



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

**City of Bonita Springs
Local Planning Agency
Meeting Agenda
August 28, 2025
9:00 a.m.**

If you intend to address the board, please submit a completed "Public Comment Slip" to the City Clerk before the meeting begins. Blank comment slips are available on the table outside of Chambers. To submit a public comment in advance of the meeting, email your name, address, and comment to citymeetings@cityofbonitasprings.org by 1:00 p.m., August 27, 2025.

The City of Bonita Springs is committed to equal opportunity and does not discriminate on the basis of race, color, national origin, gender, age, disability, religion, income, or marital status. Under the Americans with Disabilities Act, anyone who requires an ADA-qualified accommodation to participate in this proceeding should contact City Clerk Mike Sheffield at (239) 949-6248 at least 48 hours in advance of the meeting. Such reasonable accommodation will be provided at no cost to the requester.

Any person who may seek to appeal a decision made by the board on any matter at the meeting is responsible for ensuring that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call by the City Clerk
4. Public Comment
5. Review of the following comprehensive plan amendments for consistency with the City of Bonita Springs Comprehensive Plan
 - A. Case Name: REVANA LAKES COMPREHENSIVE PLAN AMENDMENTS (CPA25-123666-BOS AND CPA25-123814-BOS)

A REQUEST TO AMEND THE CITY OF BONITA SPRINGS FUTURE LAND USE MAP TO DESIGNATE 204.5 +/- ACRES FROM THE CITY OF BONITA SPRINGS AND LEE COUNTY DENSITY REDUCTION GROUNDWATER RESOURCE (DRGR), LEE COUNTY WETLANDS, AND CITY OF BONITA SPRINGS RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, TO THE CITY OF BONITA SPRINGS URBAN FRINGE COMMUNITY DISTRICT AND RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, AND TO AMEND THE TEXT OF THE URBAN FRINGE COMMUNITY DISTRICT; LOCATED ON LEE COUNTY STRAP NUMBERS: 33-47-26-00-00001.002A, 33-47-26-B4-00001.0060, 33-47-26-00-00001.0070,

33-47-26-00-00001.0090, 33-47-26-B3-00001.0100, 33-47-26-B4-00001.0120,
33-47-26-00-00001.012A, 33-47-26-00-00001.012C, 33-47-26-B3-00001.0140,
33-47-26-B4-00001.0170, 33-47-26-B4-00001.0180, 33-47-26-00-00001.019A,
33-47-26-00-00001.0210, 33-47-26-B4-00001.0330, 33-47-26-00-00001.0340,
33-47-26-B4-00001.0350, 33-47-26-B3-00001.0370, 33-47-26-B4-00001.0400,
33-47-26-B3-00001.0040, 33-47-26-B4-00001.0010, 33-47-26-00-00001.0220,
33-47-26-B3-00001.0260, 33-47-26-B4-00001.0360, 33-47-26-B4-00001.0160,
33-47-26-B4-00001.0050, BONITA SPRINGS, FLORIDA 34135.

6. Approval of minutes from the LPA meeting held on August 7, 2025
7. Next Meeting: Tentatively scheduled for September 18, 2025
8. Adjournment

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

☒ **Text Amendment**

☒ **Map Amendment**

This Document Contains the Following Reviews:	
☒	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 ~~4,165~~ 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 § 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 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, 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 as 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 withdraw 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, algacides 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 Donnal 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



**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 ~~4,465~~ 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 to 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).

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

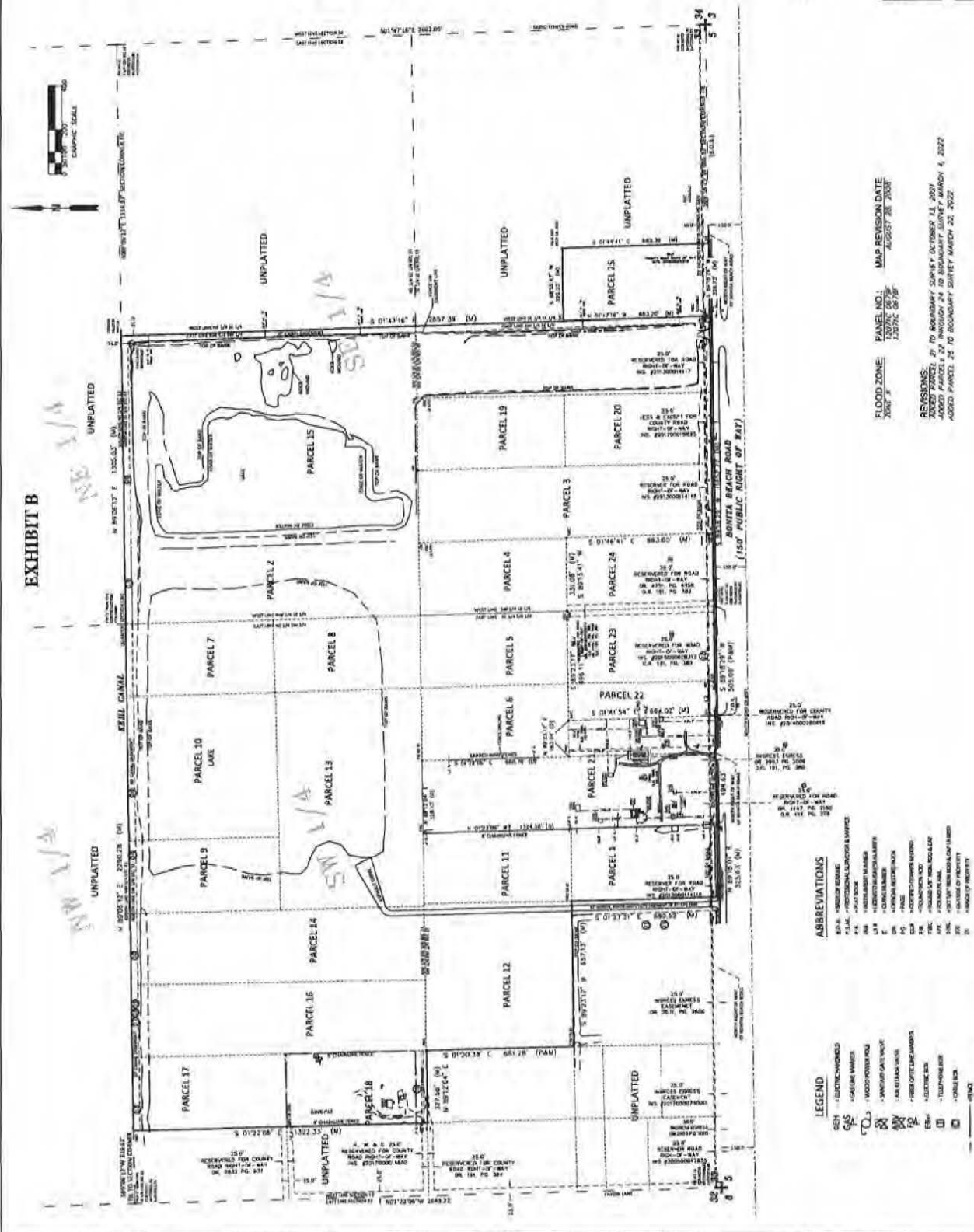
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JOHN SCOTT MURDER 8:54 PM 10/21/88

BOUNDARY SURVEY CLIENTS TO: HENDERSON, FRANKLIN, STARNES & HOLT, PA; SEAGATE BOYMA, LLC OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. TRAILER MOVEMENT, FRYER, LLC.	DATE: 1/28/10 BY: CJ/AJE PROJECT: BOUNDARY SURVEY
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Year	2010-2015	2016-2020	2021-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050	2051-2055	2056-2060	2061-2065	2066-2070	2071-2075	2076-2080	2081-2085	2086-2090	2091-2095	2096-2100
1970	11,127	50,841	101,416	152,089	202,762	253,435	304,108	354,781	405,454	456,127	506,800	557,473	608,146	658,819	709,492	760,165	810,838	861,511
1975	11,127	50,841	101,416	152,089	202,762	253,435	304,108	354,781	405,454	456,127	506,800	557,473	608,146	658,819	709,492	760,165	810,838	861,511
1980	11,127	50,841	101,416	152,089	202,762	253,435	304,108	354,781	405,454	456,127	506,800	557,473	608,146	658,819	709,492	760,165	810,838	861,511
1985	11,127	50,841	101,416	152,089	202,762	253,435	304,108	354,781	405,454	456,127	506,800	557,473	608,146	658,819	709,492	760,165	810,838	861,511
1990	11,127	50,841	101,416	152,089	202,762	253,435	304,108	354,781	405,454	456,127	506,800	557,473	608,146	658,819	709,492	760,165	810,838	861,511
1995	11,127	50,841	101,416	152,089	202,762	253,435	304,108	354,781	405,454	456,127	506,800	557,473	608,146	658,819	709,492	760,165	810,838	861,511
2000	11,127	50,841	101,416	152,089	202,762	253,435	304,108	354,781	405,454	456,127	506,800	557,473	608,146	658,819	709,492	760,165	810,838	861,511
2005	11,127	50,841	101,416	152,089	202,762	253,435	304,108	354,781	405,454	456,127	506,800	557,473	608,146	658,819	709,492	760,165	810,838	861,511
2010	11,127	50,841	101,416	152,089	202,762	253,435	304,108	354,781	405,454	456,127	506,800	557,473	608,146	658,819	709,492	760,165	810,838	861,511
2015	11,127	50,841	101,416	152,089	202,762	253,435	304,108	354,781	405,454	456,127	506,800	557,473	608,146	658,819	709,492	760,165	810,838	861,511
2020	11,127	50,841	101,416	152,089	202,762	253,435	304,108	354,781	405,454	456,127	506,800	557,473	608,146	658,819	709,492	760,165	810,838	861,511
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2040	11,127	50,841	101,416	152,089	202,762	253,435	304,108	354,781	405,454	456,127	506,800	557,473	608,146	658,819	709,492	760,165	810,838	861,511
2045	11,127	50,841	101,416	152,089														

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SURVEY NOT VALID WITHOUT SHEETS 2 AND 3 OF 5

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On the —

- 4. ELECTRIC HANDSOLD
- 5. GAS LINE NUMBER
- 6. WOODS POWER HOLE
- 7. SANDWICH CASE VOLUME
- 8. AIR RETURN VALVE
- 9. WHEEL CYCLE LINE NUMBER
- 10. ELECTRIC BOX
- 11. THERMOCOUPLER
- 12. ICE TRUCK

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

[illegible]

+ + + +

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT MOORE P.A.M. #2719
RHODES & RHODES, INC.
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8167 FAX NO (239) 405-8163
FLORIDA BUSINESS LICENSE NO. 6587



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

EXHIBIT IV.E – BONITA PLAN INTERNAL CONSISTENCY NARRATIVE

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

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

The Applicant's map and text amendment request is seeking to provide the City with a land use that will result in development of the property at an appropriate density that is compatible with surrounding developments, while providing for new development to accommodate the population growth where transportation facilities and other infrastructure exists. The reduction in maximum density to 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 via 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 via 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 Donnal 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.

**City of Bonita Springs
Local Planning Agency
Draft Meeting
Minutes**

August 7, 2025
9:00 A.M.

1. **Call to Order** - *Chairman Steve Lohan called the meeting to order at 9:00 a.m.*
2. **Pledge of Allegiance** - *Chairman Lohan led the Pledge of Allegiance.*
3. **Roll Call** - *The City Clerk called the roll:*
 - Present: 5 Chairman Lohan, Members Maturro, Lombardo, Hartford, and Townsend*
 - Absent: 2 Members Dhooghe and Colapietro were excused*
4. **Approval of Agenda** - *Motion made by Member Maturro to approve the agenda; seconded by Chairman Lohan. The motion carried unanimously by members present.*
5. **Public Comment** - *Chairman Lohan announced public comments will be held after the presentations.*
6. **Review of the following comprehensive plan amendments for consistency with the City of Bonita Springs Comprehensive Plan:**

**A. Case Name: HICKORY ON THE BAY COMPREHENSIVE PLAN AMENDMENT
(CPA23-109179-BOS)**

TO AMEND THE CITY OF BONITA SPRINGS FUTURE LAND USE MAP TO RE-DESIGNATE APPROXIMATELY 0.7 ACRES +/- FROM THE MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL FUTURE LAND USE CATEGORY, TO THE GENERAL COMMERCIAL FUTURE LAND USE CATEGORY OF A PROPERTY LOCATED AT 4752 BONITA BEACH ROAD SOUTHWEST.

Mary Tornberg, Senior Planner with Community Development, introduced the item and provided a brief overview of the proposed amendment. The request is to change the Future Land Use Map from Multi-Family Residential to General Commercial.

Rich Yovanovich, attorney for the applicant, presented an overview of the project and the applicant's request, stating the request is to correct an incorrect designation. The property is already zoned commercial, but the comprehensive plan has a different use attached. He is requesting a small-scale map change from multi-family residential to general commercial to match the surrounding area.

Mary Tornberg reviewed the staff analysis which included the history of the site prior to the City's incorporation. Ms. Tornberg stated staff recommends approval of the requested amendment, for consistency with the General Commercial land use category designations of the surrounding parcels.

Public Comment

- Terry Lenick, attorney representing the Bonita Fish House, spoke in opposition to the proposed redesignation. He commented that the signage intended to notify the public of the hearing was insufficiently displayed. He also expressed concerns regarding traffic and environmental impacts.
- Jesse Olsovsky, a neighboring homeowner, spoke in opposition to the proposed redesignation, citing noise concerns.
- John Guyett, a neighboring homeowner, spoke in opposition to the proposed redesignation, citing incompatibility with the residential neighborhood.
- Susan Guyett, a neighboring homeowner, spoke in opposition to the proposed redesignation, citing environmental and noise concerns.
- Stu Young spoke in opposition to the proposed redesignation, citing incompatibility with the residential neighborhood and environmental concerns.

Mr. Yovanovich responded to the public concerns. He stated the signage was properly placed and is in compliance with City standards. He also stressed that the property is zoned commercial; however, it is the only property on the corridor placed in the residential land use category. The entire corridor was always intended to be commercial.

John Dulmer, Community Development Director, answered questions from the Board regarding the environmental impact, and residential verses commercial land use categories.

Motion and Vote

Member Townsend made a motion to recommend approval of the requested amendment to the Future Land Use Map, redesignating the property's **land use category** from Residential to General Commercial; Seconded by Member Lombardo. The City Clerk recorded the vote by roll call. **The motion carried 5-0.**

7. Selection of a Vice Chair

Chairman Lohan made a motion to select Ray Townsend as Vice Chair; Seconded by Member Maturro. **The motion carried 5-0**

8. Approval of minutes from the LPA meeting held on May 22, 2025

Member Townsend made a motion to approve the minutes; seconded by Member Lombardo. **The motion carried 5-0.**

9. Adjournment - There being no further business, Chairman Lohan adjourned the meeting at 9:45 A.M.

PREPARED BY:

Teresa C. Grimes

APPROVED BY THE LOCAL PLANNING AGENCY

Date: _____

Steve Lohan, Chairman