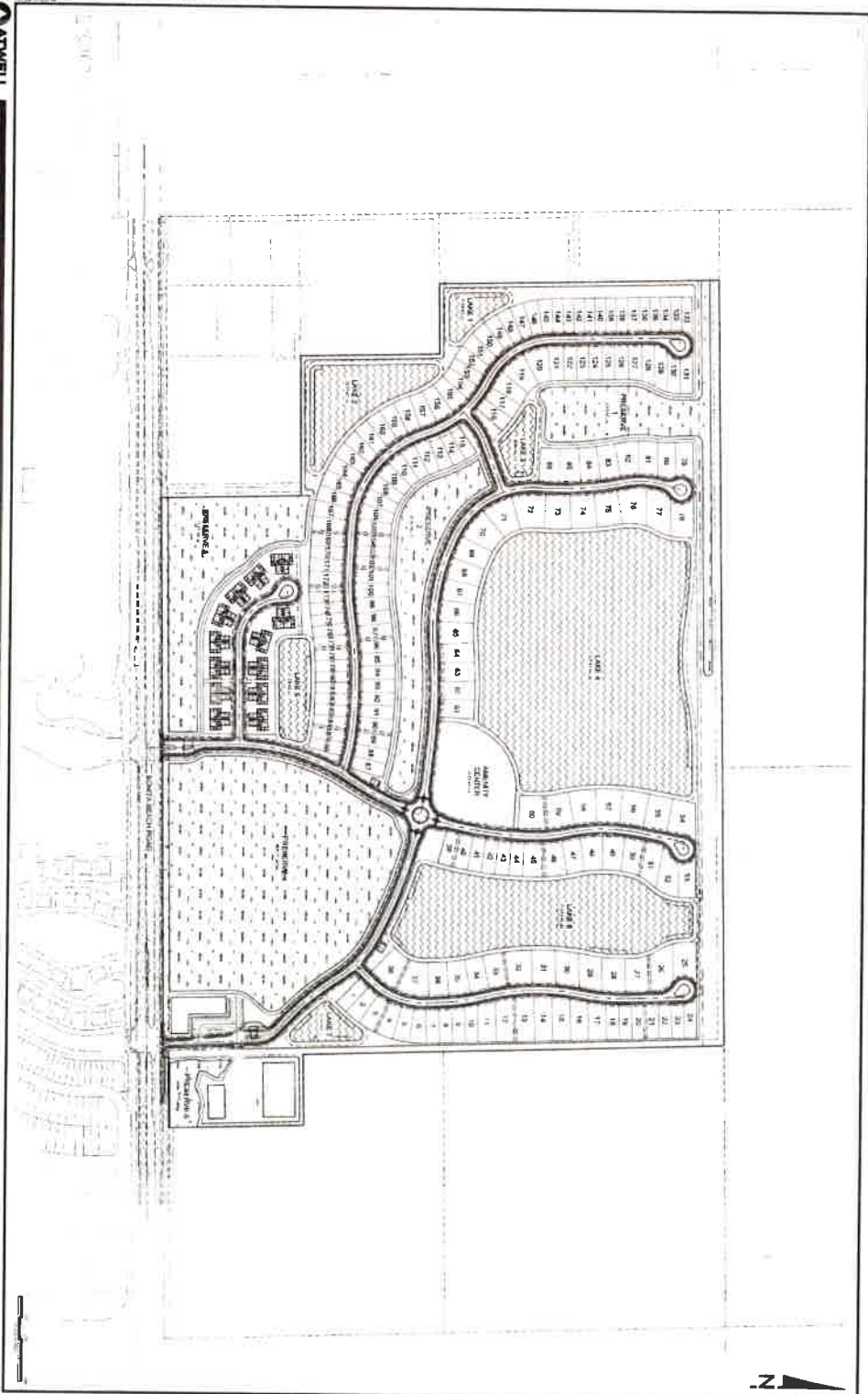
This analysis will determine the effect of the land use change based on the long range (20-year horizon) traffic scenarios. The future long range Level of Service analysis will be based on base 2045 loaded network volumes obtained from the D1RPM model. The 2045 background peak hour, peak season, peak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

& D factors. The K & D factors will be obtained from the 2024 City of Bonita Springs Traffic Count Report

INTERSECTION ANALYSIS

Intersection analysis will be conducted at the proposed site access drive intersections along Bonita Beach Road as well as at the signalized intersection of Bonita Beach Road with Bonita Grande Drive. Intersection analysis may also be conducted at Bonita Grande Drive intersection with E. Terry Street as well as Bonita Beach Road intersection with Logan Boulevard

Attachments



3-MILE RADIUS MAP
RESIDENTIAL DISTRIBUTION

Legend



3-MILE RADIUS MAP

COMMERCIAL DISTRIBUTION

Legend

Bonita Springs

Site

← 0% →

← 5% →

← 10% →

← 0% →

← 5% →

← 35% →

← 20% →

← 50% →

← 50% →

← 35% →

← 25% →

← 25% →

← 15% →

Google Earth

2 mi

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TABLES 1A & 2A

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

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>		<u>2045 E + C NETWORK LANES</u>		<u>GENERALIZED SERVICE VOLUMES</u>				
	<u>FROM</u>	<u>TO</u>	<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>
Bonita Beach Road	Bonita Beach Rd End	Valencia Bonita Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Valencia Bonita Blvd	Villagewalk Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Villagewalk Blvd	Logan Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Logan Blvd	Site	4LD	Arterial	0	250	1,840	1,960	1,960
	Site	Southampton Dr	4LD	Arterial	0	250	1,840	1,960	1,960
	Southampton Dr	Bonita Grande Dr	4LD	Arterial	0	250	1,840	1,960	1,960
	Bonita Grande Dr	I-75	4LD	Arterial	0	250	1,840	1,960	1,960
	I-75	Imperial Pkwy	6LD	Arterial	0	400	2,840	2,940	2,940
	Imperial Pkwy	Old 41 Rd	6LD	Arterial	0	400	2,840	2,940	2,940
Bonita Grande Dr	E. Terry St	Bonita Beach Rd	2LN	Collector	0	0	310	660	740
E. Terry St	Bonita Grande Dr	Imperial Pkwy	2LN	Collector	0	0	310	660	740
	Imperial Pkwy	Old 41 Rd	4LD	Collector	0	0	770	1,510	1,600
Imperial Pkwy	Shangrila Rd	E. Terry St	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	Bonita Beach Rd	Dellwood Ln	4LD	Arterial	0	250	1,840	1,960	1,960
Logan Blvd	Bonita Beach Rd	Immokalee Rd	2LD	Arterial	0	140	800	860	860
I-75	Corkscrew Rd	Bonita Beach Rd	10LF	Freeway	0	6,080	8,421	10,521	11,140
	Bonita Beach Rd	Immokalee Rd	10LF	Freeway	0	6,080	8,421	10,521	11,140

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County/City arterials/collectors were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

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

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

Residential

TOTAL AM PEAK HOUR PROJECT TRAFFIC	198 VPH	IN=	49	OUT=	149
TOTAL PM PEAK HOUR PROJECT TRAFFIC	157 VPH	IN=	93	OUT=	64

Commercial

TOTAL AM PEAK HOUR PROJECT TRAFFIC	232 VPH	IN=	165	OUT=	67
TOTAL PM PEAK HOUR PROJECT TRAFFIC	455 VPH	IN=	220	OUT=	235

2045												2045 BACKGROUND PLUS PROJ	
ROADWAY SEGMENT					2045 FSUTMS	100TH HIGHEST		PM PK HR	PEAK DIRECTION		PK DIR	PEAK DIRECTION	
						K-100	HOUR PK DIR	D	TRAFFIC VOLUMES & LOS		PM PROJ	TRAFFIC VOLUMES & LOS	
ROADWAY	FROM	TO	AADT	STA #	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	TRAFFIC ¹	VOLUME	LOS
Bonita Beach Road	Bonita Beach Rd End	Valencia Bonita Blvd	25,998	0025	0.090	2,340	0.57	EAST	1,334	C	35	1,369	C
	Valencia Bonita Blvd	Villagewalk Blvd	26,193	0025	0.090	2,357	0.57	EAST	1,343	C	59	1,402	C
	Villagewalk Blvd	Logan Blvd	26,193	0025	0.090	2,357	0.57	EAST	1,343	C	82	1,425	C
	Logan Blvd	Site	23,203	0019	0.090	2,088	0.57	EAST	1,190	C	155	1,345	C
	Site	Southampton Dr	23,203	0019	0.090	2,088	0.57	EAST	1,190	C	230	1,420	C
	Southampton Dr	Bonita Grande Dr	23,203	0019	0.090	2,088	0.57	EAST	1,190	C	194	1,384	C
	Bonita Grande Dr	I-75	39,966	0018	0.090	3,597	0.57	EAST	2,050	F	94	2,144	F
	I-75	Imperial Pkwy	70,211	0017	0.090	6,319	0.57	EAST	3,602	F	37	3,639	F
	Imperial Pkwy	Old 41 Rd	59,401	1230	0.090	5,346	0.57	EAST	3,047	F	22	3,069	F
Bonita Grande Dr	E. Terry St	Bonita Beach Rd	6,726	1202	0.090	605	0.57	NORTH	345	D	46	391	D
E. Terry St	Bonita Grande Dr	Imperial Pkwy	14,531	1203	0.090	1,308	0.57	WEST	746	F	34	780	F
	Imperial Pkwy	Old 41 Rd	29,836	1211	0.090	2,685	0.57	WEST	1,530	E	15	1,545	E
Imperial Pkwy	Shangrila Rd	E. Terry St	28,588	1227	0.140	4,002	0.64	NORTH	2,561	F	7	2,568	F
	Bonita Beach Rd	Dellwood Ln	38,512	0004	0.140	5,392	0.64	NORTH	3,451	F	15	3,466	F
Logan Blvd	Bonita Beach Rd	Immokalee Rd	6,071	0024	0.090	546	0.57	NORTH	311	C	74	385	C
I-75	Corkscrew Rd	Bonita Beach Rd	172,881	120054	0.090	15,559	0.561	NORTH	8,729	D	22	8,751	D
	Bonita Beach Rd	Immokalee Rd	164,883	039950	0.090	14,839	0.524	NORTH	7,776	C	15	7,791	C

¹ Project traffic volumes were obtained from Table 3A.

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

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

TABLES 3A & 4A

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

Residential

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	198 VPH	IN=	49	OUT=	149
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	157 VPH	IN=	93	OUT=	64

Commercial

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	232 VPH	IN=	165	OUT=	67
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	455 VPH	IN=	220	OUT=	235

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT	PERCENT	PROJECT TRAFFIC	PROJECT TRAFFIC	PROJECT TRAFFIC	PROJECT TRAFFIC	PROJECT TRAFFIC	2% / 3% IMPACT			
								RESIDENTIAL	COMMERCIAL							RESIDENTIAL	COMMERCIAL	CUMULATIVE
								PROJECT	PROJECT							PROJECT	PROJECT	PROJECT
Bonita Beach Road	E. of Valencia Bonita Blvd	4LD	0	250	1,840	1,960	1,960	0%	15%	0	35	35	35	1.8%				
	E. of Villagewalk Blvd	4LD	0	250	1,840	1,960	1,960	0%	25%	0	59	59	59	3.0%				
	E. of Logan Blvd	4LD	0	250	1,840	1,960	1,960	0%	35%	0	82	82	82	4.2%				
	E. of Site	4LD	0	250	1,840	1,960	1,960	25%	50%	37	118	155	155	7.9%				
	W. of Site	4LD	0	250	1,840	1,960	1,960	75%	50%	112	118	230	230	11.7%				
	W. of Southampton Dr.	4LD	0	250	1,840	1,960	1,960	75%	35%	112	82	194	194	9.9%				
	W. of Bonita Grande Dr.	4LD	0	250	1,840	1,960	1,960	55%	5%	82	12	94	94	4.8%				
	W. of I-75	6LD	0	400	2,840	2,940	2,940	25%	0%	37	0	37	37	1.3%				
	W. of Imperial Pkwy	6LD	0	400	2,840	2,940	2,940	15%	0%	22	0	22	22	0.7%				
Bonita Grande Dr	S. of E. Terry St	2LN	0	0	310	660	740	15%	10%	22	24	46	46	6.2%				
E. Terry St	W. of Bonita Grande Dr	2LN	0	0	310	660	740	15%	5%	22	12	34	34	4.6%				
	W. of Imperial Pkwy	4LD	0	0	770	1,510	1,600	10%	0%	15	0	15	15	0.9%				
Imperial Pkwy	N. of E. Terry St	4LD	0	270	1,970	2,100	2,100	5%	0%	7	0	7	7	0.3%				
	S. of Bonita Beach Rd	4LD	0	250	1,840	1,960	1,960	10%	0%	15	0	15	15	0.8%				
Logan Blvd	S. of Bonita Beach Rd	2LD	0	140	800	860	860	10%	25%	15	59	74	74	8.6%				
I-75	N. of Bonita Beach Rd	8LF	0	4,956	6,825	8,495	8,914	15%	0%	22	0	22	22	0.2%				
	S. of Bonita Beach Rd	8LF	0	4,956	6,825	8,495	8,914	10%	0%	15	0	15	15	0.2%				

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

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

<u>FTE Station #</u>	<u>AADT</u>	<u>K-Factor</u>	<u>D-Factor</u>
120054	108,000	0.090	0.561
039950	111,849	0.090	0.524

Annual Growth Rates were obtained from Table 5A

² The 2025 Peak Hour Peak Season Peak Direction Volumes for all roadways (except I-75) were taken from the 2025 City of Bonita Springs Traffic Count Report

³ The 2024 Peak Hour Peak Season Peak Direction Volumes for I-75 were formulated by adjusting the 2024 AADT volume by appropriate K and D factors. The latest AADT volumes as well K and D factors were obtained from FDOT's Florida Traffic Online resource

⁴ Vested traffic data provided for Bonita Beach Road (April 2024)

⁵ The 2030 background traffic volume was obtained by adding vested traffic to the 2024/2025 Peak Hour Peak Season Peak Direction volumes

⁶ The 2030 background traffic volumes are obtained by adjusting the 2024/2025 Peak Hour Peak Season Peak Direction Volume by Annual Growth Rate

Obtained from Table 3A

**LEE COUNTY GENERALIZED
SERVICE VOLUMES**

c:\input5

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

**FDOT GENERALIZED PEAK HOUR
DIRECTIONAL VOLUMES
TABLE**

Limited Access

Freeway Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
2 Lane	2,400	3,170	3,970	4,150
3 Lane	3,390	4,600	5,810	6,130
4 Lane	4,340	6,060	7,700	8,170
5 Lane	5,480	7,450	9,680	10,390
6 Lane	6,630	9,220	11,520	12,760

(Core
Urbanized)

Peak Hour Two-Way

	B	C	D	E
4 Lane	4,360	5,760	7,220	7,550
6 Lane	6,160	8,360	10,560	11,150
8 Lane	7,890	11,020	14,000	14,850
10 Lane	9,960	13,550	17,600	18,890
12 Lane	12,050	16,760	20,950	23,200

AADT

	B	C	D	E
4 Lane	51,300	67,800	84,900	88,800
6 Lane	72,500	98,400	124,200	131,200
8 Lane	92,800	129,600	164,700	174,700
10 Lane	117,200	159,400	207,100	222,200
12 Lane	141,800	197,200	246,500	272,900

	B	C	D	E
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610

(Urbanized)

	B	C	D	E
4 Lane	4,550	6,000	7,400	7,710
6 Lane	6,490	8,910	11,050	11,560
8 Lane	8,580	11,820	14,710	15,440
10 Lane	10,530	14,580	18,220	19,290

	B	C	D	E
4 Lane	50,600	66,700	82,200	85,700
6 Lane	72,100	99,000	122,800	128,400
8 Lane	95,300	131,300	163,400	171,600
10 Lane	117,000	162,000	202,400	214,300

	B	C	D	E
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800

(Transitioning)

	B	C	D	E
4 Lane	4,420	5,780	6,890	7,110
6 Lane	6,400	8,490	10,200	10,670
8 Lane	8,420	11,220	13,530	14,240
10 Lane	10,350	13,890	16,760	17,820

	B	C	D	E
4 Lane	45,100	59,000	70,300	72,600
6 Lane	65,300	86,600	104,100	108,900
8 Lane	85,900	114,500	138,100	145,300
10 Lane	105,600	141,700	171,000	181,800

	B	C	D	E
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

(Rural)

	B	C	D	E
4 Lane	3,650	5,040	5,950	6,640
6 Lane	5,130	7,250	8,670	9,950
8 Lane	6,600	9,490	11,380	13,270

	B	C	D	E
4 Lane	34,800	48,000	56,700	63,200
6 Lane	48,900	69,000	82,600	94,800
8 Lane	62,900	90,400	108,400	126,400

Adjustment Factors

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

**TRAFFIC DATA FROM 2025 CITY OF
BONITA SPRINGS TRAFFIC COUNT
REPORT**

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1204	N/A	Morton Ave N of East Terry St	18-Feb-25	N/S	3839	3721	7560	0.93	7000	9%	57%	630	D	42
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	18-Feb-25	N/S	10794	9221	20015	0.93	18600	10%	65%	1860	F	16
1222	N/A	Old 41 Rd N of Bonita Beach Rd	18-Feb-25	N/S	7923	7512	15435	0.93	14400	10%	65%	1440	F	16
1220	N/A	Old 41 Rd N of E/W Terry St	18-Feb-25	N/S	12138	17783	29921	0.93	27800	10%	65%	2780	E	16
1216	N/A	Old 41 Rd S of US 41	18-Feb-25	N/S	9381	6577	15958	0.93	14800	10%	65%	1480	D	16
1228	N/A	Old 41 S/O Bernwood Pkwy	18-Feb-25	N/S	9427	9402	18829	0.93	17500	10%	65%	1750	D	16
0002	N/A	Paradise Rd N. of Shangri-La	18-Feb-25	N/S	2626	2656	5282	0.93	4900	14%	64%	686	D	63
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	18-Feb-25	E/W	2037	1887	3924	0.93	3600	10%	58%	360	C	92
1221	494	Pennsylvania Ave W of Old 41 Rd	18-Feb-25	E/W	2837	2182	5019	0.93	4700	9%	57%	423	C	42
0003	N/A	Tropical Acers Dr N. of Shangri-La	18-Feb-25	N/S	366	445	811	0.93	800	14%	64%	112	C	63
1212	N/A	Shangri-La Rd E of Old US 41	18-Feb-25	E/W	4077	4332	8409	0.93	7800	10%	65%	780	D	16
0010	N/A	US-41, N. of Shopping Center Entrance	18-Feb-25	N/S	27952	26723	54675	0.93	50800	9%	60%	4572	C	93
0009	N/A	US-41, S. of Beaumont Rd	18-Feb-25	N/S	22266	22599	44866	0.93	41700	10%	58%	4170	C	92
0008	N/A	Vanderbilt Dr N. of Woods Edge Pkwy	18-Feb-25	N/S	5699	5511	11210	0.93	10400	12%	54%	1248	E	7
1219	N/A	W Terry St E of US 41	18-Feb-25	E/W	8150	6804	14955	0.93	13900	9%	57%	1251	C	42
1225	N/A	Woods Edge Pkwy W of US 41	18-Feb-25	E/W	3414	2676	6090	0.93	5700	10%	56%	570	C	23
1210	N/A	Longfellow Ln W of Imperial Pkwy	18-Feb-25	E/W	575	462	1037	0.93	1000	9%	57%	90	C	42
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	18-Feb-25	E/W	24202	29393	53595	0.93	49800	9%	57%	4482	C	42
0018	N/A	Bonita Beach Rd between Hunters Ridge Blvd and Bonita Grande Dr	18-Feb-25	E/W	13316	13821	27137	0.93	25200	9%	57%	2268	D	42
0019	N/A	Bonita Beach Rd E. of Bonita Grande Dr	18-Feb-25	E/W	11569	12730	24299	0.93	22600	9%	57%	2034	D	42
0020	N/A	Luke St between Kens Way and Bonita Beach Rd	18-Feb-25	N/S	713	695	1408	0.93	1300	12%	54%	156	C	7
0021	N/A	Quails Walk E. of Luke St	18-Feb-25	E/W	199	254	454	0.93	400	12%	54%	48	C	7
0022	N/A	Imperial Shores Blvd S. of Vanda Dr	18-Feb-25	N/S	1091	1176	2266	0.93	2100	12%	54%	252	C	7
0023	N/A	Tarpon Avenue E. of Sherry Ln	18-Feb-25	E/W	537	336	873	0.93	800	12%	54%	96	C	7
0024	N/A	Logan Blvd S. of Bonita Beach Rd	18-Feb-25	N/S	5391	4577	9968	0.93	9300	9%	57%	837	D	42
0025	N/A	Bonita Beach Rd E. of Logan Blvd	18-Feb-25	E/W	7278	7287	14565	0.93	13500	9%	57%	1215	C	42
1231	N/A	W Terry St W of Old 41 Rd	18-Feb-25	E/W	8539	10190	18729	0.93	17400	10%	65%	1740	F	16
1232	N/A	Old 41 Rd S of E/W Terry St	18-Feb-25	N/S	6991	8494	15485	0.93	14400	10%	65%	1440	D	16

** Collected weekend counts also.

**TABLE 1 2025 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	18-Feb-25	N/S	3972	2884	6855	0.93	6400	9%	57%	576	D	42
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	18-Feb-25	E/W	16866	17135	34001	0.93	31600	9%	57%	2844	C	42
0016	7	Bonita Beach Rd E. of Vandebilt Dr	18-Feb-25	E/W	14999	14545	29544	0.93	27500	12%	54%	3300	D	7
1229	221	Bonita Beach Rd East of Arroyal Rd	18-Feb-25	E/W	18140	17440	35580	0.93	33100	9%	57%	2979	C	42
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	18-Feb-25	E/W	19035	18321	37356	0.93	34700	10%	58%	3470	C	42
1230	N/A	Bonita Beach W of Race Track Rd	18-Feb-25	E/W	22572	22246	44818	0.93	41700	9%	57%	3753	C	42
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	18-Feb-25	E/W	11329	10744	22073	0.93	20500	12%	54%	2460	C	7
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	18-Feb-25	E/W	13799	13524	27323	0.93	25400	12%	54%	3048	C	7
1202	519	Bonita Grande Dr N of Bonita Beach Rd	18-Feb-25	N/S	5778	5644	11422	0.93	10600	9%	57%	954	D	42
1213	N/A	Cockleshell Dr N of Shangri-La Rd	18-Feb-25	N/S	1551	920	2471	0.93	2300	10%	65%	230	C	16
1207	N/A	Dean St E of Lime St	18-Feb-25	E/W	2909	2068	4977	0.93	4600	9%	57%	414	C	42
1208	N/A	Dean St W of Matheson Ave	18-Feb-25	E/W	2538	1532	4070	0.93	3800	9%	57%	342	C	42
1205	N/A	E Terry St E of I-75	18-Feb-25	E/W	6972	7145	14117	0.93	13100	9%	57%	1179	D	42
1211	271	E Terry St E of Old 41 Rd	18-Feb-25	E/W	7335	7278	14613	0.93	13600	9%	57%	1224	C	42
1203	N/A	E Terry St W of Bonita Grande Dr	18-Feb-25	E/W	4904	5182	10086	0.93	9400	9%	57%	846	D	42
0013**	N/A	Estero Blvd N of Hickory Blvd	18-Feb-25	N/S	4976	5601	10577	0.93	9800	9%	54%	882	C	44
0015**	N/A	Estero Blvd N. of Lovers Key State Park	18-Feb-25	N/S	4494	5198	9692	0.93	9000	9%	54%	810	C	44
0014**	N/A	Estero Blvd S. of Lovers Key State Park	18-Feb-25	N/S	4630	5333	9963	0.93	9300	9%	54%	837	C	44
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	18-Feb-25	N/S	15719	14494	30213	0.93	28100	14%	64%	3934	F	63
1226	N/A	Imperial Pkwy N/O Shangri-LA	18-Feb-25	N/S	12830	11924	24754	0.93	23000	14%	64%	3220	C	63
0004	N/A	Imperial Pkwy S. of Tropic Dr	18-Feb-25	N/S	14261	13588	27849	0.93	25900	14%	64%	3626	F	63
1227	N/A	Imperial Pkwy S/O Shangri-LA	18-Feb-25	N/S	13500	12029	25529	0.93	23700	14%	64%	3318	D	63
1209	N/A	Matheson Ave N of Dean St	18-Feb-25	N/S	1368	1188	2556	0.93	2400	9%	57%	216	C	42

**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	March-22	Feb-23	Feb-24	Feb-25
1224	0496	Arroyal Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	5500	6300	6100	6500	6700	6300	6200	6800	6000	6400	6400
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	32000	32400	31600	31600
0016	0007	Bonita Beach Rd E of Vanderbilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400	26800	30200	23900	26300	27500
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	34000	34100	33200	33100
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	35600	35200	34400	34700
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	N/A	37500	36100	34900	41000	41600	40200	47000	43200	41700
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	23500	14300	20000	20500
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	29300	20100	24200	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	10400	10200	10400	10600
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	2100	1900	1100	2300
1207	N/A	Dean St E of Lane St	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	2700	3000	2900	2600	3400	3500	3600	4100	4600	4700	4600
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	3300	3700	3800	3800
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	12200	12900	12500	13100
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	U/C	11000	13000	14400	14300	14800	13400	12700	14800	14200	13200	15700	16700	14300	16800	16900	15200	13600
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	8900	9000	9000	9400
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	11000	7600	9400	9800
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	10100	7100	8700	9000
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	10400	7100	8900	9300
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	26500	26200	27800	28100
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	15000	15300	15700	19900	18500	16600	20500	21400	21500	23000
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	24500	25700	25500	25900
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	21600	22600	23600	23700
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	2100	2300	2400	2400
1204	N/A	Motion 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	6800	7300	6800	7000
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	12600	13700	14000	14000	13000	11600	N/A	15200	14600	14100	14900	14700	14200	15200	17600	17500	17600	18900	19300	18400	18600
1222	N/A	Old 41 Rd N of Bonita Beach Rd	16500	18500	17600	17400	18300	13200	15400	15000	14700	13500	13100	9000	8700	10500	12200	12400	12900	13600	13900	13500	14400
1220	N/A	Old 41 Rd N of I/W Terry St	22000	24600	26300	26700	23500	19900	23800	23700	28300	25200	20700	18400	17700	19000	11900	22000	20100	23100	22100	21400	27800
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	15200	N/A	12000	12500	12200	12100	12000	11900	11500	11800	13500	14200	13700	15000	15100	14800	14800
1228	N/A	Old 41 S/O Baywood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13900	13300	13700	15700	16300	15500	16900	16000	17500	17500
0002	N/A	Paradise Rd N of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900	3500	3600	3500	3600	3800	5700	4900
0001	N/A	Pennsylvania Ave E of Los Amigos Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3100	3500	4200	3600	3100	3600	3700	3500	3600
1221	0494	Pennsylvania Ave W of Old 41 Rd	4100	4000	4900	4500	4200	3000	6300	6400	6000	5600	4400	3400	3300	4300	4800	5000	4100	5100	5000	4600	4700
0003	N/A	Tropical Acres Dr N of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400	500	500	600	400	600	700	800
1212	N/A	Shangri-La Rd E of Old US 41	N/A	N/A	N/A	N/A	N/A	N/A	5000	5100	5100	4900	4600	5800	5600	6300	7100	7500	6600	7200	6700	7700	7800
0010	N/A	US-41, N. of Shopping Center Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	49200	45600	54200	50600	49300	49600	53500	49700	50800
0009	N/A	US-41, S. of Deamont Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35600	35500	44000	41100	39500	41700	43500	40800	41700
0008	N/A	Vanderbilt Dr N of Woods Edge Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6900	8400	9500	10200	8900	10200	9200	10100	10400

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	March-22	Feb-23	Feb-24	Feb-25
1219	N/A	W Terry St E of US 41	13300	12000	11400	12200	12200	11600	12700	12800	13900	11000	12400	13300	12800	11700	12700	13100	11200	11700	13200	12500	13000
1225	N/A	Woods Edge Pkwy W of US 41	N/A	N/A	N/A	N/A	N/A	N/A	4500	5000	3900	5300	4200	4500	4400	4100	5100	5600	5800	5400	5200	5500	5700
1210	N/A	Longfellow Ln W of Imperial Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	500	300	300	200	U/C	600	500	N/A	800	600	700	700	900	1100	1000
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3700	50300	46600	43600	46100	47400	46600	49800
0018	N/A	Luke St between Kays Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18300	21400	22500	22900	25300	25600	25000	25200
0019	N/A	Bonita Beach Rd E of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9700	15900	18800	18900	21200	22200	21600	22600
0020	N/A	Luke St between Kays Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	900	800	900	900	800	1200	1100	1300
0021	N/A	Quads Walk E of Luke St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500	400	500	500	500	400	700	400
0022	N/A	Imperial Shores Blvd S of Vanda Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2200	2200	2500	2600	0	1900	2100
0023	N/A	Tarpon Avenue E of Sherry Ln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	800	700	700	900	1500	900	800
0024	N/A	Logan Blvd S of Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4300	5400	7200	7900	7800	9300
0025	N/A	Bonita Beach Rd E of Logan 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	N/A	N/A	N/A	12200	13200	14300	13600	13500
1231	N/A	W Terry St W of Old 41 Rd		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13500	14600	13400	17400
1232	N/A	Old 41 Rd S of E/W Terry St		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14000	14700	13900	14400

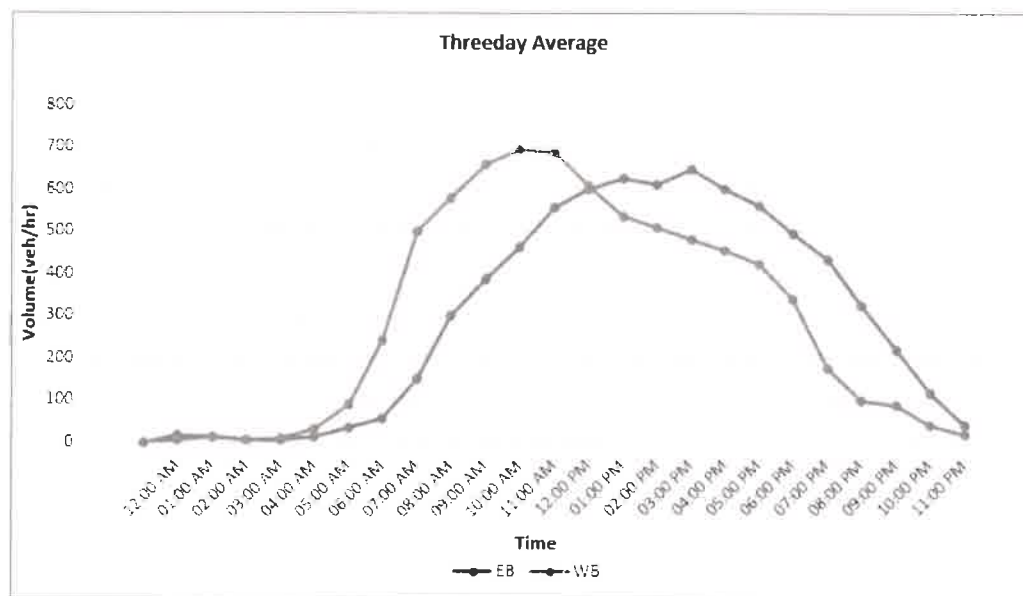
** Collected weekend counts also

0025-Bonita Beach Rd E, of Logan Blvd
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331



Time	Tuesday		Wednesday		Thursday		Threeday Average	
	2/18/2025		2/19/2025		2/20/2025			
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	19	14	15	0	13	6	16	7
01:00 AM	17	6	18	18	8	10	14	11
02:00 AM	6	3	7	5	6	4	6	4
03:00 AM	7	10	5	7	6	12	6	10
04:00 AM	9	28	11	34	16	27	12	30
05:00 AM	37	89	33	87	38	89	36	88
06:00 AM	58	230	50	250	56	240	55	240
07:00 AM	151	529	163	492	133	476	149	499
08:00 AM	307	594	296	605	299	540	301	580
09:00 AM	389	669	387	660	389	648	388	659
10:00 AM	494	657	471	728	418	703	461	696
11:00 AM	545	680	564	643	565	736	558	686
12:00 PM	628	603	572	588	597	631	599	607
01:00 PM	653	561	598	535	632	508	628	535
02:00 PM	600	533	631	485	606	516	612	511
03:00 PM	656	523	659	473	625	447	647	481
04:00 PM	572	448	587	484	638	432	599	455
05:00 PM	555	414	573	434	552	419	560	422
06:00 PM	485	343	509	348	488	330	494	340
07:00 PM	445	181	418	154	433	191	432	175
08:00 PM	362	110	310	90	305	102	326	101
09:00 PM	226	92	200	88	230	87	219	89
10:00 PM	103	40	126	38	125	44	118	41
11:00 PM	35	18	46	19	48	22	43	20
Day Total	7359	7375	7249	7265	7226	7220	7278	7287
Combine Totals	14734		14514		14446		14565	

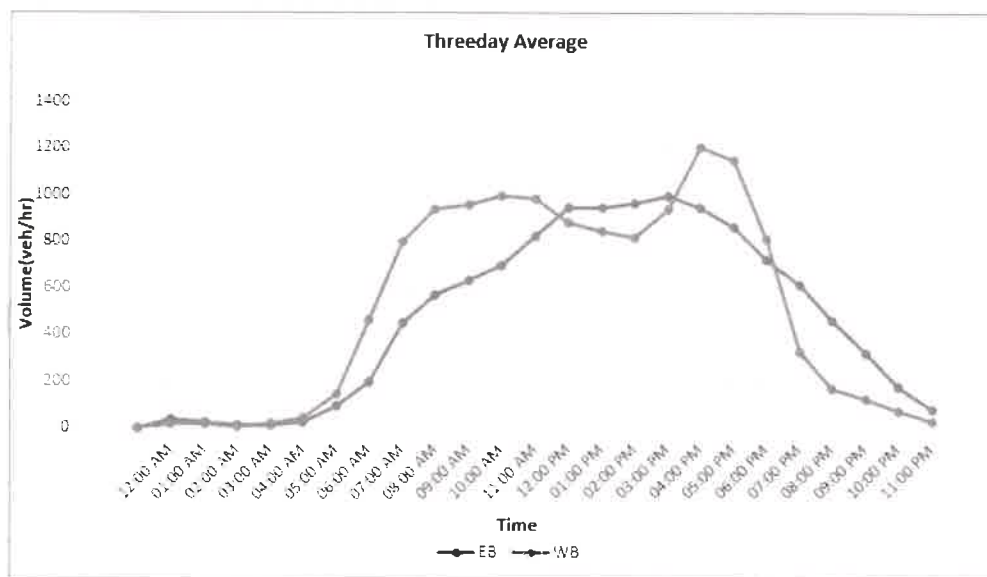


0019-Bonita Beach Rd E. of Bonita Grande Dr
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331



Time	Tuesday 2/18/2025		Wednesday 2/19/2025		Thursday 2/20/2025		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	31	20	32	8	39	15	34	14
01:00 AM	27	9	27	21	20	15	25	15
02:00 AM	14	3	9	7	6	6	10	5
03:00 AM	8	15	8	9	8	15	8	13
04:00 AM	23	47	18	42	23	40	21	43
05:00 AM	90	144	98	137	97	139	95	140
06:00 AM	204	447	184	469	200	474	196	463
07:00 AM	425	840	498	744	412	805	445	796
08:00 AM	559	950	581	947	557	917	566	938
09:00 AM	659	968	604	948	626	961	630	959
10:00 AM	678	935	698	1053	705	992	694	993
11:00 AM	795	952	826	949	848	1052	823	984
12:00 PM	938	886	879	827	1013	917	943	877
01:00 PM	950	861	840	826	1038	845	943	844
02:00 PM	928	826	984	797	981	832	964	818
03:00 PM	986	972	1011	926	991	907	996	935
04:00 PM	932	1246	916	1230	979	1143	942	1206
05:00 PM	868	1168	858	1107	863	1172	863	1149
06:00 PM	717	839	736	797	714	797	722	811
07:00 PM	625	318	602	312	616	361	614	330
08:00 PM	489	190	436	164	453	150	459	168
09:00 PM	310	120	321	132	339	120	323	124
10:00 PM	164	58	200	78	164	76	176	71
11:00 PM	58	30	80	32	92	33	77	32
Day Total	11478	12844	11446	12562	11784	12784	11569	12730
Combine Totals	24322		24008		24568		24299	

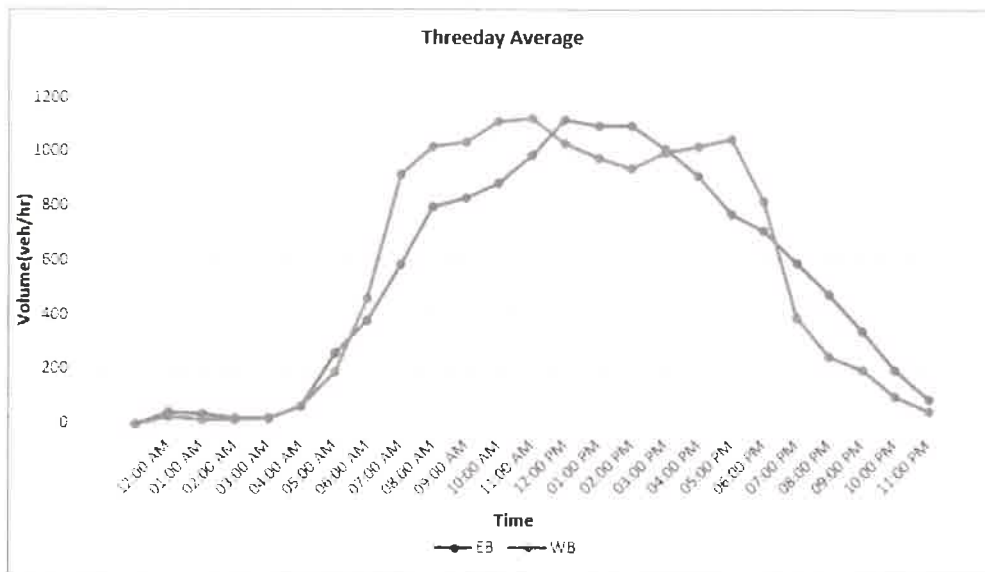


0018-Bonita Beach Rd between Hunters Ridge Blvd and Bonita Grande Dr
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331



Time	Tuesday		Wednesday		Thursday		Threeday Average	
	2/18/2025		2/19/2025		2/20/2025			
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	40	22	42	17	38	34	40	24
01:00 AM	33	11	38	24	31	12	34	16
02:00 AM	21	11	19	16	15	11	18	13
03:00 AM	19	19	24	15	19	24	21	19
04:00 AM	63	65	49	53	84	73	65	64
05:00 AM	250	190	268	186	250	183	256	186
06:00 AM	377	434	362	469	399	484	379	462
07:00 AM	539	935	631	876	593	940	588	917
08:00 AM	768	1034	778	1006	846	1022	797	1021
09:00 AM	861	1040	770	1058	852	1020	828	1039
10:00 AM	854	1089	888	1097	912	1157	885	1114
11:00 AM	966	1109	983	1054	1014	1203	988	1122
12:00 PM	1131	1026	1047	991	1177	1083	1118	1033
01:00 PM	1044	929	1013	1011	1241	990	1099	977
02:00 PM	1082	972	1119	886	1095	965	1099	941
03:00 PM	992	999	1024	1032	1014	972	1010	1001
04:00 PM	842	968	934	1046	961	1055	912	1023
05:00 PM	753	1070	769	1063	790	1003	771	1045
06:00 PM	706	852	715	813	716	790	712	818
07:00 PM	615	365	567	383	591	420	591	389
08:00 PM	480	253	448	253	505	237	478	248
09:00 PM	325	183	324	189	364	221	338	198
10:00 PM	173	77	231	113	188	115	197	102
11:00 PM	63	40	99	56	114	49	92	48
Day Total	12997	13693	13142	13707	13809	14063	13316	13821
Combine Totals	26690		26849		27872		27137	

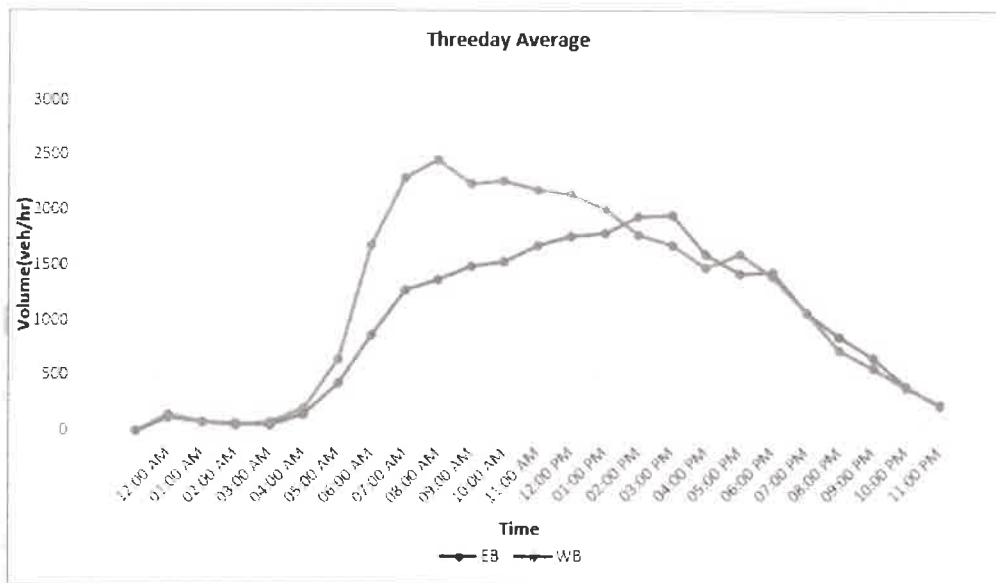


0017-Bonita Beach Rd btw Imperial Pkwy & I-75
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331



Time	Tuesday		Wednesday		Thursday		Threeday Average	
	2/18/2025		2/19/2025		2/20/2025			
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	111	173	93	127	131	121	112	140
01:00 AM	66	88	70	85	105	67	80	80
02:00 AM	45	60	62	68	65	32	57	53
03:00 AM	55	87	48	57	53	83	52	76
04:00 AM	156	216	138	183	127	192	140	197
05:00 AM	434	717	415	621	454	588	434	642
06:00 AM	847	1797	882	1634	885	1601	871	1677
07:00 AM	1260	2347	1222	2280	1337	2238	1273	2288
08:00 AM	1421	2501	1342	2496	1337	2374	1367	2457
09:00 AM	1475	2215	1521	2239	1472	2259	1489	2238
10:00 AM	1525	2144	1594	2142	1466	2500	1528	2262
11:00 AM	1672	2206	1652	1989	1732	2339	1685	2178
12:00 PM	1783	2043	1734	1869	1769	2528	1762	2147
01:00 PM	1763	1872	1746	1806	1863	2360	1791	2013
02:00 PM	1963	1750	1934	1715	1930	1860	1942	1775
03:00 PM	1942	1585	1943	1707	1957	1758	1947	1683
04:00 PM	1472	1413	1667	1463	1673	1575	1604	1484
05:00 PM	1433	1665	1378	1537	1474	1595	1428	1599
06:00 PM	1436	1504	1397	1332	1456	1351	1430	1396
07:00 PM	1183	1062	941	1034	1080	1124	1068	1073
08:00 PM	865	735	809	690	889	774	854	733
09:00 PM	672	578	656	535	666	581	665	565
10:00 PM	371	340	417	438	401	398	396	392
11:00 PM	191	217	240	231	242	287	224	245
Day Total	24141	29315	23901	28278	24564	30585	24202	29393
Combine Totals	53456		52179		55149		53595	

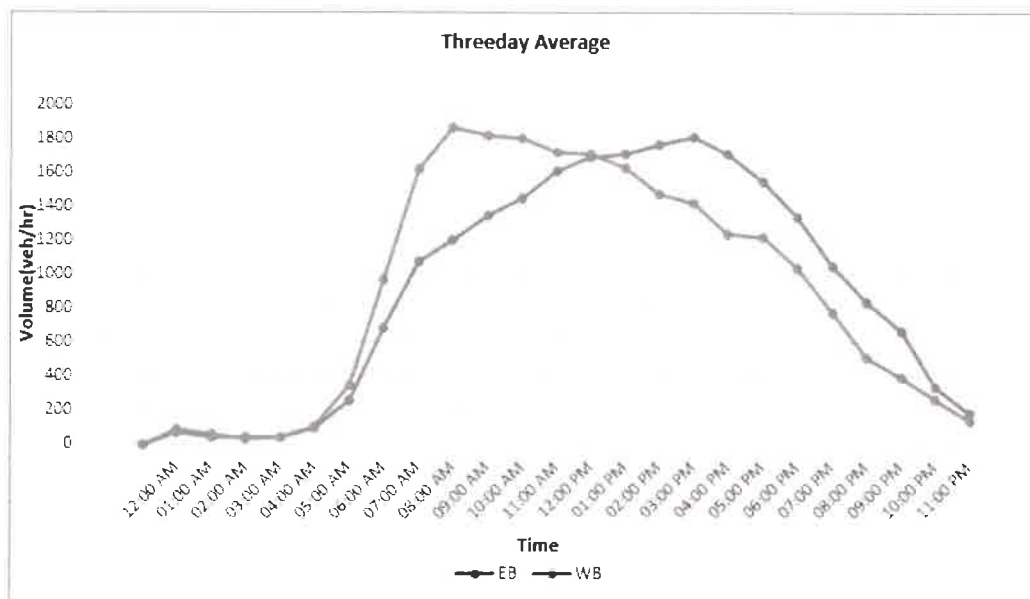


1230-Bonita Beach W of Race Track Rd
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331



Time	Tuesday		Wednesday		Thursday		Threeday Average	
	2/18/2025		2/19/2025		2/20/2025			
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	65	92	78	81	71	73	71	82
01:00 AM	39	53	42	53	45	59	42	55
02:00 AM	34	33	38	33	40	30	37	32
03:00 AM	38	44	38	38	41	47	39	43
04:00 AM	116	111	90	97	86	110	97	106
05:00 AM	248	377	244	323	289	357	260	352
06:00 AM	663	988	713	951	688	963	688	967
07:00 AM	1094	1598	1070	1591	1058	1663	1074	1617
08:00 AM	1218	1894	1172	1869	1207	1827	1199	1863
09:00 AM	1348	1850	1342	1847	1340	1753	1343	1817
10:00 AM	1467	1770	1443	1810	1438	1815	1449	1798
11:00 AM	1593	1784	1587	1662	1647	1702	1609	1716
12:00 PM	1695	1724	1632	1650	1756	1758	1694	1711
01:00 PM	1674	1573	1755	1592	1698	1709	1709	1625
02:00 PM	1742	1473	1799	1489	1749	1453	1763	1472
03:00 PM	1799	1334	1789	1478	1831	1455	1806	1422
04:00 PM	1689	1230	1701	1234	1748	1239	1713	1234
05:00 PM	1460	1251	1651	1174	1525	1223	1545	1216
06:00 PM	1316	1052	1358	1057	1342	999	1339	1036
07:00 PM	1146	774	959	717	1050	832	1052	774
08:00 PM	871	497	786	500	873	531	843	509
09:00 PM	681	409	663	394	656	379	667	394
10:00 PM	338	241	334	287	362	268	345	265
11:00 PM	166	129	186	145	206	139	186	138
Day Total	22500	22281	22470	22072	22746	22384	22572	22246
Combine Totals	44781		44542		45130		44818	

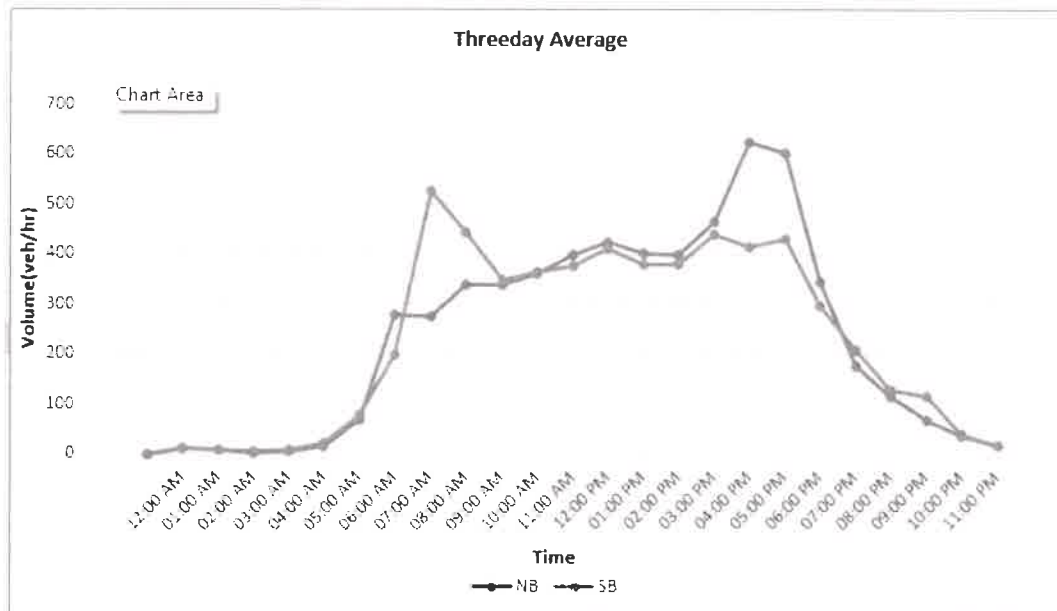


1202-Bonita Grande Dr N of Bonita Beach Rd
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331



Time	Tuesday		Wednesday		Thursday		Threeday Average	
	2/18/2025		2/19/2025		2/20/2025			
	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	12	3	14	11	5	16	10	10
01:00 AM	5	9	11	10	11	9	9	9
02:00 AM	2	6	2	2	3	3	2	4
03:00 AM	6	8	4	7	3	6	4	7
04:00 AM	17	19	10	20	19	27	15	22
05:00 AM	70	89	59	75	72	74	67	79
06:00 AM	266	180	275	207	293	204	278	197
07:00 AM	268	520	270	504	287	553	275	526
08:00 AM	321	443	314	451	381	437	339	444
09:00 AM	345	359	302	343	368	340	338	347
10:00 AM	333	357	374	343	374	390	360	363
11:00 AM	367	356	376	342	457	430	400	376
12:00 PM	403	414	386	374	483	450	424	413
01:00 PM	379	338	377	381	454	416	403	378
02:00 PM	370	350	388	377	439	413	399	380
03:00 PM	459	448	467	429	470	443	465	440
04:00 PM	647	414	641	409	588	424	625	416
05:00 PM	611	451	600	401	596	435	602	429
06:00 PM	339	313	338	304	355	275	344	297
07:00 PM	175	195	154	204	204	224	178	208
08:00 PM	119	122	100	144	126	119	115	128
09:00 PM	65	117	69	107	69	120	68	115
10:00 PM	26	36	42	47	45	37	38	40
11:00 PM	16	20	16	11	22	17	18	16
Day Total	5621	5567	5589	5503	6124	5862	5778	5644
Combine Totals	11188		11092		11986		11422	

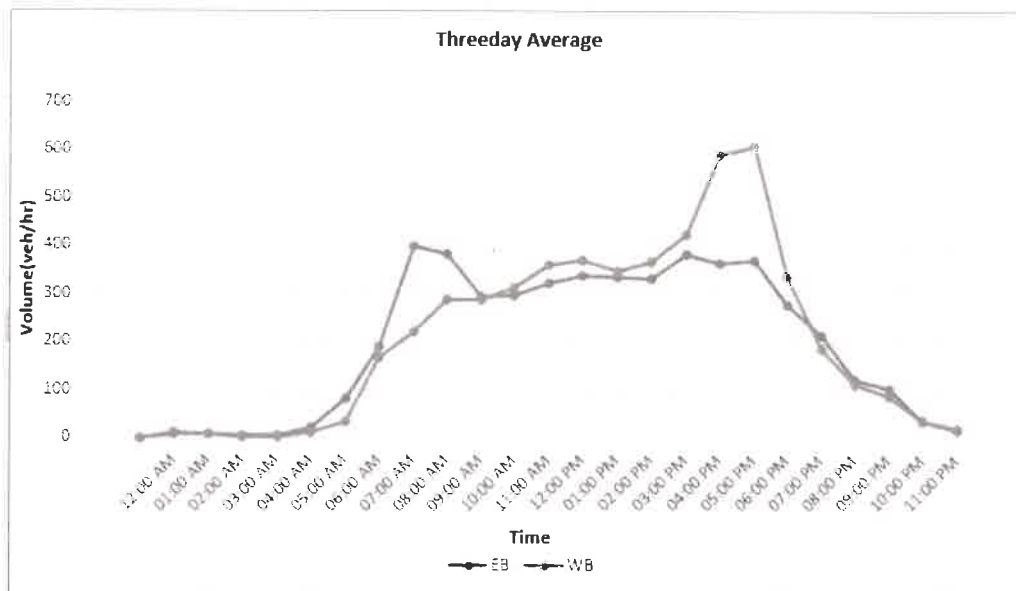


1203-E Terry St W of Bonita Grande Dr
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331



Time	Tuesday		Wednesday		Thursday		Threeday Average	
	2/18/2025		2/19/2025		2/20/2025			
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	3	12	8	12	17	5	9	10
01:00 AM	9	5	9	10	9	11	9	9
02:00 AM	6	2	2	2	3	3	4	2
03:00 AM	6	2	6	3	6	1	6	2
04:00 AM	17	13	18	9	24	10	20	11
05:00 AM	89	31	81	28	74	37	81	32
06:00 AM	181	153	193	174	195	172	190	166
07:00 AM	386	221	400	216	407	222	398	220
08:00 AM	403	289	408	283	338	289	383	287
09:00 AM	300	307	305	268	281	284	295	286
10:00 AM	288	281	306	337	295	320	296	313
11:00 AM	308	320	303	357	357	400	323	359
12:00 PM	317	337	326	355	373	415	339	369
01:00 PM	295	330	345	329	361	389	334	349
02:00 PM	316	354	354	363	327	385	332	367
03:00 PM	386	414	362	423	401	437	383	425
04:00 PM	354	601	361	594	374	569	363	588
05:00 PM	380	624	351	601	375	602	369	609
06:00 PM	288	328	292	326	254	351	278	335
07:00 PM	209	182	196	180	239	197	215	186
08:00 PM	118	115	137	103	115	125	123	114
09:00 PM	111	90	87	76	112	98	103	88
10:00 PM	36	24	40	40	30	42	35	35
11:00 PM	18	15	11	17	19	27	16	20
Day Total	4824	5050	4901	5106	4986	5391	4904	5182
Combine Totals	9874		10007		10377		10086	

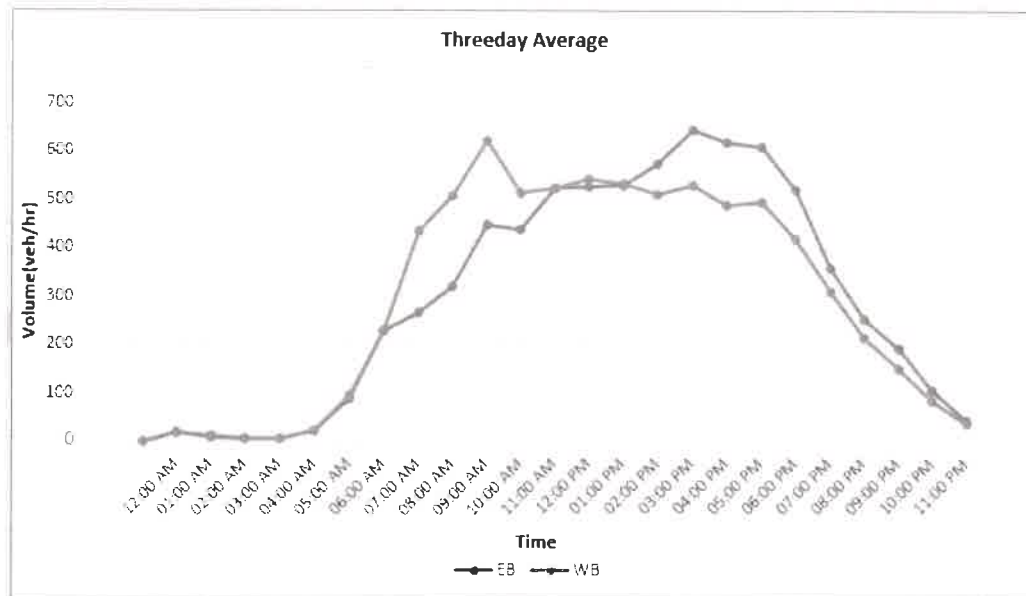


1211-Terry ST E.O Old 41 RD
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331



Time	Tuesday		Wednesday		Thursday		Threeday Average	
	2/18/2025		2/19/2025		2/20/2025			
	EB	WB	EB	WB	EB	WB	NB	SB
12:00 AM	7	6	23	25	23	17	18	16
01:00 AM	6	14	7	8	8	13	7	12
02:00 AM	7	4	4	5	7	6	6	5
03:00 AM	9	6	5	5	5	8	6	6
04:00 AM	20	17	19	26	19	20	19	21
05:00 AM	84	86	91	94	88	98	88	93
06:00 AM	221	229	239	235	224	213	228	226
07:00 AM	264	430	259	448	277	418	267	432
08:00 AM	332	528	322	524	303	467	319	506
09:00 AM	430	610	470	648	443	600	448	619
10:00 AM	441	503	418	535	447	504	435	514
11:00 AM	531	553	503	540	536	477	523	523
12:00 PM	570	570	468	499	543	556	527	542
01:00 PM	483	576	535	514	567	505	528	532
02:00 PM	583	517	603	494	530	522	572	511
03:00 PM	660	532	607	507	665	548	644	529
04:00 PM	644	475	653	497	558	487	618	486
05:00 PM	609	508	669	480	544	494	607	494
06:00 PM	445	407	561	458	554	385	520	417
07:00 PM	356	310	314	311	402	312	357	311
08:00 PM	250	209	245	201	263	231	253	214
09:00 PM	187	135	175	140	218	175	193	150
10:00 PM	104	72	108	86	111	93	108	84
11:00 PM	49	40	39	33	41	35	43	36
Day Total	7292	7337	7337	7313	7376	7184	7335	7278
Combine Totals	14629		14650		14560		14613	

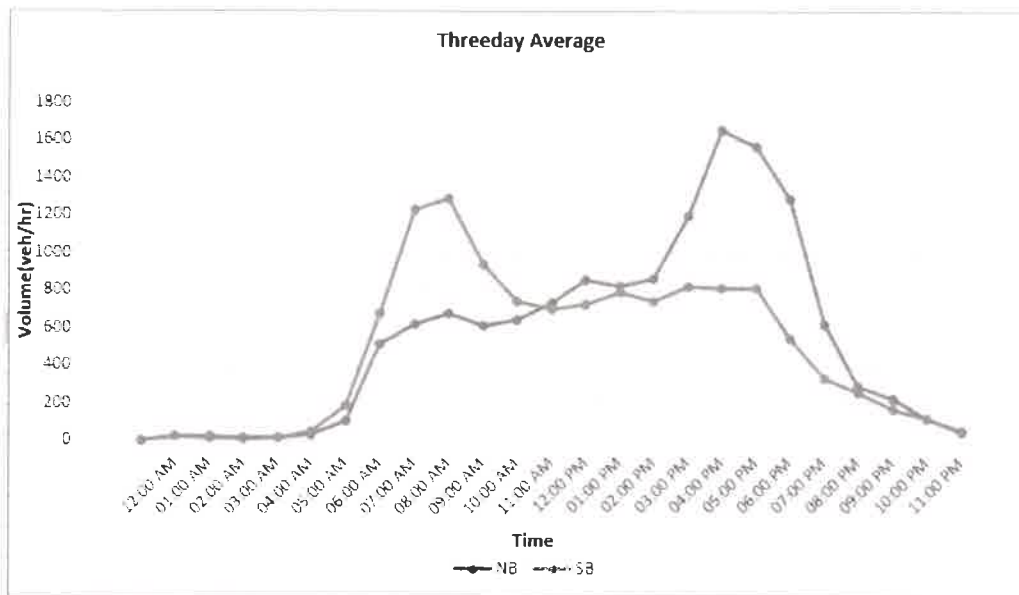


1227- Imperial Pkwy S/O Shangri-LA
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331



Time	Tuesday		Wednesday		Thursday		Threeday Average	
	2/18/2025		2/19/2025		2/20/2025			
	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	17	17	25	19	26	29	23	22
01:00 AM	12	14	10	18	15	18	12	17
02:00 AM	12	6	7	8	11	10	10	8
03:00 AM	7	15	11	15	9	10	9	13
04:00 AM	35	35	30	55	20	46	28	45
05:00 AM	104	176	107	195	98	188	103	186
06:00 AM	515	660	488	686	530	668	511	671
07:00 AM	605	1326	606	1191	642	1176	618	1231
08:00 AM	657	1262	670	1411	685	1181	671	1285
09:00 AM	610	934	601	1017	619	860	610	937
10:00 AM	642	752	646	766	645	694	644	737
11:00 AM	722	707	695	666	781	719	733	697
12:00 PM	694	737	700	701	1159	741	851	726
01:00 PM	766	769	783	809	913	777	821	785
02:00 PM	865	716	843	710	874	797	861	741
03:00 PM	1133	802	1212	827	1232	836	1192	822
04:00 PM	1672	816	1611	824	1666	803	1650	814
05:00 PM	1542	789	1624	803	1517	853	1561	815
06:00 PM	1355	520	1372	551	1135	570	1287	547
07:00 PM	614	330	654	318	577	357	615	335
08:00 PM	315	278	257	233	287	266	286	259
09:00 PM	232	176	211	168	238	165	227	170
10:00 PM	110	103	125	141	132	115	122	120
11:00 PM	56	45	59	50	49	42	55	46
Day Total	13292	11985	13347	12182	13860	11921	13500	12029
Combine Totals	25277		25529		25781		25529	

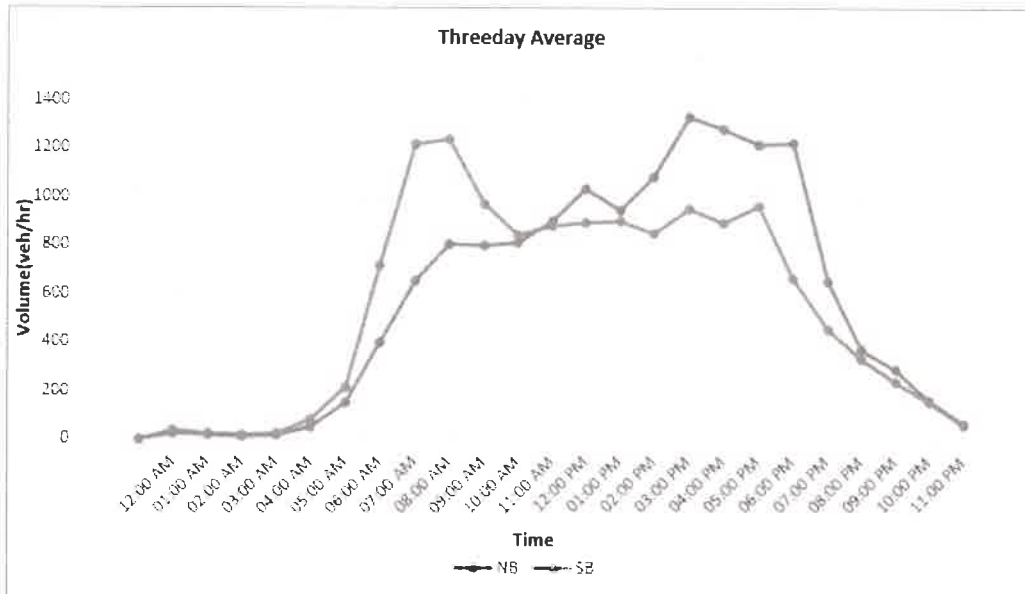


0004- Imperial Pkwy S. of Tropic Dr
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331



Time	Tuesday		Wednesday		Thursday		Threeday Average	
	2/18/2025		2/19/2025		2/20/2025			
	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	22	35	20	32	28	30	23	32
01:00 AM	13	19	10	29	20	21	14	23
02:00 AM	9	15	9	18	10	14	9	16
03:00 AM	15	21	19	23	7	25	14	23
04:00 AM	47	77	45	84	45	80	46	80
05:00 AM	159	208	158	207	137	224	151	213
06:00 AM	403	700	383	751	412	685	399	712
07:00 AM	641	1259	683	1245	626	1137	650	1214
08:00 AM	828	1217	799	1328	791	1160	806	1235
09:00 AM	801	941	810	1023	787	947	799	970
10:00 AM	793	847	826	798	805	873	808	839
11:00 AM	883	894	858	808	951	940	897	881
12:00 PM	920	896	881	820	1297	969	1033	895
01:00 PM	906	785	889	857	1038	1054	944	899
02:00 PM	1037	840	1046	833	1168	872	1084	848
03:00 PM	1368	910	1307	991	1320	944	1332	948
04:00 PM	1258	897	1276	880	1312	901	1282	893
05:00 PM	1189	990	1297	908	1161	996	1216	965
06:00 PM	1340	645	1286	699	1034	639	1220	661
07:00 PM	675	470	637	432	645	459	652	454
08:00 PM	394	345	352	326	363	331	370	334
09:00 PM	303	234	275	233	283	248	287	238
10:00 PM	154	137	155	155	168	166	159	153
11:00 PM	65	59	62	72	68	57	65	63
Day Total	14223	13441	14083	13552	14476	13772	14261	13588
Combine Totals	27664		27635		28248		27849	

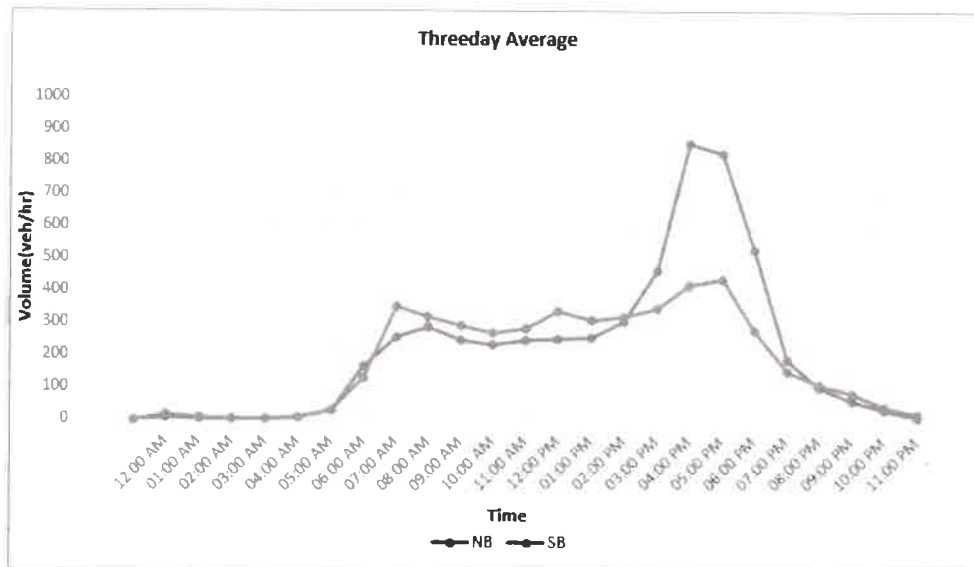


0024-Logan Blvd S. of Bonita Beach Rd
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331



Time	Tuesday		Wednesday		Thursday		Threeday Average	
	2/18/2025		2/19/2025		2/20/2025			
	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	10	17	4	8	5	20	6	15
01:00 AM	1	8	5	8	3	3	3	6
02:00 AM	2	2	5	2	4	3	4	2
03:00 AM	4	4	2	3	3	2	3	3
04:00 AM	10	8	5	6	8	8	8	7
05:00 AM	34	31	28	34	31	27	31	31
06:00 AM	163	129	164	133	169	130	165	131
07:00 AM	281	371	240	377	246	308	256	352
08:00 AM	283	312	276	364	308	287	289	321
09:00 AM	247	295	265	293	228	285	247	291
10:00 AM	229	255	239	275	230	274	233	268
11:00 AM	240	281	227	280	276	292	248	284
12:00 PM	240	301	231	267	281	441	251	336
01:00 PM	251	280	247	248	277	402	258	310
02:00 PM	300	329	314	313	311	324	308	322
03:00 PM	494	345	458	341	447	356	466	347
04:00 PM	877	424	848	396	852	441	859	420
05:00 PM	801	461	781	400	903	447	828	436
06:00 PM	585	284	507	267	488	289	527	280
07:00 PM	190	153	181	135	197	167	189	152
08:00 PM	110	109	91	110	102	115	101	111
09:00 PM	62	82	62	87	65	85	63	85
10:00 PM	28	45	33	51	45	34	35	43
11:00 PM	13	15	12	18	15	34	13	22
Day Total	5455	4541	5225	4416	5494	4774	5391	4577
Combine Totals	9996		9641		10268		9968	



**TRAFFIC DATA FROM FDOT
FLORIDA TRAFFIC ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 03 - COLLIER

SITE: 9950 - I-75, 1.25 MI N OF CR-846/IMMOKALEE RD, NAPLES

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	115657 C	N	57633	S 58024	9.00	52.40	8.60
2023	111849 C	N	54639	S 57210	9.00	52.40	8.50
2022	108699 C	N	53395	S 55304	9.00	53.10	8.70
2021	103888 C	N	51632	S 52256	9.00	55.80	8.90
2020	90041 C	N	44689	S 45352	9.00	54.90	9.60
2019	105903 C	N	52573	S 53330	9.00	55.00	8.30
2018	99582 C	N	49466	S 50116	9.00	55.40	8.30
2017	97387 C	N	48486	S 48901	9.00	55.40	7.90
2016	97041 C	N	48196	S 48845	9.00	55.90	8.20
2015	92399 C	N	45990	S 46409	9.00	56.20	7.40
2014	85506 C	N	42537	S 42969	9.00	55.70	7.00
2013	79834 C	N	39755	S 40079	9.00	55.30	6.60
2012	75022 C	N	37364	S 37658	9.00	55.10	7.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0054 - SR 93/I 75, SOUTH OF CORKSCREW ROAD

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2024	116500 C	N	58000	S 58500	9.00	57.10	9.40
2023	108000 C	N	51500	S 56500	9.00	56.10	9.40
2022	115000 C	N	57000	S 58000	9.00	57.20	11.40
2021	108000 S	N	54000	S 54000	9.00	57.70	10.70
2020	107000 F	N	53500	S 53500	9.00	57.70	10.70
2019	110000 C	N	55000	S 55000	9.00	58.70	10.70
2018	106000 C	N	52500	S 53500	9.00	59.00	10.40
2017	101000 C	N	50000	S 51000	9.00	58.10	10.30
2016	100500 C	N	50000	S 50500	9.00	58.10	9.00
2015	91500 C	N	45500	S 46000	9.00	56.80	10.70
2014	87500 C	N	43500	S 44000	9.00	56.40	9.90
2013	79000 C	N	37500	S 41500	9.00	57.70	8.40
2012	73000 C	N	37000	S 36000	9.00	56.40	9.60
2011	71500 C	N	35500	S 36000	9.00	55.80	9.10
2010	72500 C	N	36000	S 36500	9.64	55.58	9.20
2009	69000 F	N	34000	S 35000	9.40	55.84	10.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

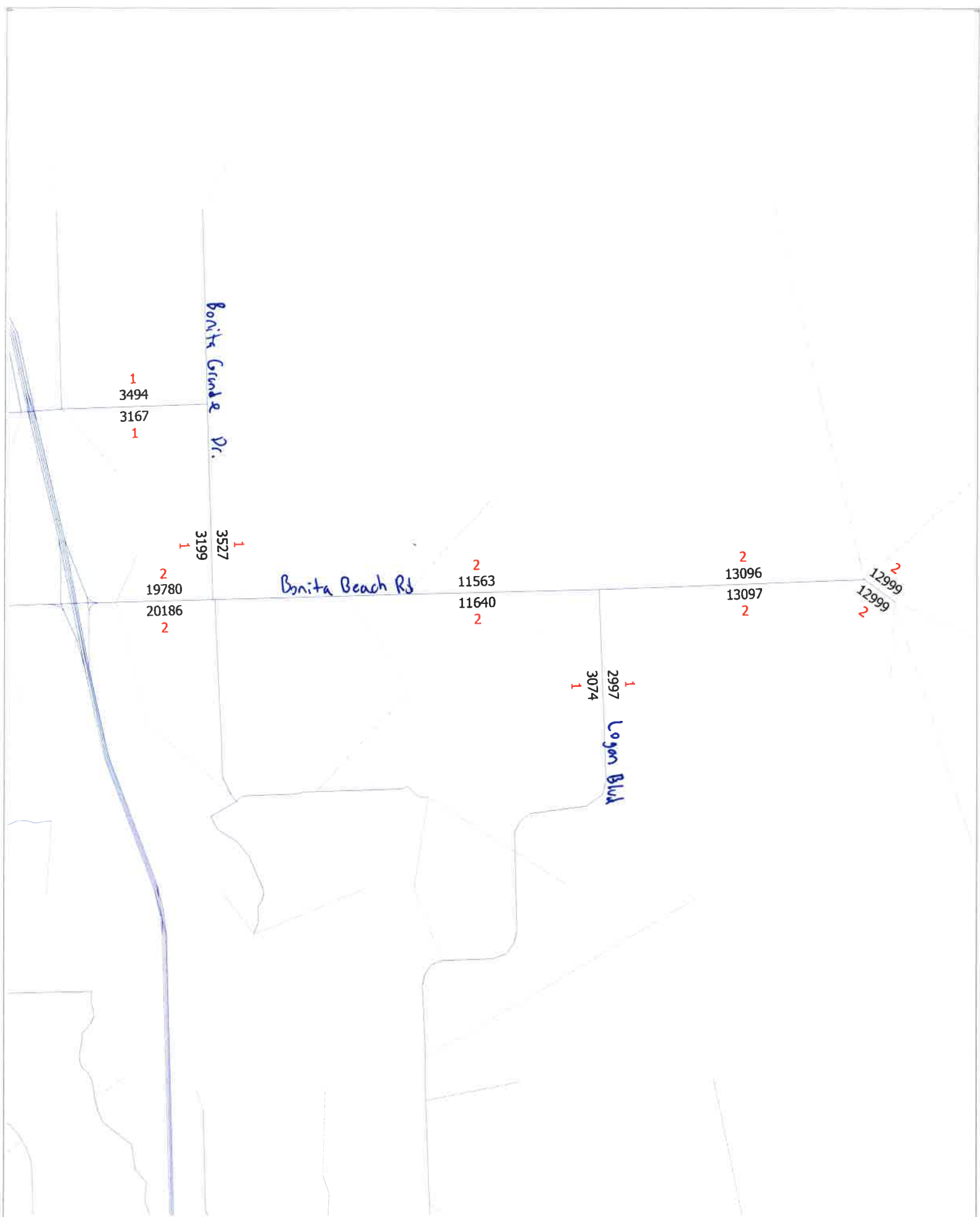
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

VESTED TRAFFIC DATA

City of Bonita Springs Vested Trip Table (as of April 2024)

ID	Roadway	From	To	AM Vested Trips		PM Vested Trips	
				N / E	S / W	N / E	S / W
1000	Arroyal Rd	Bonita Beach Rd	Pennsylvania Ave	0	0	2	2
2000	Bonita Beach Rd	Hickory Blvd	West Ave	0	0	0	0
3000	Bonita Beach Rd	West Ave	Vanderbilt Dr	7	12	13	10
4000	Bonita Beach Rd	Vanderbilt Dr	US 41	55	42	60	63
5000	Bonita Beach Rd	US 41	Arroyal Rd	27	36	54	46
6000	Bonita Beach Rd	Arroyal Rd	Wisconsin St	25	49	62	44
7000	Bonita Beach Rd	Wisconsin St	Old 41	67	78	92	82
8000	Bonita Beach Rd	Old 41	Imperial Pkwy	93	144	152	115
9000	Bonita Beach Rd	Imperial Pkwy	I-75	120	148	145	128
10000	Bonita Beach Rd	I-75	Bonita Grande Dr	138	220	225	177
11000	Bonita Beach Rd	Bonita Grande Dr	Logan Blvd Ext	83	27	46	72
12000	Bonita Beach Rd	East of Logan Blvd	--	42	13	22	35
13000	Bonita Grande Dr	Bonita Beach Rd	E Terry St	88	64	88	111
14000	Cockleshell Dr	Shangri-La Rd	Strike Ln	29	10	20	33
15000	Coconut Road	West of US 41	US 41	67	33	67	104
16000	Dean St	Old 41 Rd	Matheson Ave	2	1	2	2
17000	Dean St	Matheson Ave	Imperial Pkwy	0	0	0	0
18000	Estero Blvd	Hickory Blvd	New Pass Bridge	0	0	0	0
19000	Estero Blvd	New Pass Bridge	Lover's Key State Pa	0	0	0	0
20000	Estero Blvd	Lover's Key State Pa	Little Carlos Pass Bri	0	0	0	0
21000	Imperial Pkwy	Collier Co Line	Bonita Beach Rd	50	19	51	34
22000	Imperial Pkwy	Bonita Beach Rd	E Terry St	66	70	97	76
23000	Imperial Pkwy	E Terry St	Shangri-La Rd	43	60	57	76
24000	Imperial Pkwy	Shangri-La Rd	Coconut Rd	25	26	26	45
25000	Imperial Shores Blvd	Bonita Beach Rd	Tarpon Ave	0	0	0	0
26000	Logan Blvd	South of Bonita Beach	County Line	0	0	0	0
27000	Longfellow Ln	Matheson Ave	Imperial Pkwy	0	0	0	0
28000	Luke St	Bonita Beach Rd	Quails Walk	0	0	0	0
29000	Matheson Ave	Dean St	Longfellow Ln	0	0	0	0
30000	Morton Ave	E Terry St	Tower Rd	44	22	27	54
31000	Old 41 Rd	Collier Co Line	Bonita Beach Rd	10	20	25	17
32000	Old 41 Rd	Bonita Beach Rd	Terry St	78	90	110	110
33000	Old 41 Rd	Terry St	Shangri-La Rd	51	97	123	123
34000	Old 41 Rd	Shangri-La Rd	Bernwood Pkwy	72	32	100	121
35000	Old 41 Rd	Bernwood Pkwy	US 41	54	20	59	67
36000	Paradise Rd	Shangri-La Rd	Wood Ibis Ave	101	34	69	116
37000	Pennsylvania Ave	Arroyal Rd	Wisconsin St	0	0	0	0
38000	Pennsylvania Ave	Wisconsin St	Old 41 Rd	4	4	5	4
39000	Quails Walk	Luke St	Windsor Rd	0	0	0	0
40000	Shangri-La Rd	Old 41 Rd	Imperial Pkwy	102	35	76	123
41000	Tarpon Ave	Imperial Shores Blvd	Luke St	0	0	0	0
42000	W Terry St	US 41	Old 41 Rd	112	60	110	121
43000	E Terry St	Old 41 Rd	Imperial Pkwy	84	57	107	88
44000	E Terry St	Imperial Pkwy	Morton Ave	160	97	196	147
45000	E Terry St	Morton Ave	Bonita Grande Dr	149	50	156	116
46000	Tropical Acres Dr	Shangri-La Rd	Jolea Ave	0	0	0	0
47000	US 41	Collier Co Line	Bonita Beach Rd	14	32	34	25
48000	US 41	Bonita Beach Rd	W Terry St	49	34	49	56
49000	US 41	W Terry St	Bernwood Pkwy	44	14	26	45
50000	US 41	Bernwood Pkwy	Old 41 Rd	39	18	22	34
51000	US 41	Old 41 Rd	Coconut Rd	48	95	98	65
52000	Vanderbilt Dr	Collier Co Line	Bonita Beach Rd	8	10	12	11
53000	Woods Edge Pkwy	Vanderbilt Dr	US 41	0	0	0	0

**2045 LRTP COST FEASIBLE
ROADWAY NETWORK LANES AND
VOLUMES**



2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES & VOLUMES



I-75 (South of Bonita Beach Rd)

Location	Lanes	Volumes
18565	2	
65037	3	
20878	2	
60383		

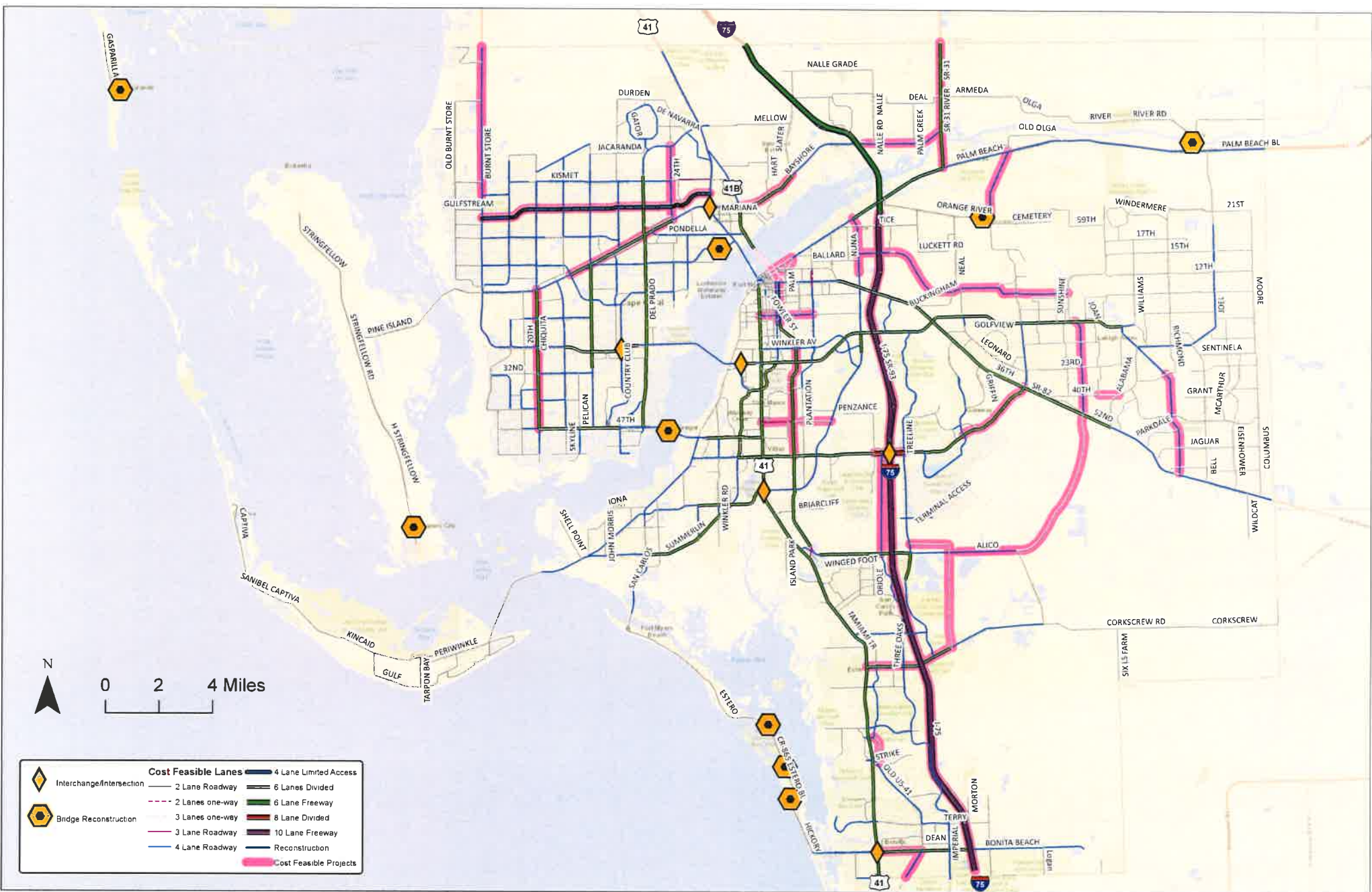
18585
2
20878

64991
3

68427
3

I-75 (North of Bonita Beach Rd)

**LEE COUNTY MPO
2045 HIGHWAY
COST FEASIBLE PLAN**



FDOT PUBLIC NEWSLETTER
I-75 WIDENING

I-75 from Golden Gate Pkwy. to Corkscrew Rd.

PROJECT DESCRIPTION

- Widens 18.5 miles of I-75
- Adds 1 lane in each direction & auxiliary lanes—increasing roadway from 6 to 8 lanes

COUNTIES

Collier & Lee

PROJECT LIMITS

Interstate 75 (I-75) from Golden Gate Parkway to Corkscrew Road

FUNDING

\$578 Million

CONSTRUCTION

2026

PROJECT LOCATION



REGIONAL ECONOMIC IMPACT



**\$2.3
BILLION**



PROJECT BENEFITS

Additional lanes will

**REDUCE
TRAVEL TIMES
BY 47%**



ENHANCE SAFETY

and quality of life for communities



INCREASES EFFICIENCY OF TRAFFIC OPERATIONS



REDUCE

travel times in the event of emergency evacuations



**FDOT'S PUBLIC WORKSHOP
PRESENTATION I-75 WIDENING**



I-75 in Collier and Lee Counties - PD&E Study Update

FPID 452544-1: PROJECT SEGMENTATION FOR DESIGN AND CONSTRUCTION

I-75 Interchanges

- 2 Golden Gate Pkwy.
- 3 Pine Ridge Rd.
- 4 Immokalee Rd.
(See Slide 10)
- 5 Bonita Beach Rd.
- 6 Corkscrew Rd.

Project Segment
Construction Start
Dates (anticipated)



**FDOT 5-YEAR WORK PROGRAM
(I-75 WIDENING)**



FDOT Emergency Travel Alert: For information on the current situation, please visit the following page - [Alerts](#).



Florida Department of

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Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 3/6/2025 9:1:

Five Year Work Program

Selection Criteria	
District 01 Lee County Item Number:452544-2	2025-2030 G1 Category:Highways

[Display current records in a Report Style](#)
[Display current records in an Excel Document](#)

Project Summary						
Transportation System: INTRASTATE INTERSTATE				District 01 - Lee County		
Description: I-75 FROM BONITA BEACH TO CORKCREW						
Type of Work: ADD LANES & RECONSTRUCT				View Scheduled Activities		
Item Number: 452544-2				SIS		
Length: 8.106				View Map of Item		
Project Detail						
Fiscal Year:	2025	2026	2027	2028	2029	2030
Highways/Preliminary Engineering						
Amount:		\$4,200,000				\$1,131,132
Highways/Right of Way						
Amount:		\$11,600,000				
Highways/Design Build						
Amount:		\$515,000				\$12,258,800
Item Total:		\$16,315,000				\$13,389,932

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 323

[View Contact Information for Office of Work Program and Budget](#)

INTERNAL CAPTURE WORKSHEETS

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:			Organization:
Project Location:			Performed By:
Scenario Description:			Date:
Analysis Year:			Checked By:
Analysis Period:	AM Street Peak Hour		Date:

Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	20,000	SF	42	37	5
Retail	821	80,000	SF	282	175	107
Restaurant				0		
Cinema/Entertainment				0		
Residential	210	299	Units	202	50	152
Hotel				0		
All Other Land Uses ²				0		
				526	262	264

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	0	0	0	0
Retail	1		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	2	0	0		0
Hotel	0	0	0	0	0	

	Total	Entering	Exiting
All Person-Trips	526	262	264
Internal Capture Percentage	2%	2%	2%
External Vehicle-Trips ⁵	514	256	258
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Land Use	Entering Trips	Exiting Trips
Office	5%	20%
Retail	2%	2%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	2%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in *ITE Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	0
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	37	37	1.00	5	5
Retail	1.00	175	175	1.00	107	107
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	50	50	1.00	152	152
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	3	0	0	0
Retail	31		14	0	15	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	2	30	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		56	0	0	0	0
Retail	1		0	0	1	0
Restaurant	5	14		0	3	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	30	0	0		0
Hotel	1	7	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	2	35	37	35	0	0
Retail	3	172	175	172	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	49	50	49	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	1	4	5	4	0	0
Retail	2	105	107	105	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	3	149	152	149	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:				Organization:	
Project Location:				Performed By:	
Scenario Description:				Date:	
Analysis Year:				Checked By:	
Analysis Period:	PM Street Peak Hour			Date:	

Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	20,000	SF	44	7	37
Retail	821	80,000	SF	732	352	380
Restaurant				0		
Cinema/Entertainment				0		
Residential	210	299	Units	278	175	103
Hotel				0		
All Other Land Uses ²				0		
				1,054	534	520

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		7	0	0	1	0
Retail	2		0	0	81	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	4	35	0	0		0
Hotel	0	0	0	0	0	

	Total	Entering	Exiting
All Person-Trips	1,054	534	520
Internal Capture Percentage	25%	24%	25%
External Vehicle-Trips ⁵	794	404	390
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Land Use	Entering Trips	Exiting Trips
Office	86%	22%
Retail	12%	22%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	47%	38%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	0
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	7	7	1.00	37	37
Retail	1.00	352	352	1.00	380	380
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	175	175	1.00	103	103
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		7	1	0	1	0
Retail	8		110	15	99	19
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	4	43	22	0		3
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		28	0	0	7	0
Retail	2		0	0	81	0
Restaurant	2	176		0	28	0
Cinema/Entertainment	0	14	0		7	0
Residential	4	35	0	0		0
Hotel	0	7	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	6	1	7	1	0	0
Retail	42	310	352	310	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	82	93	175	93	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	8	29	37	29	0	0
Retail	83	297	380	297	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	39	64	103	64	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

TRIP GENERATION EQUATIONS

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

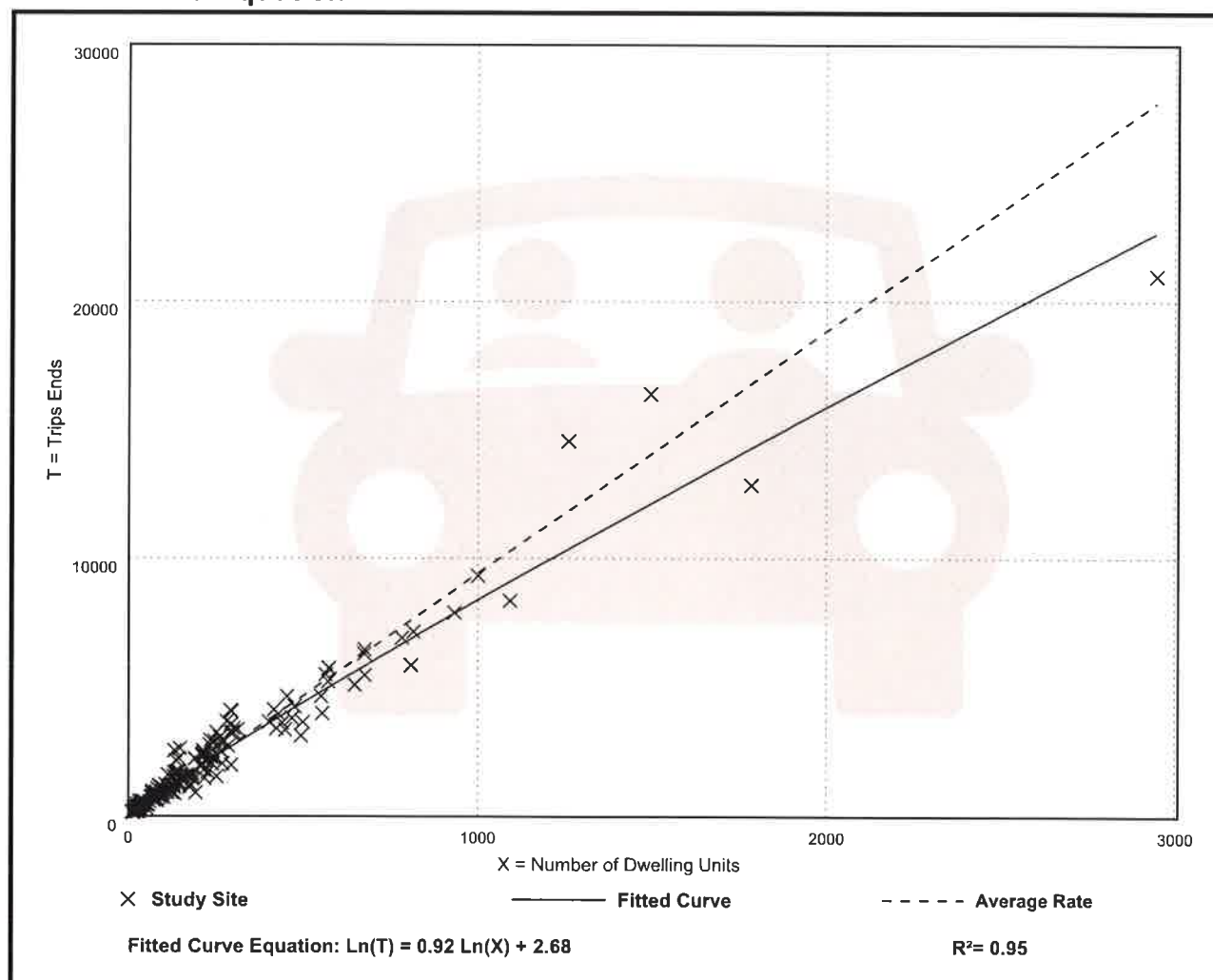
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

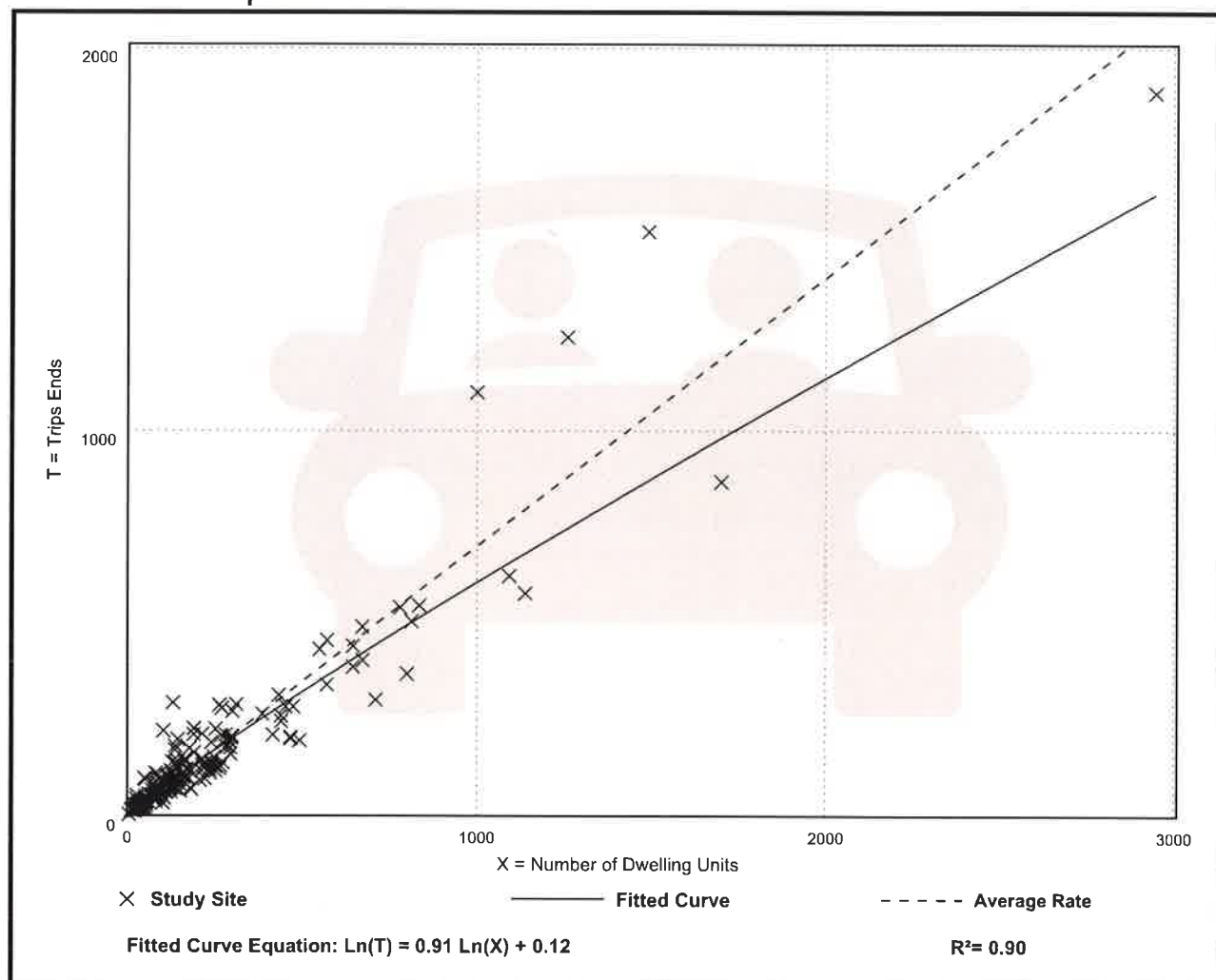
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

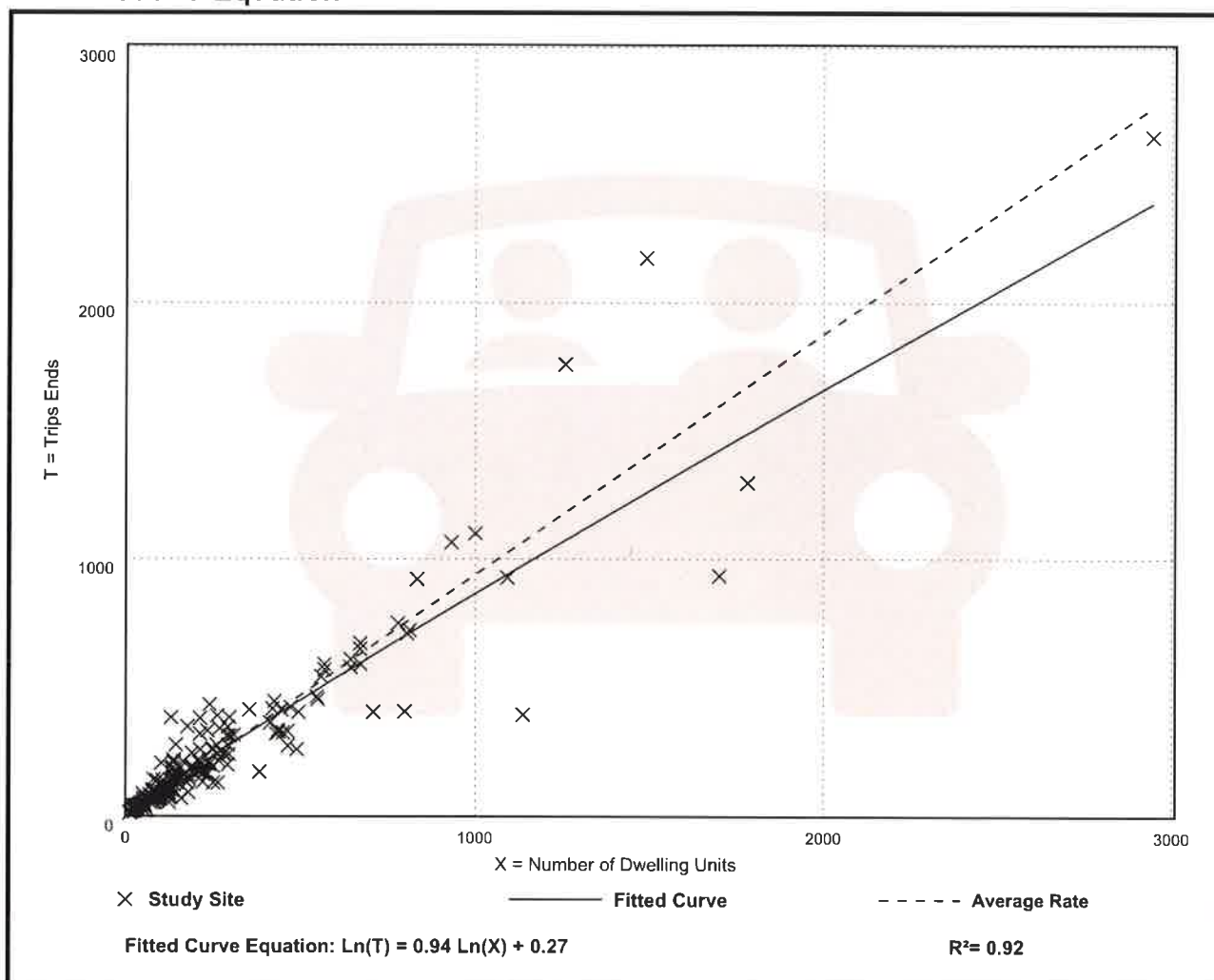
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 17

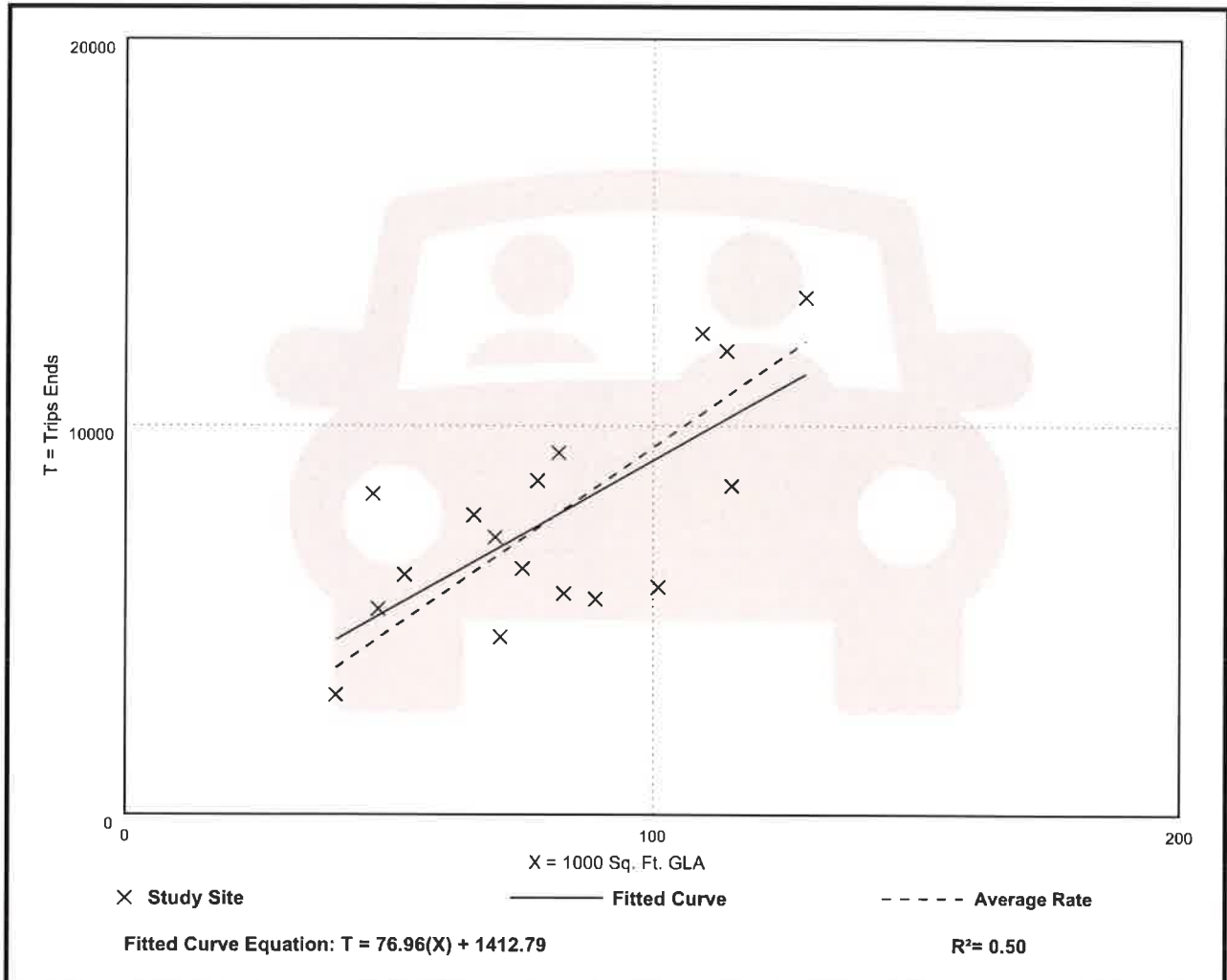
Avg. 1000 Sq. Ft. GLA: 81

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

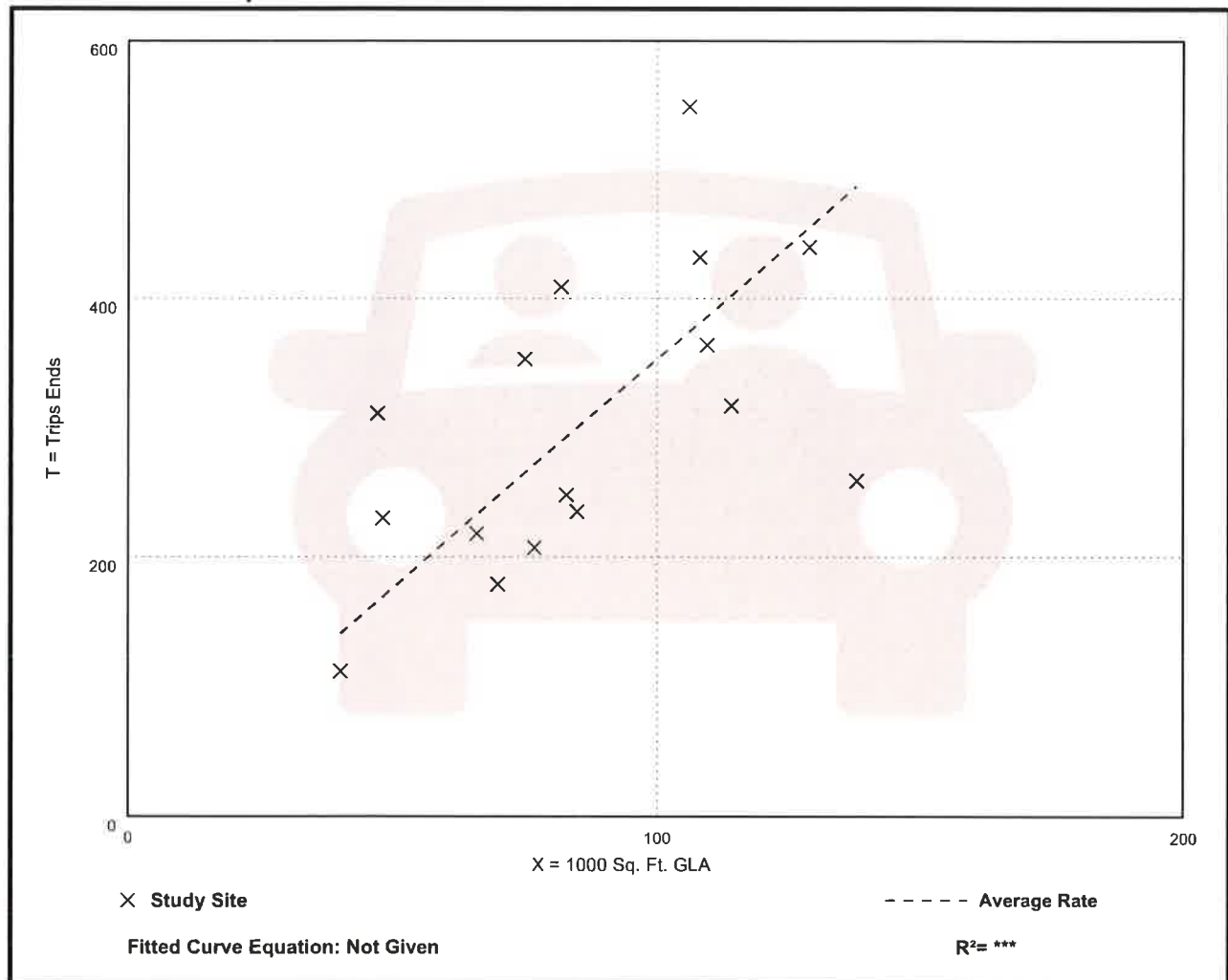
Avg. 1000 Sq. Ft. GLA: 86

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

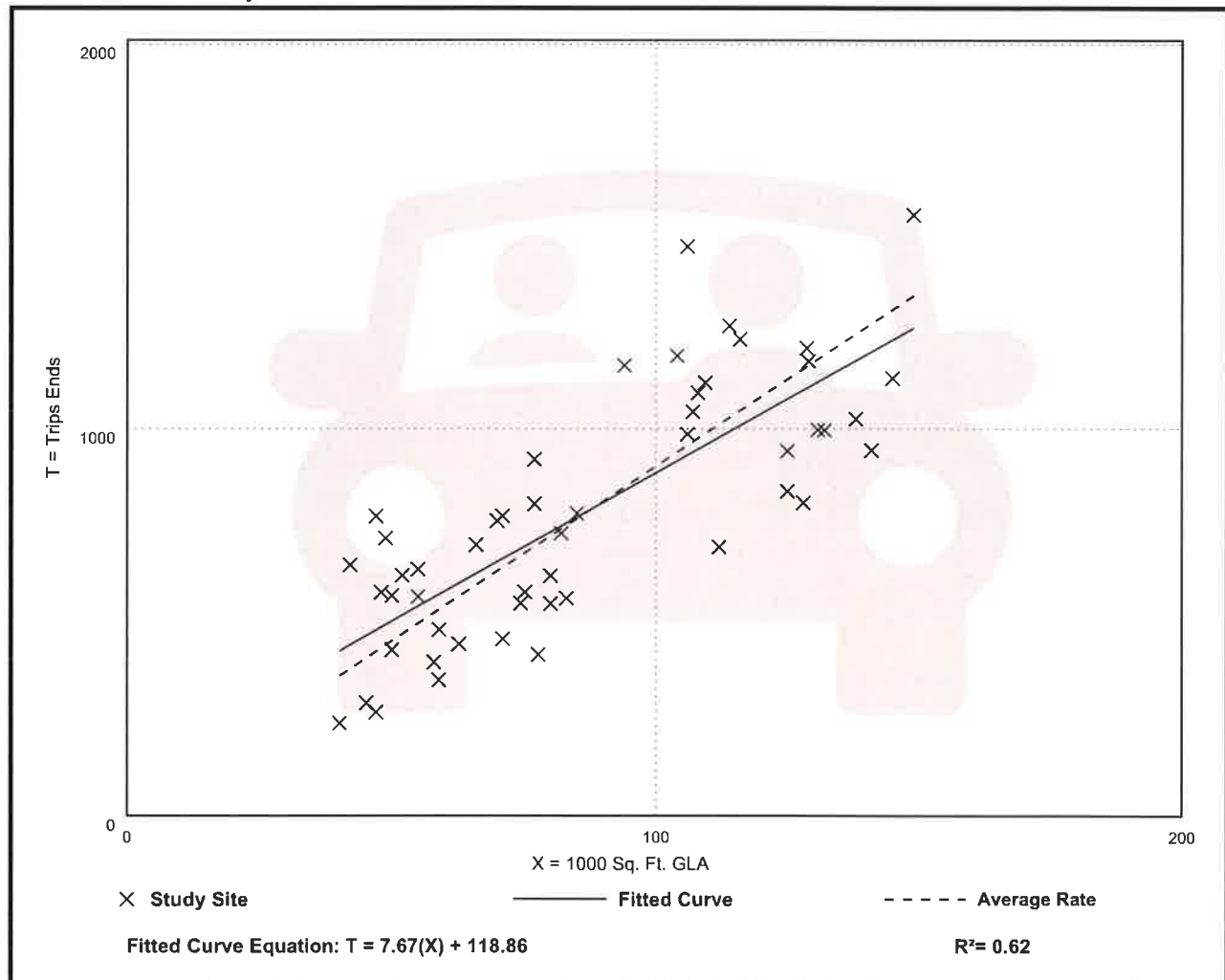
Avg. 1000 Sq. Ft. GLA: 87

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 59

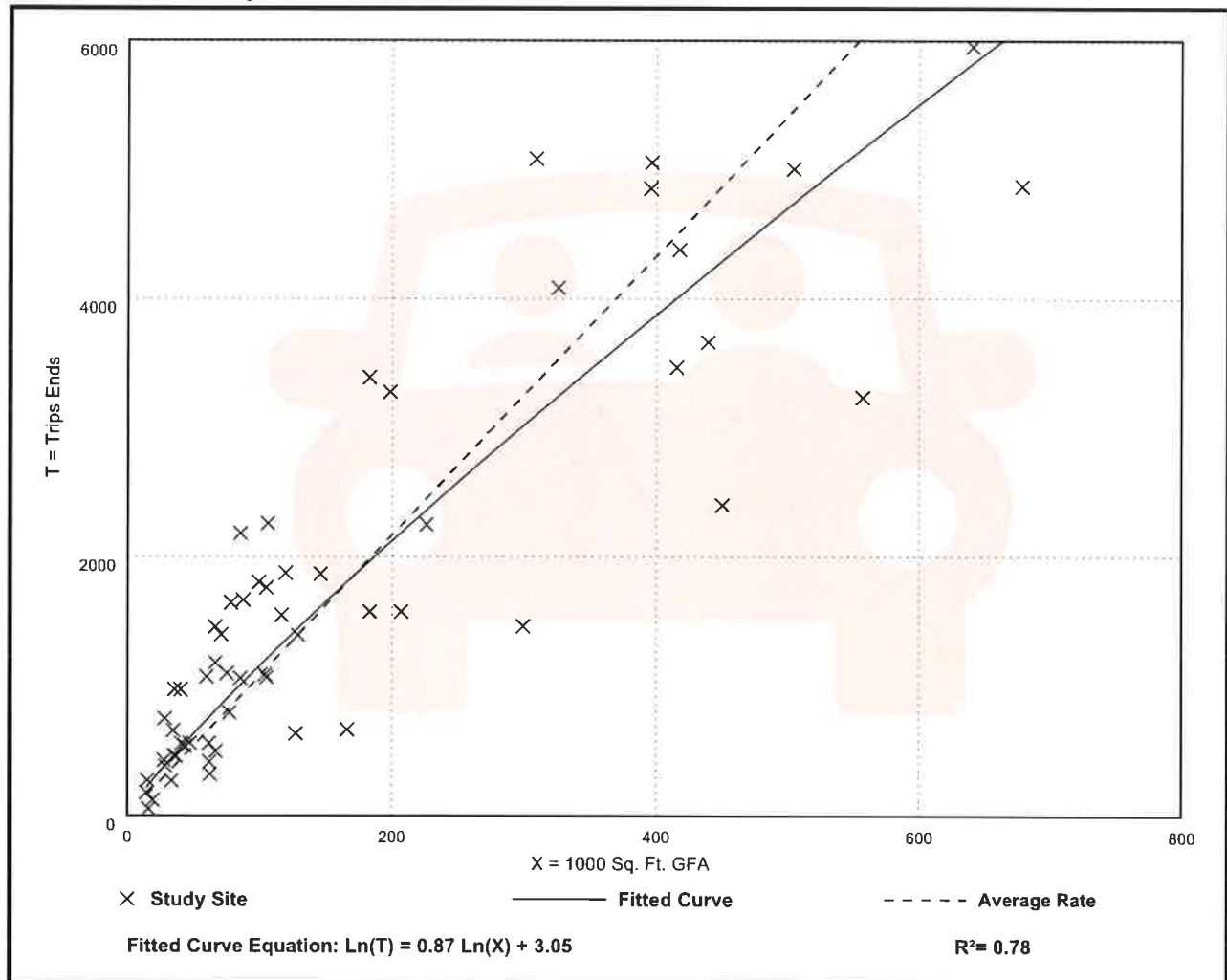
Avg. 1000 Sq. Ft. GFA: 163

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 221

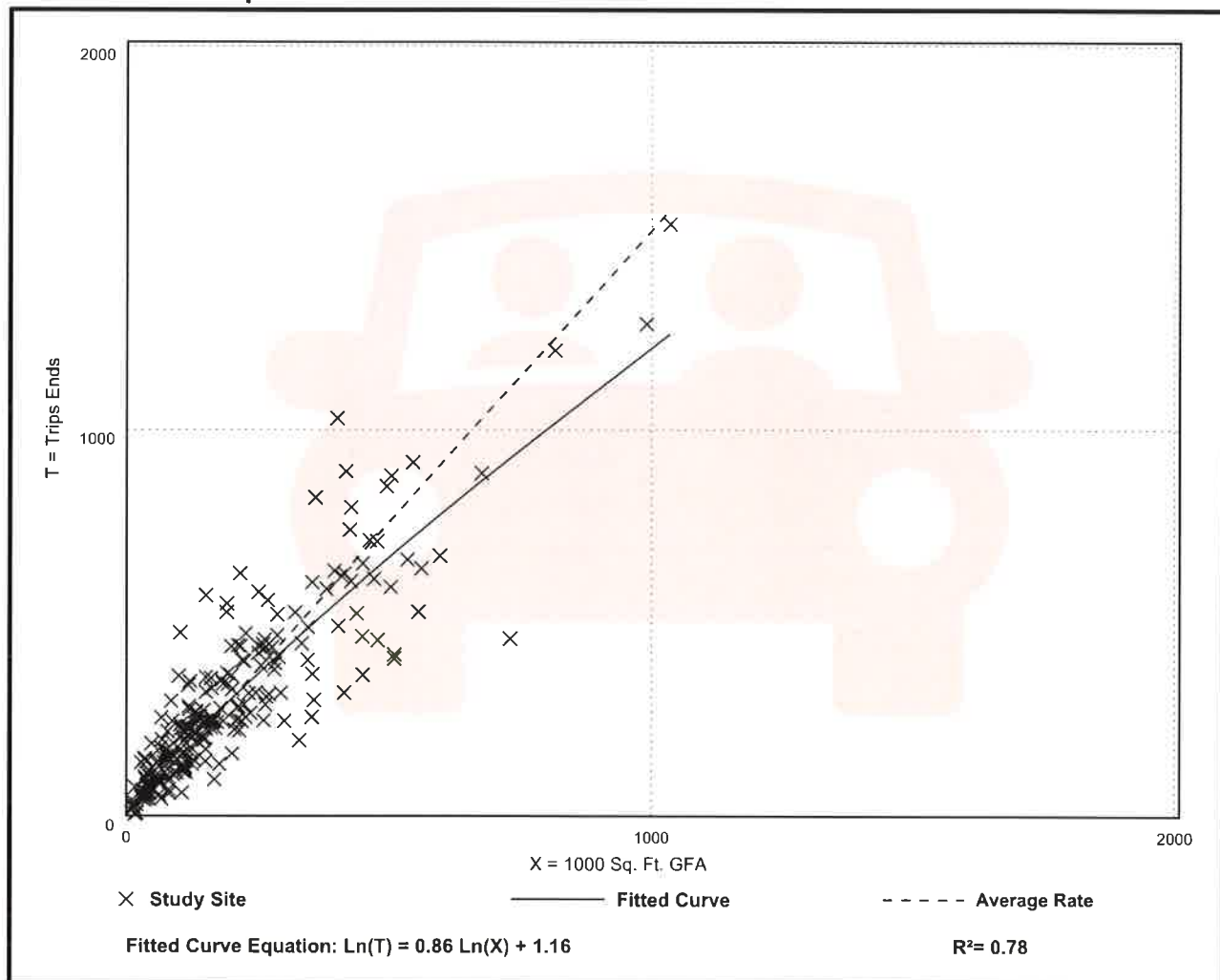
Avg. 1000 Sq. Ft. GFA: 201

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 232

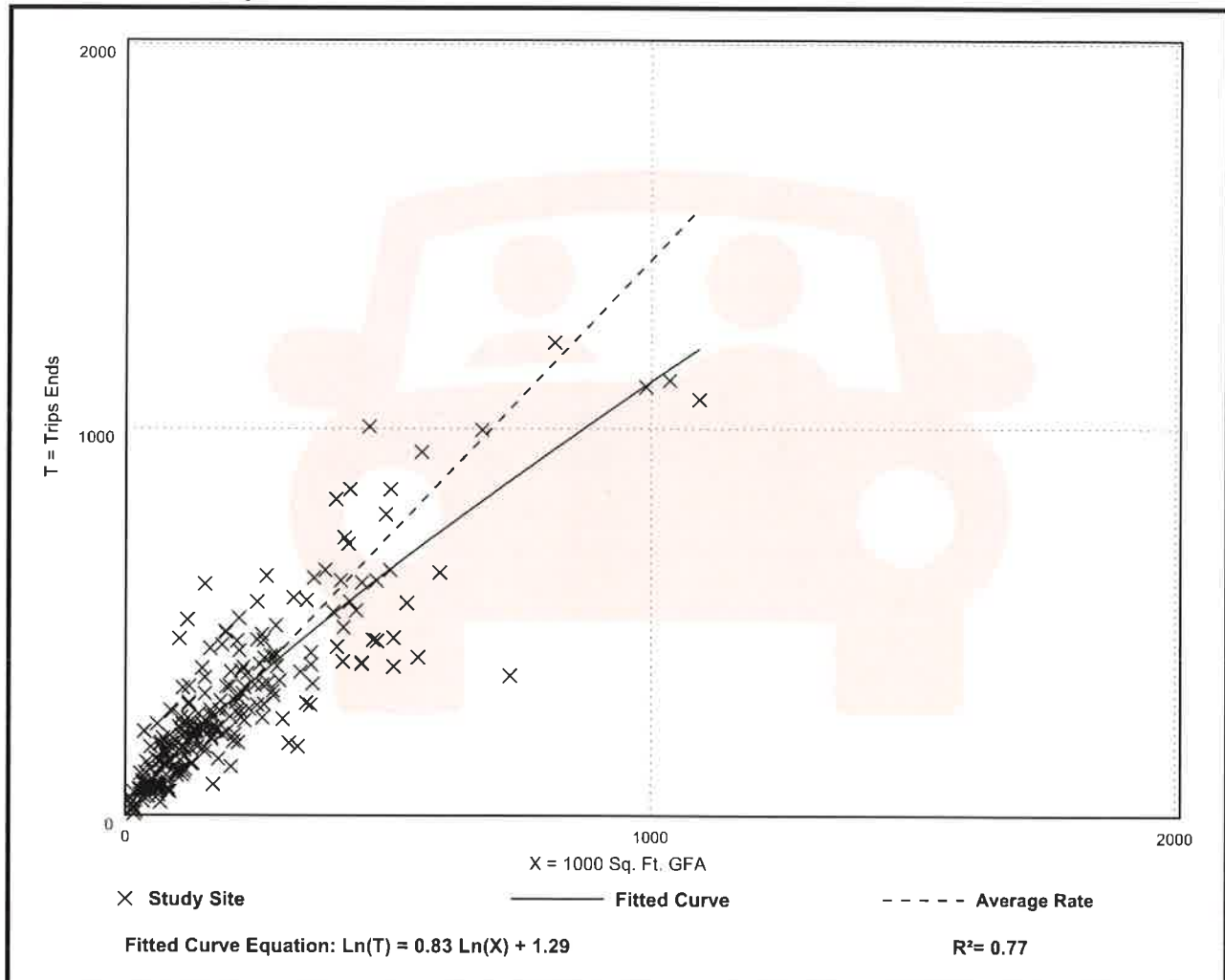
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation





This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

March 9, 2022

Patrick Murray
Planner
RVI Planning + Landscape Architecture
2600 Maitland Center Pkwy, Suite 262 • Maitland, FL 32751

In response to your request on March 9, 2022, the Florida Master Site File lists no cultural resources recorded at the 200+/- acre property located on the north side of Bonita Beach Rd SE, Florida.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

A handwritten signature in black ink that reads "Eman M. Vovsi".

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com





REVANA LAKES
(FKA DONMAL ASSEMBLAGE)
ADDITIONAL AGENTS

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

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

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

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

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



NOTICE OF PUBLIC INFORMATION MEETING

DATE: Monday, August 25, 2025
TIME: 6:00 PM

Dear Property Owner:

In compliance with the Bonita Springs Land Development Code requirements relating to Section 4-28, Seagate Revana, LLC, the owner and contract purchaser of 204+/- acres of real property located north of Bonita Beach Road and approximately 1 mile east of Bonita Grande Drive, is holding the 2nd required Neighborhood Meeting for a future land use map amendment, comprehensive plan text amendment, and Planned Development Rezone.

The Applicant has refiled these applications to allow 299 dwelling units and 100,000 square feet of commercial uses.

The purpose of the meeting is to educate community members and nearby landowners about updates to the proposed development and to address any questions.

The Neighborhood Meeting will be held on Monday, August 25, 2025, at 6:00 p.m. the Bonita Springs Fire Department, Station 24, 27701 Bonita Grande Drive, Bonita Springs, FL 34135

**Attending virtually is also available via Zoom using ID# 875 4881 8971
Passcode: 535909**

*DISCLAIMER: No responsibility is held for any technical issues experienced during the virtual attendance of this meeting. Virtual attendance is available only as a courtesy in addition to Neighborhood Meeting requirements.

For questions please contact:
RVI Planning + Landscape Architecture c/o Alexis Crespo, AICP
28100 Bonita Grande Drive, Suite 305
(239) 850-8525 OR acrespo@rviplanning.com



REVANA LAKES

Community Meeting
June 11, 2025

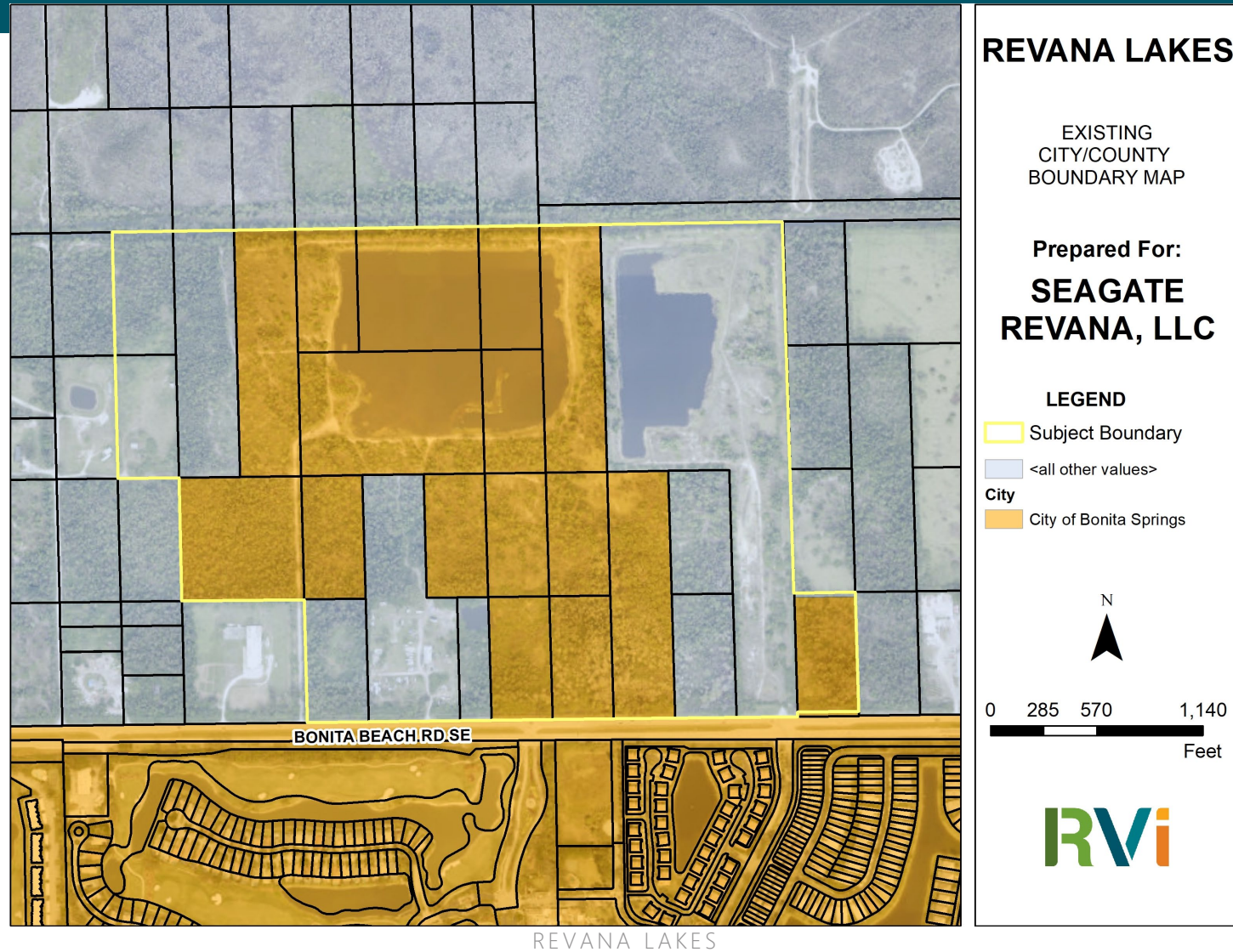
PRESENTATION OUTLINE

- INTRODUCTION TO SEAGATE DEVELOPMENT
- REVANA LAKES RE-ENVISIONED
- PROJECT STATUS & NEXT STEPS
- QUESTION & ANSWER

PROPERTY LOCATION MAP



ANNEXATION



PROPERTY OVERVIEW

- 204-acre property
 - 114 acres in the City
 - 90 acres in Lee County
- Accessed from Bonita Beach Road
- Heavily impacted due to historical mining activities
- *Purchased by Seagate in December 2020*



PROPERT HISTORY

- 37 +/- Acres are zoned Industrial Planned Development
- Approved in 2001
- Mining Area allows for 30+/- acres (10+/-acres have been mined)
- *"Blasting" for mining purposes is currently permitted by vested Lee County zoning*



SEAGATE DEVELOPMENT & COMMUNITY VISION

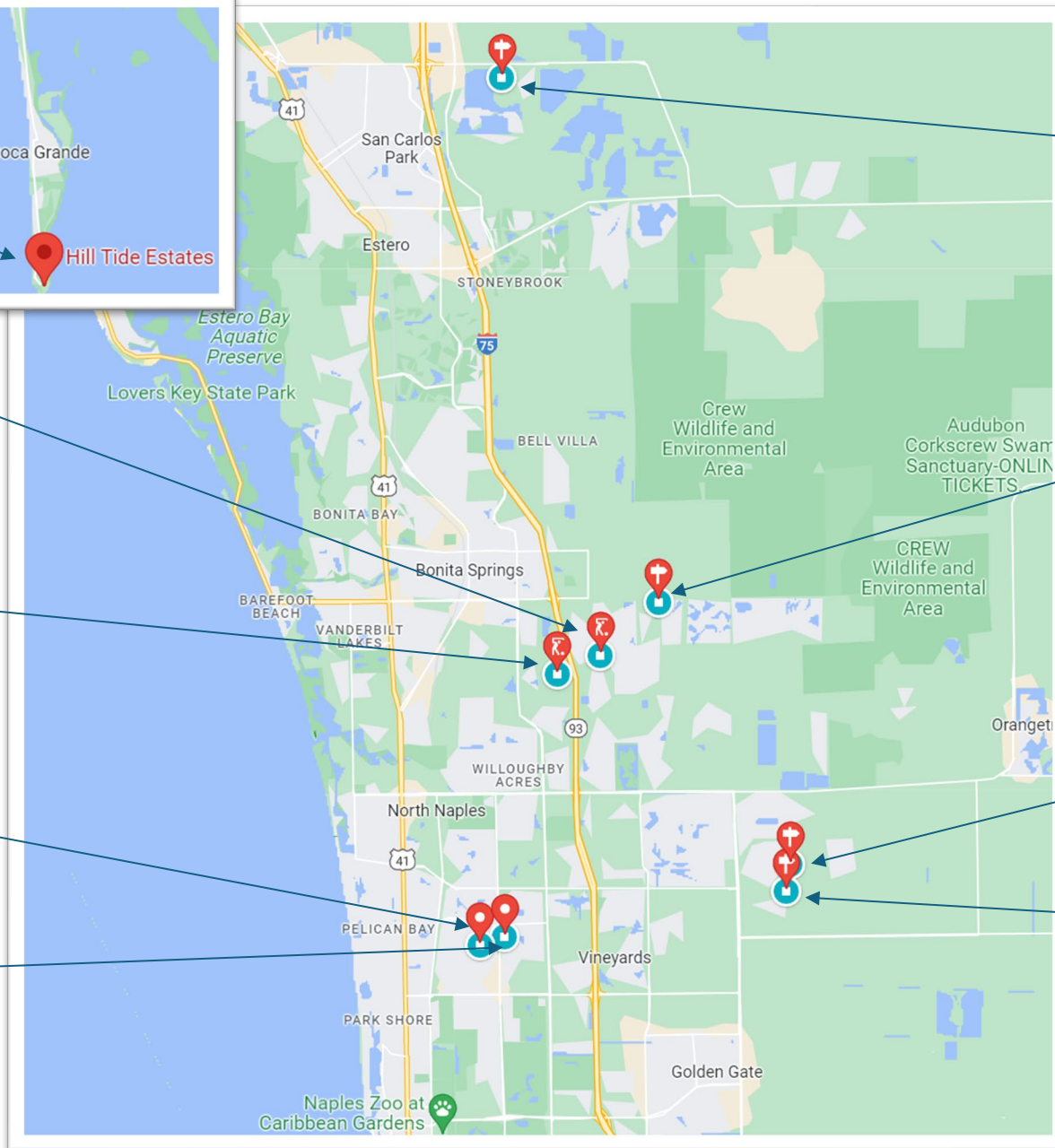
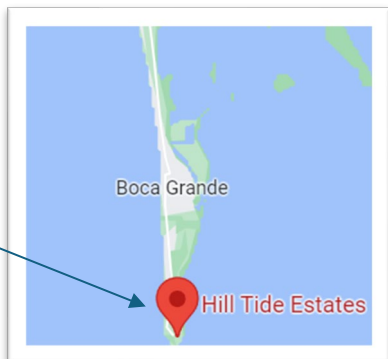
Revana Lakes

Seagate Development Group



Homes That Tell A Story...





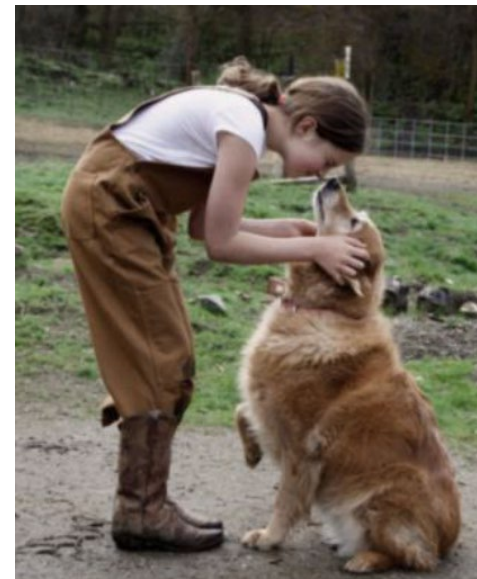
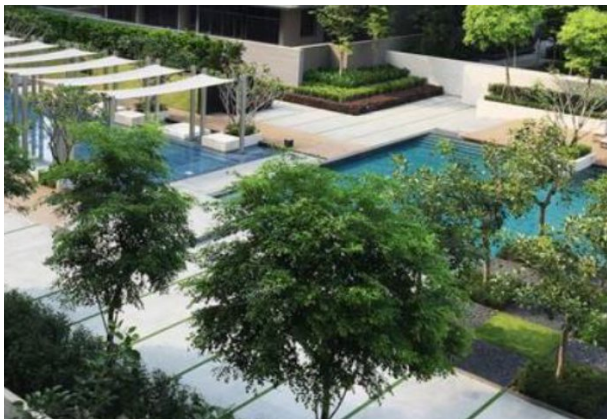
Landscaping Inspiration



Architectural Inspiration



Clubhouse Inspiration

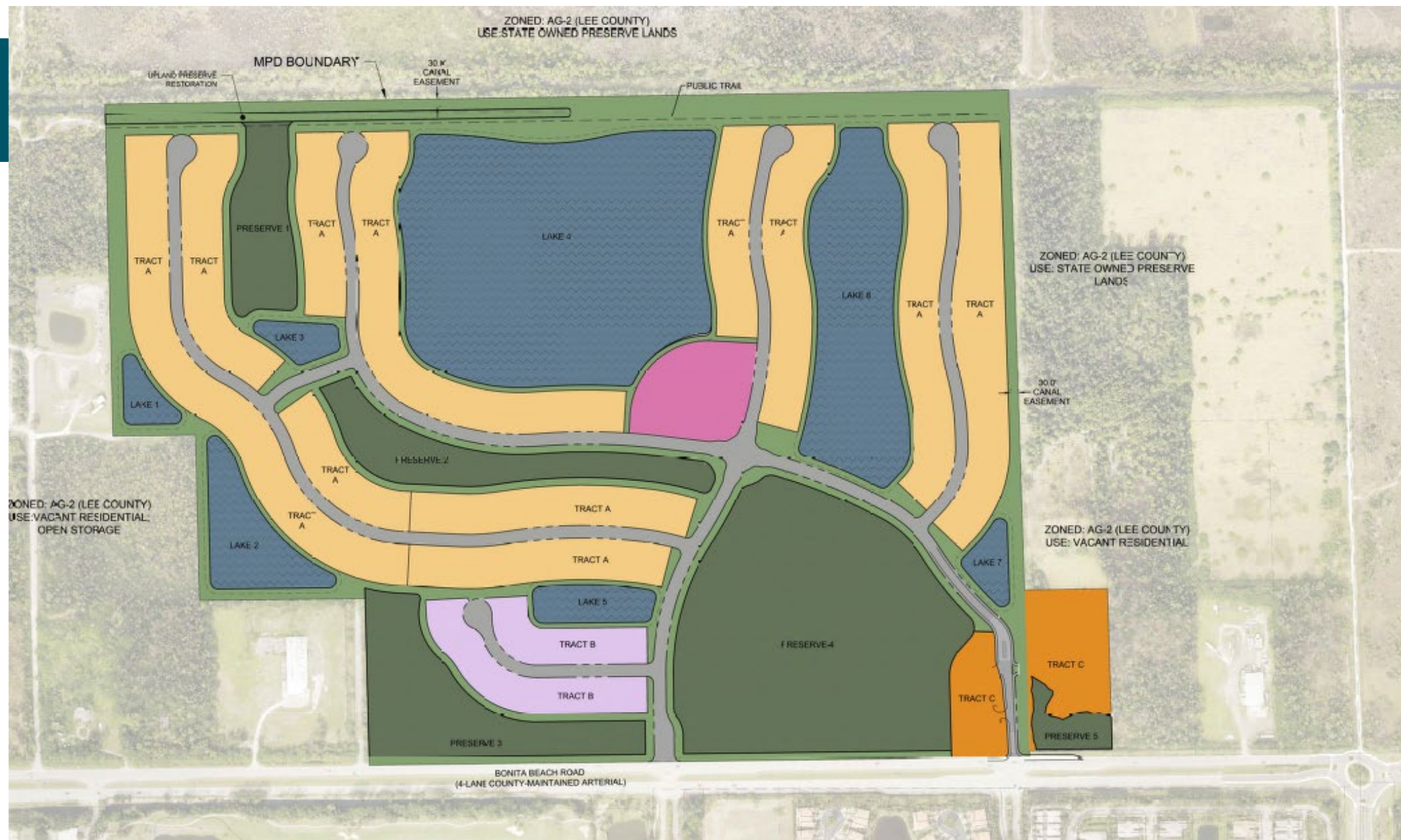


REVANA LAKES RE-ENVISIONED

REQUEST SUMMARY

- Requesting for the development of a master-planned, mixed-use community with up to ~~388~~ 299 *dwelling units (density of 1.5 du/acre)* and ~~39,500 SF~~ 100,000 SF of commercial retail uses and professional office
- Refiled with companion Annexation to incorporate entire site into the City, AND Mixed Use Planned Development (MPD) Rezone









REVANA LAKES

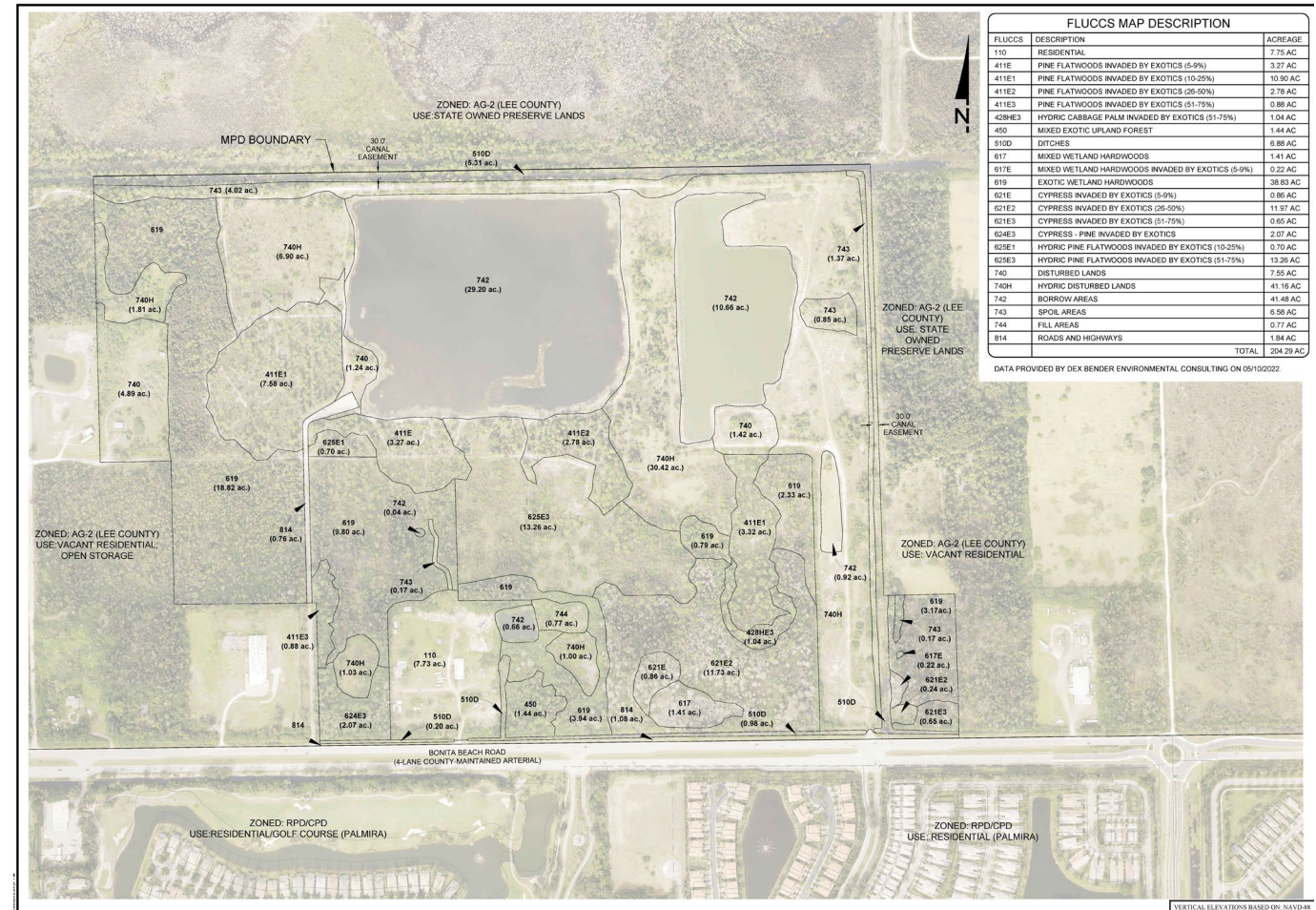
ADDITIONAL CONDITIONS/COMMITMENT

- ✓ No carwash, gas station or mini-warehouse uses
- ✓ Commercial uses permitted with first phase of development
- ✓ Public parking spaces to access Bonita Beach Road pathway & Crew Flint Pen Strand hiking trails
- ✓ Kehl canal maintenance & expanded open space
- ✓ Include space for monopole wireless tower

ENVIRONMENTAL RESOURCES

ENVIRONMENTAL

- Impacted Mining Areas
- Cleared Areas
- Mix of low to mid quality wetlands with nuisance/exotic vegetation
- Master Concept Plan will preserve highest quality wetlands along Bonita Beach Road.
- Focus development on impacted areas of the site



ENVIRONMENTAL PERMITTING

- SFWMD ERP Permit issued January 10, 2024
- Met all preservation and protected species obligations

 South Florida Water Management District
Individual Environmental Resource Permit No. 36-109961-P
Date Issued: January 10, 2024

Permittee:
Seagate Revana, LLC
Good Enough Farm, LLC
Beach Road & 29, LLC
Wendy Thiel
Craig Haines

Project:
Revana Lakes

Application No.
220714-35180

Location:
Lee County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

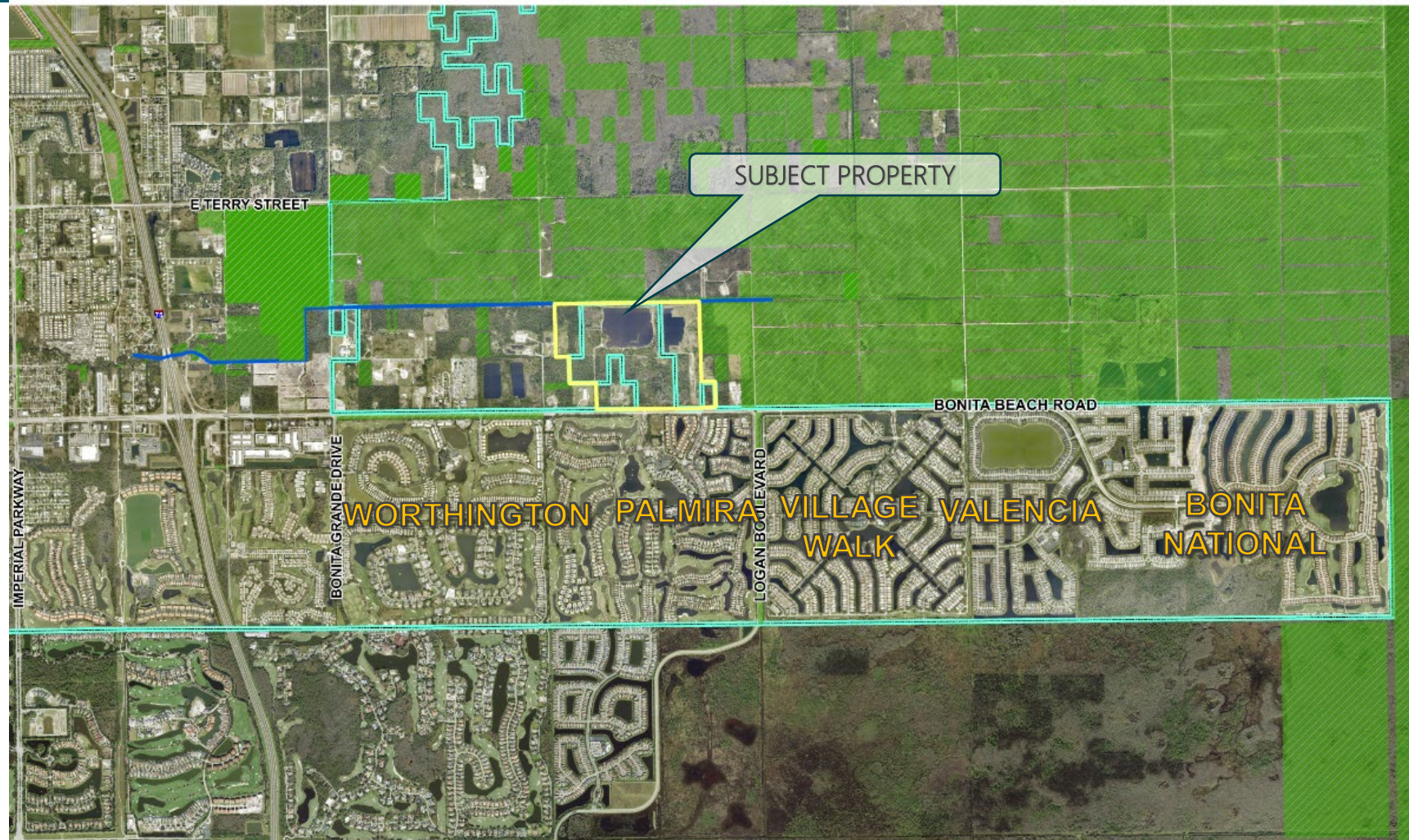
If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email epermits@sfwmd.gov.


Jill Creech
Division Director - Regulation

PUBLIC CONSERVATION CONTEXT



STORMWATER MANAGEMENT & INFRASTRUCTURE

INFRASTRUCTURE

- 12-16" Water Main on south side of Bonita Beach Road
- 16" Sewer Main along north side of Bonita Beach Road frontage
- BSU Capacity for Project
- Less than 2 miles from Fire Station 24
- Demonstration of availability for all required infrastructure and services



STORMWATER

- Stormwater management system is designed in accordance with:
 - ✓ South Florida Water Management District (SFWMD) Regulations & Criteria
 - ✓ City of Bonita Springs Land Development Code
- Obtained SFWMD Environmental Resource Permit for stormwater management
- Process ensures the development will not adversely impact surrounding properties

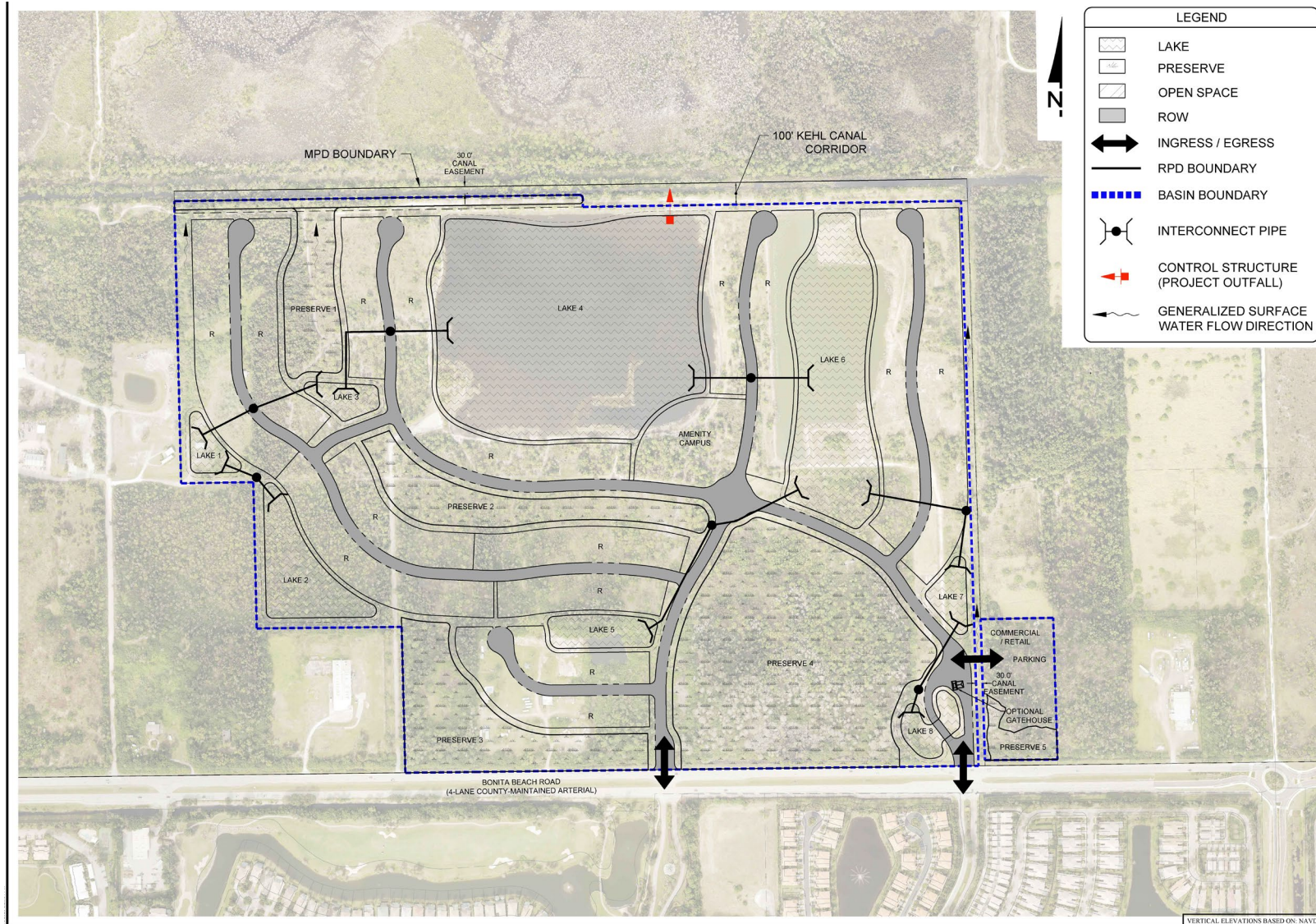


STORMWATER

- Outfall to Kehl Canal to the north
- Stormwater management system fully designed to:
 - ✓ Collect stormwater run-off generated within the development footprint
 - ✓ Provide water quality and water quantity storage
 - ✓ Eventually discharge the detained water at a controlled rate off-site
- The stormwater management system will generally be comprised of:
 - ✓ Perimeter berm to contain water run-off in the property
 - ✓ Interconnected lakes to store and treat the run-off water
 - ✓ Structures to allow for the controlled release of the water off-site



STORMWATER MANAGEMENT PLAN



TRANSPORTATION

TRANSPORTATION

- REDUCED unit count from 388 to 299 dwelling units since Local Planning Agency
- Site has 2 points of access onto Bonita Beach Road to spread out trips
- Increased the neighborhood commercial uses to reduce vehicle from travelling west on Bonita Beach Road
- Proposed amendment will not cause any roadways to operate below the adopted Level of Service (LOS) standards
- Future traffic studies and intersection signalization/lighting analysis required in the future prior to construction based on latest traffic data
- Developer will fund and construct all required improvements at the project entrance or along the Bonita Beach Road corridor triggered by the project
- Developer will pay \$5M road impact fees alone to contribute to local roadways

REVANA LAKES

Community Meeting ZOOM Follow Up
June 19, 2025

PROJECT TEAM

- Matt Price, James Nulf & Bill Price – Seagate Development Group
- Neale Montgomery, Esq. – Pavese Law Firm
- Yury Bykau, P.E. – TR Transportation Consultants
- Alexis Crespo, AICP – RVi Planning & Landscape Architecture

PROPERTY LOCATION MAP

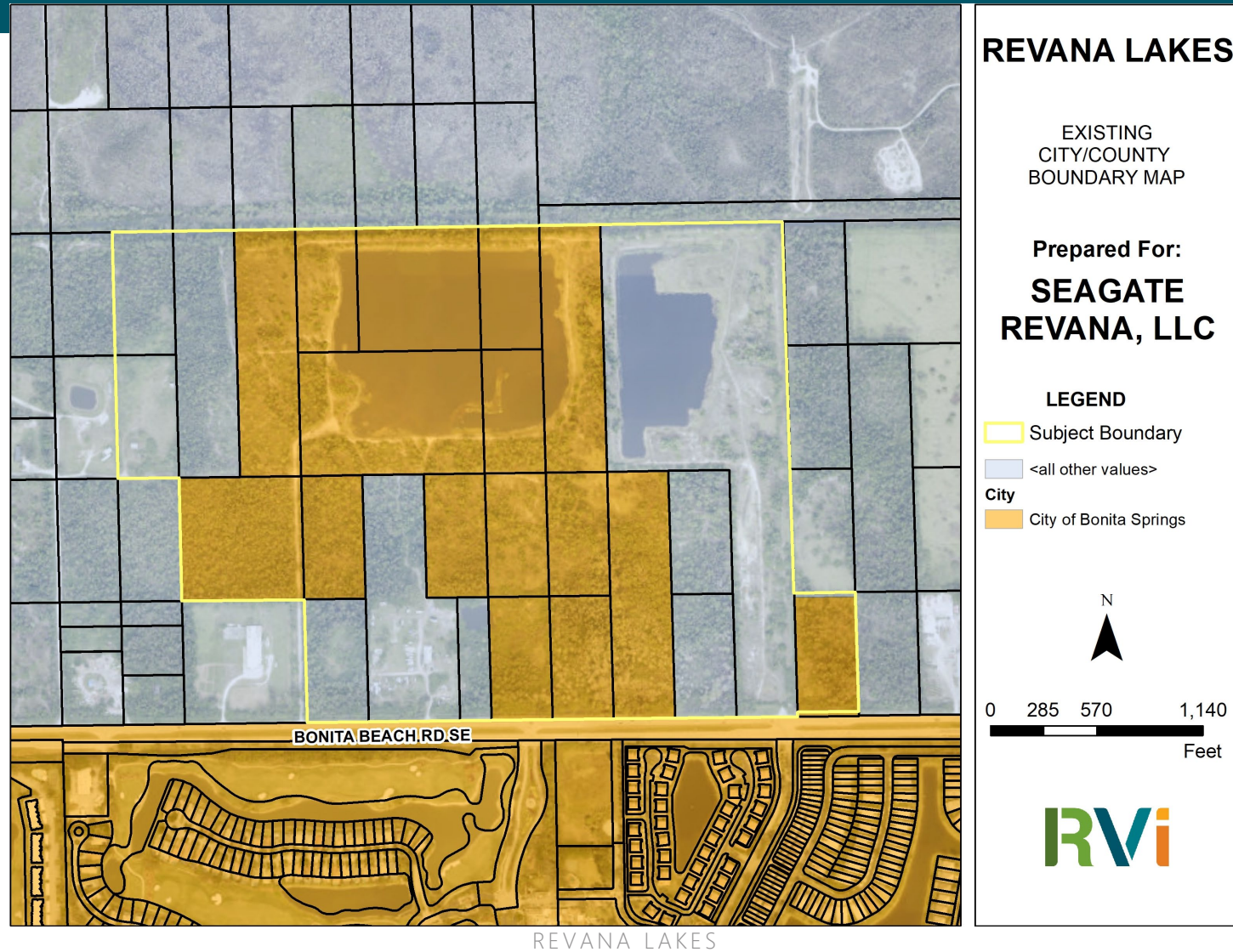


PROPERTY OVERVIEW

- 204-acre property
 - 114 acres in the City
 - 90 acres in Lee County
- Accessed from Bonita Beach Road
- Heavily impacted due to historical mining activities
- *Purchased by Seagate in December 2020*



ANNEXATION

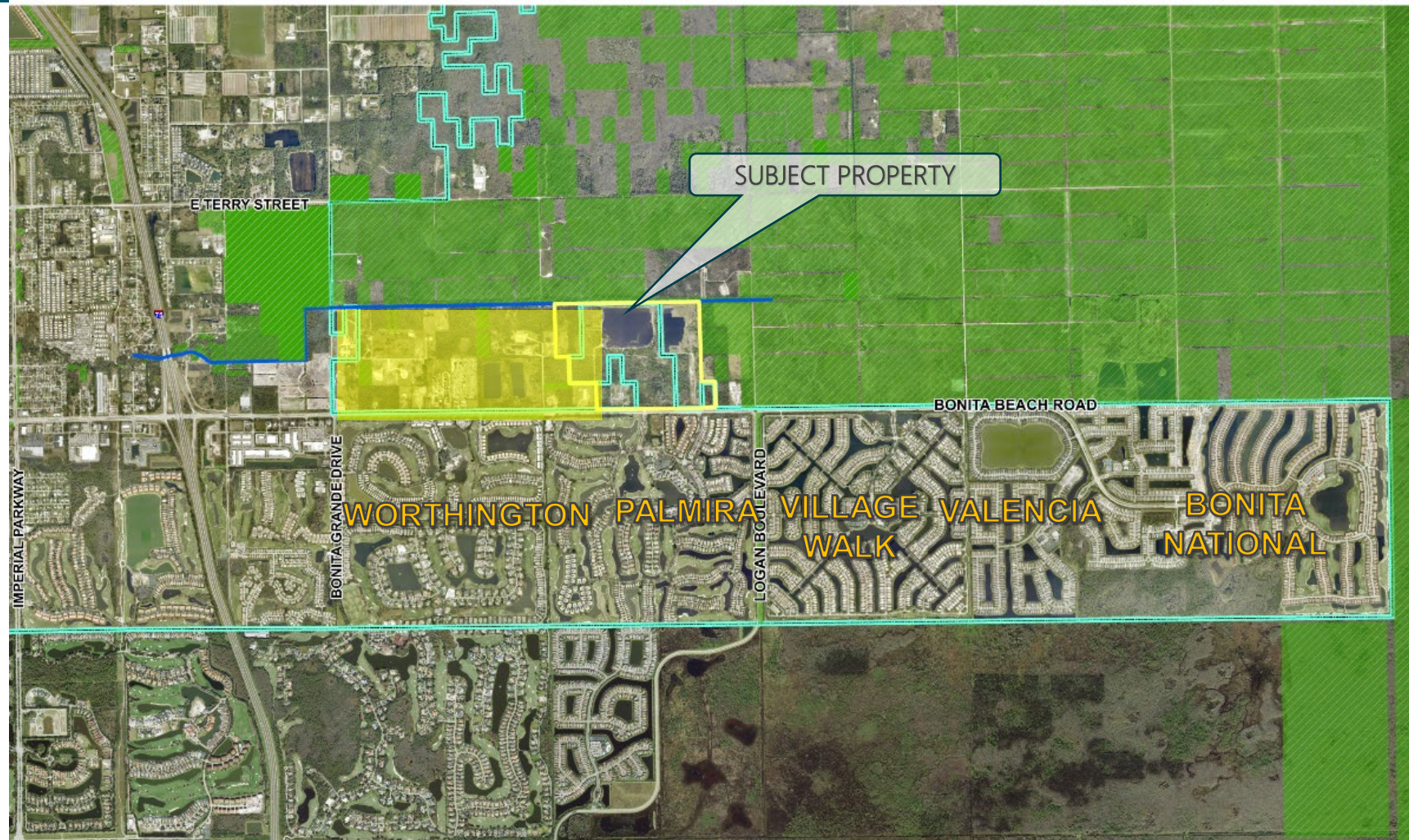


PROPERT HISTORY

- 37 +/- Acres are zoned Industrial Planned Development
- Approved in 2001
- Mining Area allows for 30+/- acres (10+/-acres have been mined)
- *"Blasting" for mining purposes is currently permitted by vested Lee County zoning*



PUBLIC CONSERVATION CONTEXT



BONITA BEACH ROAD DR/GR



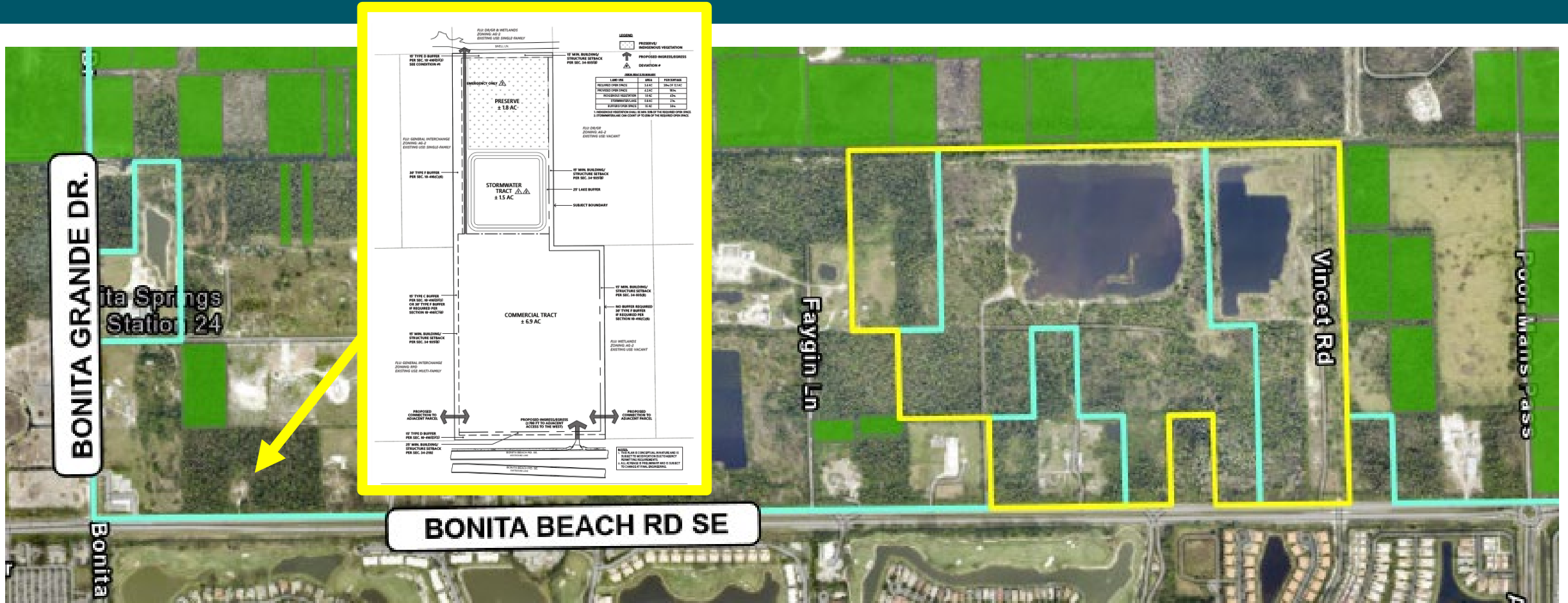
BONITA BEACH ROAD DR/GR



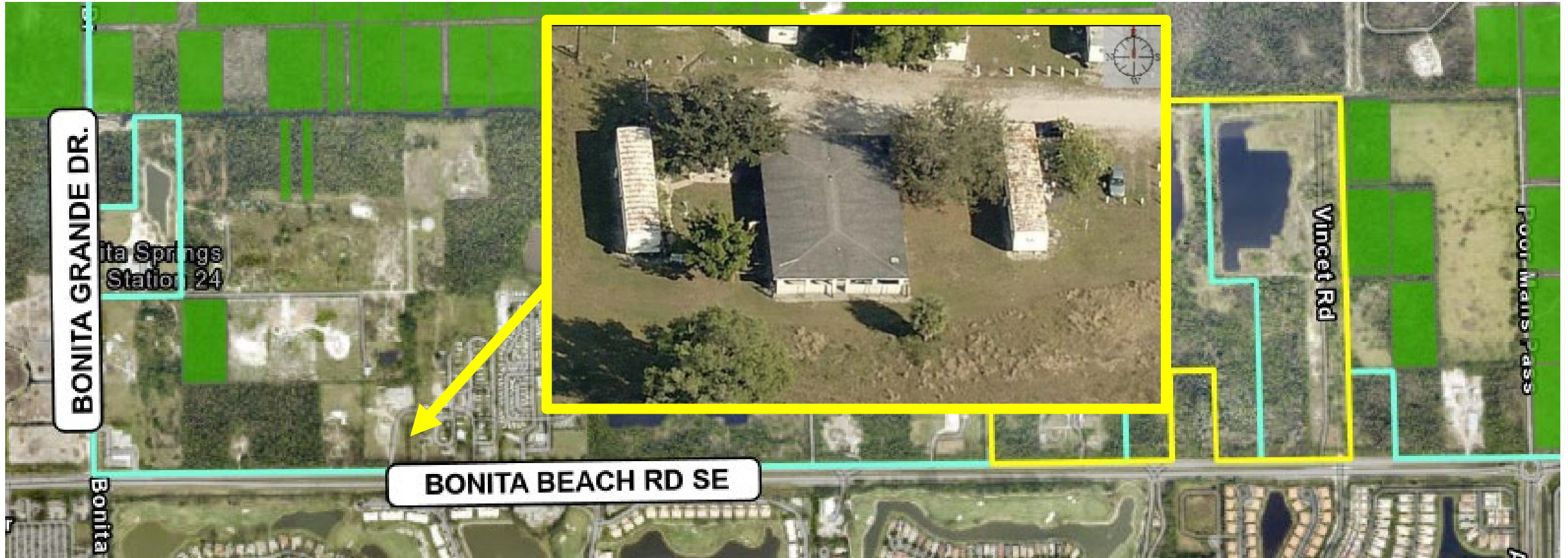
BONITA BEACH ROAD DR/GR



BONITA BEACH ROAD DR/GR

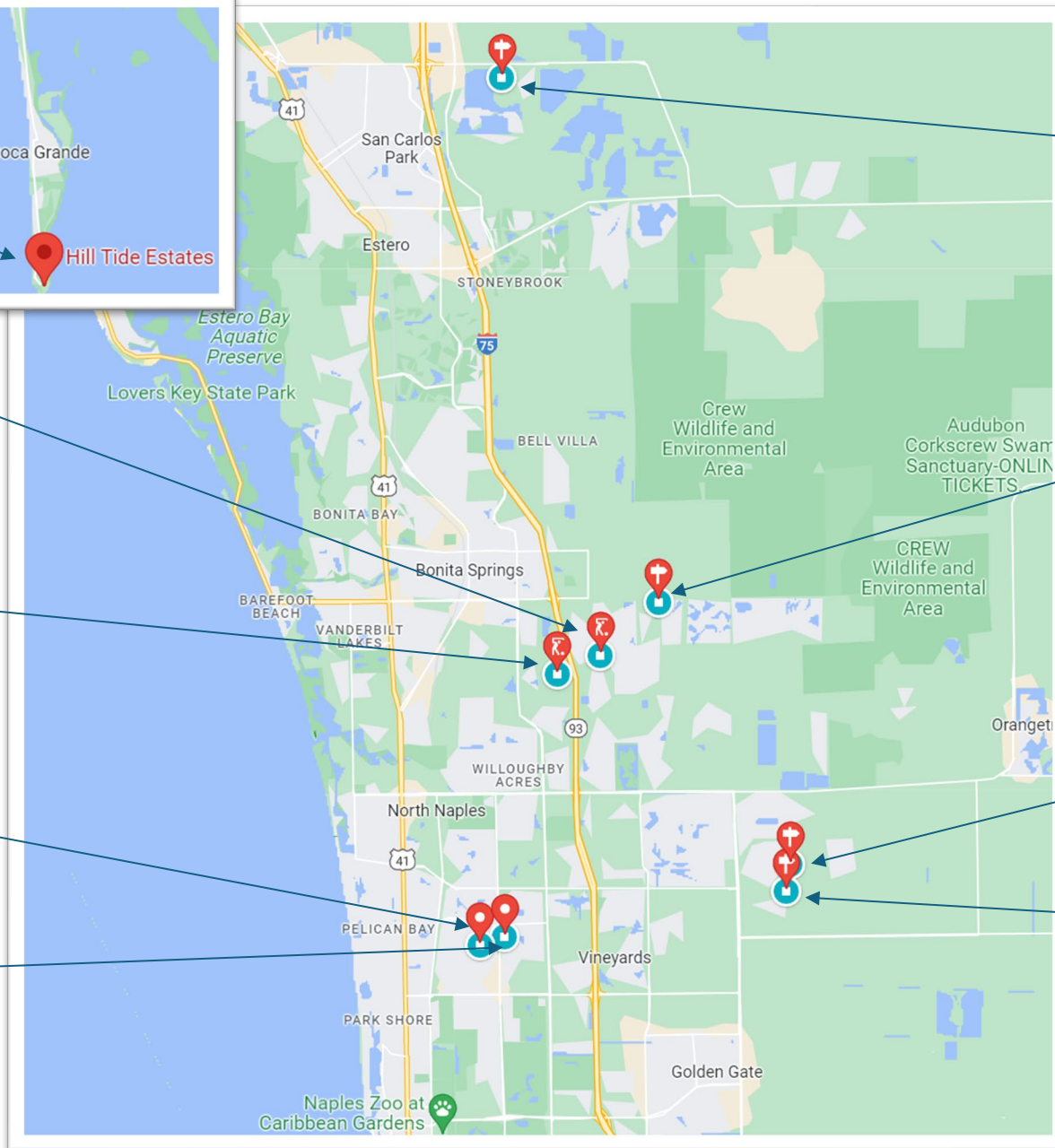
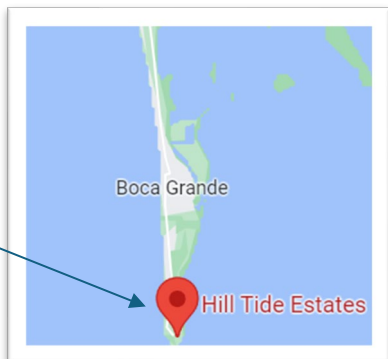


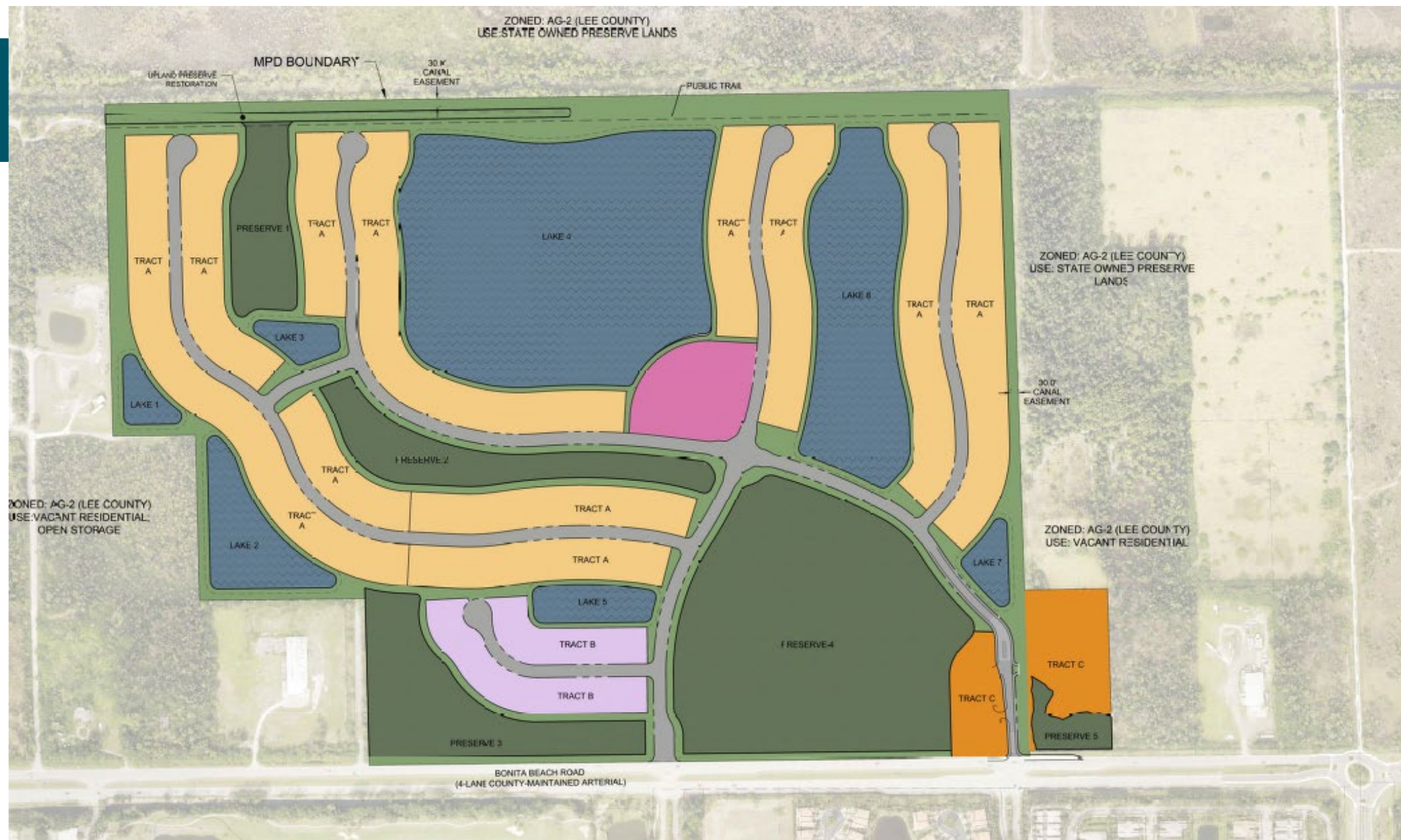
BONITA BEACH ROAD DR/GR



BONITA BEACH ROAD DR/GR







TRANSPORTATION

TRANSPORTATION

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- ✓ Site has 2 points of access onto Bonita Beach Road to spread out trips
- ✓ Increased the neighborhood commercial uses to reduce vehicle from travelling west on Bonita Beach Road
- ✓ Proposed amendment will not cause any roadways to operate below the adopted Level of Service (LOS) standards
- ✓ Traffic Studies performed in April 2025
- ✓ Methodology to prepare the study was approved by City

TRANSPORTATION

- ✓ Future traffic studies and intersection signalization/lighting analysis required in the future prior to construction based on latest traffic data
- ✓ Developer will fund and construct all required improvements at the project entrance or along the Bonita Beach Road corridor triggered by the project
- ✓ Developer will pay \$5M road impact fees alone to contribute to local roadways
- ✓ I-75 Widening Improvements to commence in 2026 – will improve congestion at Bonita Beach Road Interchange

I-75 from Golden Gate Pkwy. to Corkscrew Rd.

PROJECT DESCRIPTION

- Widens 18.5 miles of I-75
- Adds 1 lane in each direction & auxiliary lanes—increasing roadway from 6 to 8 lanes

COUNTIES

Collier & Lee

PROJECT LIMITS

Interstate 75 (I-75) from Golden Gate Parkway to Corkscrew Road

FUNDING

\$578 Million

CONSTRUCTION

2026



PROJECT BENEFITS

Additional lanes will
**REDUCE
TRAVEL TIMES**
BY 47%



**ENHANCE
SAFETY**
and quality of life for
communities



**INCREASES
EFFICIENCY
OF TRAFFIC
OPERATIONS**



REDUCE
travel times in the
event of emergency
evacuations





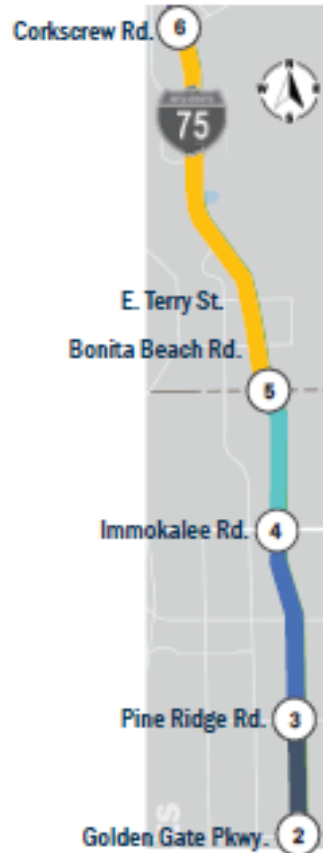
I-75 in Collier and Lee Counties - PD&E Study Update

I-75 SOUTH CORRIDOR MASTER PLAN

- | | | |
|--------------------------|-----------------------|-----------------------------|
| 1 Collier Blvd. (SR 951) | 6 Corkscrew Rd. | 11 MLK Jr. Blvd. (SR 82) |
| 2 Golden Gate Pkwy. | 7 Alico Rd. | 12 Lockett Rd. |
| 3 Pine Ridge Rd. | 8 Terminal Access Rd. | 13 Palm Beach Blvd. (SR 80) |
| 4 Immokalee Rd. | 9 Daniels Pkwy. | 14 Bayshore Rd. (SR 78) |
| 5 Bonita Beach Rd. | 10 Colonial Blvd. | |



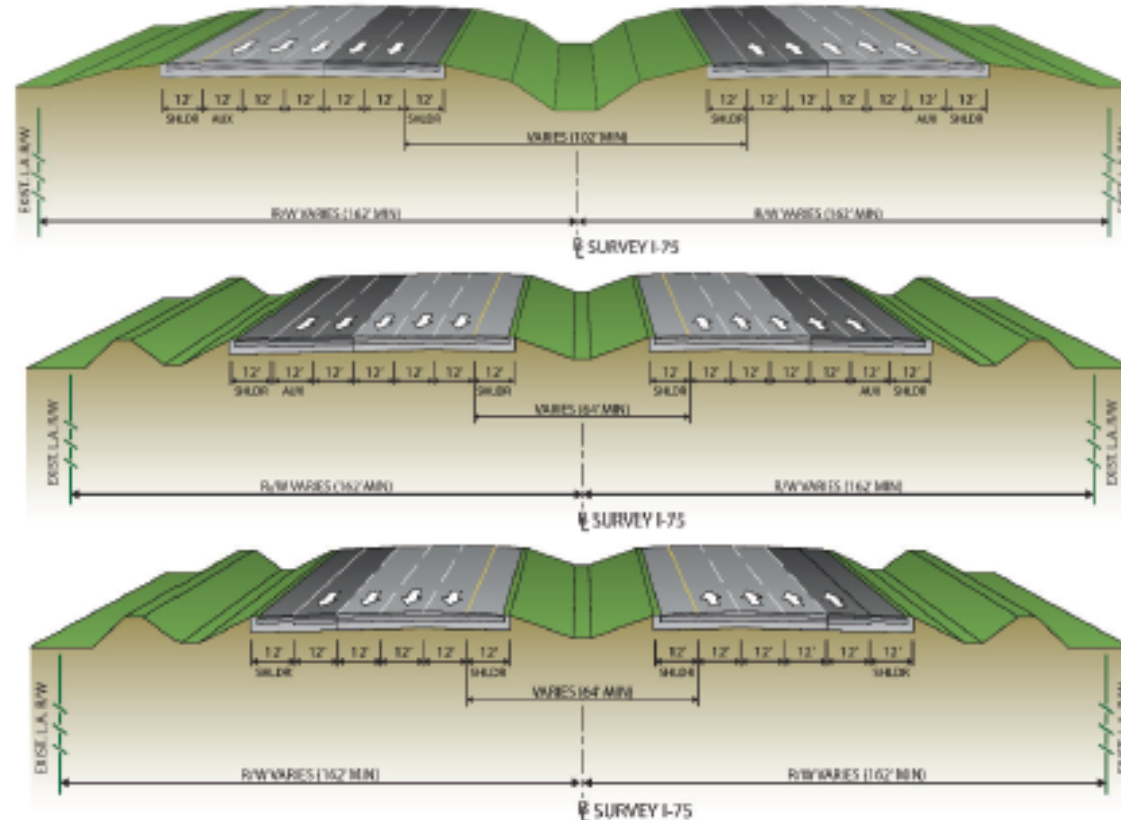
FPID 452544-1: PROPOSED IMPROVEMENTS



Inside widening from
6 lanes to 10 lanes
(including auxiliary lanes)

Outside widening from
6 lanes to 10 lanes
(including auxiliary lanes)

Outside widening from
6 lanes to 8 lanes



Note: Proposed improvements are entirely within existing FDOT right-of-way.

5

I-75 Proposed Typical Sections



I-75 in Collier and Lee Counties - PD&E Study Update

FPID 452544-1: PROJECT SEGMENTATION FOR DESIGN AND CONSTRUCTION

I-75 Interchanges

- ② Golden Gate Pkwy.
- ③ Pine Ridge Rd.
- ④ Immokalee Rd.
(See Slide 10)
- ⑤ Bonita Beach Rd.
- ⑥ Corkscrew Rd.

YEAR
Project Segment
Construction Start
Dates (anticipated)



6

Contact Information

Nicole Harris, PE
FDOT Southwest Connect™ Project Manager
Nicole.Harris@dot.state.fl.us
(863) 519-2335

PD&E Study Public Hearing

Date: Thursday, August 14, 2025
Time: 4:30 PM – Open House
6:00 PM – Hearing Begins
Location: North Collier Regional Park
15000 Livingston Road
Naples, FL 34109

Project Website

<https://www.swflinterstates.com/i75-south-corridor/452544-1/>



THANK YOU!



Florida Department of Transportation – District One
801 N. Broadway Avenue, Bartow, FL 33830

FPID 452544-1
I-75 from north of Golden Gate Pkwy to south of Corkscrew Rd

PROJECT TIMELINE

2025

Zoning Approval

2026

Development
Order/Construction
Approval

2026-2027

Site Clearing
& Infrastructure

2027-2028

Building Permits/
Construction of
Homes

2028-2029

People Living in
Revana Lakes!





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 # 123666 & 123814 must be posted by 8/14/2025.
- 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 other 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 Alexis Crespo
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]
SIGNATURE OF APPLICANT OR AGENT

Alexis Crespo
NAME (TYPED OR PRINTED)

28100 Bonita Grande Dr.
ST. OR P.O. BOX

Bonita Springs FL 34135
CITY, STATE & ZIP

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn to and subscribed before me this 14th day of August, 2025,
by Alexis Crespo, personally known to me or who produced
as identification and who did/did not take oath.

[Signature]
Signature of Notary Public
Jessica Fritz

Printed Name of Notary Public

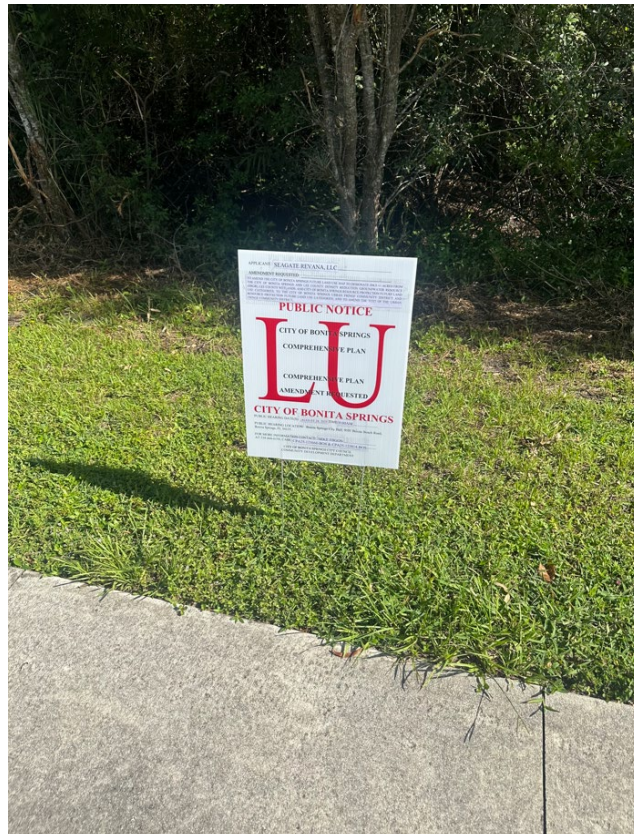
My Commission Expires:
(Stamp with serial number)















July 22, 2025

Ms. Alexis Crespo, AICP
RVi Planning and Landscape Architecture
28100 Bonita Grande Dr, 305
Bonita Springs, FL 34135

Re: Revana Lakes Comprehensive Plan Amendment (Map) – CPA25-123666-BOS

Dear Ms. Crespo:

The Planning and Zoning Division has reviewed the information provided and supplemented for the above-referenced comprehensive plan amendment application. The application has been deemed complete.

Pursuant to LDC Sec. 4-28, a post-sufficiency neighborhood meeting shall be held within 30 days of the date of sufficiency. A notice of the meeting shall be provided to the City.

Feel free to contact me if you have any questions.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Zoning Division

Mike Fiigon II

Mike Fiigon, II,
Senior Planner

Copy:

David Theriaque, Theriaque and Spain
Derek Rooney, City Attorney
John Dulmer, AICP, Community Development Director
Jacqueline Genson, AICP, Planning & Zoning Manager
Jay Sweet, AICP, PSM, City Surveyor
Laura Gibson, Senior Environmental Specialist
Sean Gibbons, Bike-Ped Coordinator
Stuart Smith, Development Engineer
Tom Ross, Transportation Engineer
Katherine Burgess, Lee County Community Development
Jacqueline Heredia, Lee County Schools
Beccagayle Reide, Lee County Natural Resources
Pakorn Sutitarnnontr, Florida Department of Transportation
Cynthia Vargas, Administrative Assistant

9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Mike Gibson
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Jim Fitzpatrick
Council Member
District Six

Arleen Hunter
City Manager
(239) 949-6267

Derek Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

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