



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

City of Bonita Springs City Council Meeting Agenda

October 15, 2025

5:30 p.m.

If you intend to address the City Council at this proceeding, please complete a “Public Comment Slip” and submit it to the City Clerk, seated at the left-hand side of the dais. Blank slips can be found on the table outside of Council Chambers. If you wish to submit a written comment in advance of the meeting, email your name, address, and comment to citymeetings@cityofbonitasprings.org by 12:00 noon, October 15, 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. Reasonable accommodations will be provided at no cost to the requester.

Any person who may seek to appeal a decision made by the City Council on any matter at this 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. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Public Comment on Agenda Items
6. Public Hearings - Zoning and Land Use:
 - A. (TRANSMITTAL HEARING) REVANA LAKES COMPREHENSIVE PLAN AMENDMENTS: AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN 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 (PROVIDED IN GREEN SHEET), BONITA SPRINGS, FLORIDA 34135; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
(Green Sheet 25-10-248)

- B. (SECOND READING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY 4.6 +/- ACRES FROM THE TWO-FAMILY CONSERVATION (TFC-2) ZONING DESIGNATION TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONING DESIGNATION, TO DEVELOP UP TO FORTY-TWO (42) DWELLING UNITS; LOCATED AT 11035, 11089, 11113, 11125 DEAN STREET, STRAP NUMBERS 36-47-25-B4-00064.0000, 36-47-25-B4-00063.0000, 36-47-25-B4-00062.0010, 36-47-25-B4-00065.0000, 36-47-25-B4-00064.0010, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-10-247)
- C. (SECOND READING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY TEN (10) +/- ACRES FROM THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING DESIGNATION TO A COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING DESIGNATION, TO DEVELOP UP TO SIX (6) BUILDINGS WITH A MAXIMUM OF 39,500 SQUARE FEET OF COMMERCIAL USES, 80,000 SQUARE FEET OF SELF-STORAGE/MINI-WAREHOUSE USES AND 70,000 SQUARE FEET OF LIGHT INDUSTRIAL USES; LOCATED AT 25211 OLD 41 ROAD, STRAP NUMBER: 22-47-25-B1-00002.4010, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-10-246)

7. Consent Agenda Items:

- A. Approve minutes from the City Council Regular Meeting held on October 1, 2025.
- B. Approve Amendment #1 to contracts with Lee County Recovery and Resiliency Planning Program for U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery for the grant awards for the City’s Mobility Study and the Parks Master Plan transferring grant allocations from the Parks Master Plan to the Mobility Study. (Green Sheet 25-10-253)
- C. Authorize staff to enter into a contract with Tech-Tronics Productions, Inc., for the City’s annual Happy Haunts Immersive Halloween Stroll. (Green Sheet 25-10-254)
 - Opportunity for City Council Comments on Consent Agenda

8. Mayor and Council Member Items:

- A. Discuss the potential of providing a resource map that illustrates City Council District boundaries and the communities within each, and provide direction to staff. (Corrie, Green Sheet 25-10-255)

9. City Attorney Items:

10. City Manager Items:

- A. Presentation from PFM Financial Advisors of the Standard and Poor’s Bond Rating. (Green Sheet 25-10-249)
- B. Presentation of the August Financial Report. (Green Sheet 25-10-250)
- C. Receive presentation on proposed Building Fee Schedule Adjustments and provide direction to staff. (Green Sheet 25-10-252)
- D. Presentation of the Community Development Monthly Activity Report. (Green Sheet 25-10-251)

11. Mayor and Council Member Reports

12. Public Comment

13. Adjournment

ITEM TITLE: AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN 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; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

REQUESTOR: Mike Fiigon II, Senior Planner, Community Development

AGENDA SECTION: Public Hearings

STRATEGIC PRIORITY: 4) Environmental Protection

BACKGROUND: This is the transmittal hearing in which City Council votes to determine if the proposed amendments should be transmitted to the Florida Department of Commerce. The case numbers associated with the requests are CPA25-123666-BOS and CPA25-123814-BOS.

The property subject to the request 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 the north.

While the request includes 204.5 +/- acres of land, 114 +/- acres are currently within the jurisdictional boundaries of Bonita Springs, having been annexed in 2008 (pursuant to Ordinance 08-15). The remainder of the land is located in unincorporated Lee County and is subject to three companion annexation requests (ANX25-123909-BOS, ANX25-123916-BOS, and ANX25-123918-BOS). If approved, this would provide for the entire project to be located within the city limits of Bonita Springs.

Currently the subject property is located within the Lee County DRGR, Wetlands, and Resource Protection future land use categories. This request, if approved, would redesignate the land to the City of Bonita Springs Urban Fringe Community District and the City of Bonita Springs Resource Protection future land use categories. This change would also include modified language to the Urban Fringe Community District text to help facilitate development parameters for the property.

The Local Planning Agency (LPA) heard the request on August 28, 2025 and voted to deny the Applicant's request for a comprehensive plan amendment, 5-1.

STAFF RECOMMENDATION: Approval or denial of a motion to transmit the proposal to the state is a decision to be made by City Council. Additionally, approval or denial of the proposed map and text changes are policy decisions to be made by the City Council. While Staff acknowledges there are some positive aspects to the requested amendments, this proposal contains a significant departure from the City and County DRGR policies. The City Council has the right to decide whether the DRGR and Resource Protection Future Land Use Categories remain appropriate for the subject properties. The City Council also has the right to decide whether the Applicant has demonstrated that the DRGR is not an appropriate category for the properties.

ATTACHMENTS:

1. Draft Ordinance
2. LPA Meeting Minutes
3. Staff Report
4. Proposed Future Land Use Text and Map
5. Applicant Narrative
6. Boundary Survey and Legal Description
7. Public Comments (Received as of October 8, 2025)
8. 2023 Bonita Springs Fire Control & Rescue District GIS Analysis
9. Application Backup (available online only)

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Department Director:	John Dulmer, AICP

CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 2025 –

AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN 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; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Bonita Springs, Florida recognizes the need to plan for orderly growth and development pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Florida Statutes; and

WHEREAS, pursuant to the authority provided by Section 163.3184, Florida Statutes, the proposed amendment provides for revisions to the City's Comprehensive Plan, attached hereto as Exhibit "A", to promote and protect public health safety and welfare and will help accomplish the goals, objectives and policies of the City Comprehensive Plan; and

WHEREAS, the proposed plan amendment relates to a subject property, attached hereto as Exhibit "B", within the Lee County DRGR, Wetlands, and Resource Protection future land use categories. This request, if approved, would redesignate the land to the City of Bonita Springs Urban Fringe Community District and the City of Bonita Springs Resource Protection future land use categories; and

WHEREAS, Section 163.3181, Florida Statutes, further provides an opportunity for individuals to participate in the plan amendment public hearing process; and

WHEREAS, the City has received and reviewed the proposed Amendment to the City's Comprehensive Plan, and said proposed amendment was reviewed by the City's Local Planning Agency at a duly advertised meeting on August 28, 2025, who recommended denial (5-1); and

WHEREAS, City Council held a public hearing for the transmittal of the proposed amendments to the State Land Planning Agency on October 15, 2025; and

WHEREAS, the City Council finds that that the proposed amendment complies with the requirements of Chapter 163, Florida Statutes, Part II, and that the proposed amendments is consistent with the Comprehensive Plan and appropriate to the future land uses within the City; and

WHEREAS, the City Council of Bonita Springs adopted, pursuant to Chapter 163, Part II, Florida Statutes, after holding statutorily prescribed public hearings for the adoption of the amendment being proposed as more particularly set forth herein.

THE CITY OF BONITA SPRINGS HEREBY ORDAINS:

Section 1. Recitals. The forgoing recitals are hereby ratified and confirmed as being true and correct and hereby made a part of this Ordinance and adopted as legislative findings.

Section 2. Adoption. The City of Bonita Springs Comprehensive Plan is hereby amended as described in Exhibits A and B, attached hereto and incorporated herein by reference.

Section 3. Severability. In the event that any portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date. This Ordinance shall become effective in accordance with Section 163.3184, Florida Statutes.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this XXth day of December, 2025.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Carr
Fitzpatrick
Fullick
Purdon

Bogacz
Gibson
Corrie

Date filed with City Clerk: _____

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

August 28, 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: Chairman Lohan, Members Maturo, Lombardo, Dhooghe, Hartford, and Townsend
Absent: Member Colapietro was excused*

4. Public Comment - Chairman Lohan announced public comments will be heard after the presentations.

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 THE 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-B3-00001.0010, 33-47-26-00-00001.0220, 33-47-26-B3-0001.0260, 33-47-26-B4-00001.0360, 33-47-26-B4-00001.0160, 33-47-26-B4-00001.0050, BONITA SPRINGS, FLORIDA 34135.

Mike Fiigon, 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 so the entire project is under City of Bonita Springs jurisdiction. This is 1 of 4 active applications for this project.

Alexis Crespo with RVi Planning, presented on behalf of the applicant and property owner, Seagate Development Group. Ms. Crespo stated the applicant has done a lot of community outreach since May 2024. The property consists of 114 acres in Bonita Springs and 90 acres in Lee County located on the north side of Bonita Beach Road, East of Bonita Grande Dr., 37 +/- acres used for mining permitted by Lee County. The applicant is requesting the redesignation from DRGR (wetlands) to an Urban Fringe Community. She stated the master plan has been modified from 388 units to 299 units, predominately single family detached homes, with an increase to the commercial sq. footage to help with traffic flows. Next, Ms. Crespo discussed

commercial uses for the site for office space, small grocery with no car washes or automotive/gas stations on site. The stormwater management lakes will have outfall to the north towards the Kehl Canal, the applicant is committed to maintaining their portion of the canal. Ms. Crespo also stated the added commercial square footage may trigger the need for a traffic signal. There is also the option of a cell tower behind the commercial portion that will not be seen. She further stated the environmental enhancements exceed code, local control and economic benefits and is consistent with Comprehensive Plan and LDC criteria. (Applicant's Presentation on file in the Clerk's office)

Neale Montgomery with Pavese Law Firm, discussed the history of the DRGR and Future Land Use Map.

Christian Casey with Atwell Environmental, went over the environmental study and wildlife surveys conducted. The applicant received a SFWMD ERP permit issued on January 10, 2024 and meets all preservation criteria.

Jackie Laroque with Atwell Environmental, discussed the stormwater management plan, using the existing ponds and creating new ones. Stating there is existing utility infrastructure, and the project meets all SFWMD regulations, criteria and all standards for Bonita Springs LDC. Ms. Laroque stated this project will not impact the surrounding areas.

David Brown with RESPEC, discussed the ground and surface water resources and historical content. The site is highly disturbed due to mining. Mr. Brown went over the goals for the property, will have irrigation pump stations, recycling stormwater from the ponds and a master control irrigation system that homeowners will not control.

Yury Bykau with TR Transportation Consultants, went over the traffic studies. Stating the property will have 2 access points onto Bonita Beach Road and will lower trips due to the density reduction and increase to the commercial aspect. The latest traffic analysis was done in April 2025 and used peak season traffic data which included new developments not online yet.

Jackie Laroque answered questions regarding a water release schedule, flooding concerns from the Board. Chairman Lohan questioned if the Kehl Canal can handle the added amount of water shed, even with the applicant managing their portion of the canal. Board Member Lombardo is concerned with the impact on the Imperial River Watershed. Ms. Laroque stated their model shows no impact to the area and was approved by the State.

Board Member Dhooghe asked when the last wildlife study conducted. Mr. Casey stated it was done in December 2021, stating there is no habitat or food on the property for any species. Member Dhooghe asked if the I-75/Bonita Beach Road ramp will be expanded. Mr. Bykau stated it will be modified with the I-75 expansion project.

Next, Senior Planner Mike Fiigon, presented the staff report stated staff does not have a recommendation - this is ultimately a policy decision to be made by City Council, with a recommendation from the LPA. His presentation included a review of the proposed Future Land Use Map, consistency with the Comprehensive Plan, findings and facts, density, traffic impact, stormwater impact, and staff opinion. (Staff Presentation on file in the Clerk's office)

Member Hartford asked if the mining rights are still intact, and if so, couldn't the owner continue mining if the applicant's request is not approved. Mr. Fiigon stated that mining rights are still intact, so legally the owner has the right to mine.

Chairman Lohan called for Public Comment.

Public Comment

- *Jim Lukas – Opposed to the amendment, concerned about safety with regards to traffic and emergency services. Feels changing the DRGR designation is setting a poor precedent.*
- *Dr. Sigfredo Hernandez – Opposed to the amendment citing environmental concerns.*
- *William Heavner – In favor of residential aspect but against commercial.*
- *Dr. Linda Kitchen – Opposed to amendment, concerned with wildlife on property.*
- *Barbara Condon – Opposed to amendment, feels it is setting a precedent and worried about on the impact area.*
- *Ray Dempsey – Expressed that this is a tough decision, expressing concerns with annexation to Lee County.*
- *Cathy Libecci – In favor of amendment, feels the project will increase home values in the area.*

Ms. Crespo responded briefly to the public comments and concerns.

Motion and Vote

*Member Hartford made a motion to approve the amendment request, citing the degraded environmental sensitivity of the property and mining concerns. **The motion died due to the lack of a second.***

*Member Townsend stated the developer did an excellent job of presenting, and the quality of the project seems good; however, considering City Council has not indicated its intent to change its policy on the DR/GR, he motioned to deny; Seconded by Member Lombardo. The City Clerk recorded the vote by roll call. **The motion carried 5-1 (Member Hartford opposed).***

6. Approval of minutes from the LPA meeting held on August 7, 2025

*Member Townsend made a motion to approve the minutes; seconded by Member Lombardo.
The motion carried 6-0.*

7. Adjournment - *There being no further business, Chairman Lohan adjourned the meeting at 11:24 A.M.*

PREPARED BY:

Teresa C. Grimes

APPROVED BY THE LOCAL PLANNING AGENCY

Date: _____

Steve Lohan, Chairman

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

Project Name: Revana Lakes

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

CPA25-123666-BOS & CPA25-123814

X Text Amendment

X Map Amendment

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

STAFF REPORT PREPARATION DATE: August 21, 2025

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

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

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

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

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

2. Basis and recommended findings of fact:

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

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

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

C. SUMMARY/BACKGROUND DISCUSSION:

1. EXISTING CONDITIONS

Size of Property: 204.5 +/- acres.

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

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

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

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

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

REVISED MAY 2025

Table 1: CURRENT FUTURE LAND USE DENSITY CALCULATION

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

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

Table 2: Residential Land Area - Urban Fringe Community

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

Table 3: Commercial Land Use Area - Urban Fringe Community

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

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

2. THE DRGR FUTURE LAND USE CATEGORY

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

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

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

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

The surrounding properties have the following attributes:

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

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

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

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

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

PART II - STAFF ANALYSIS

A. STAFF ANALYSIS

CONSISTENCY WITH THE BONITA PLAN

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

Future Land Use Element

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

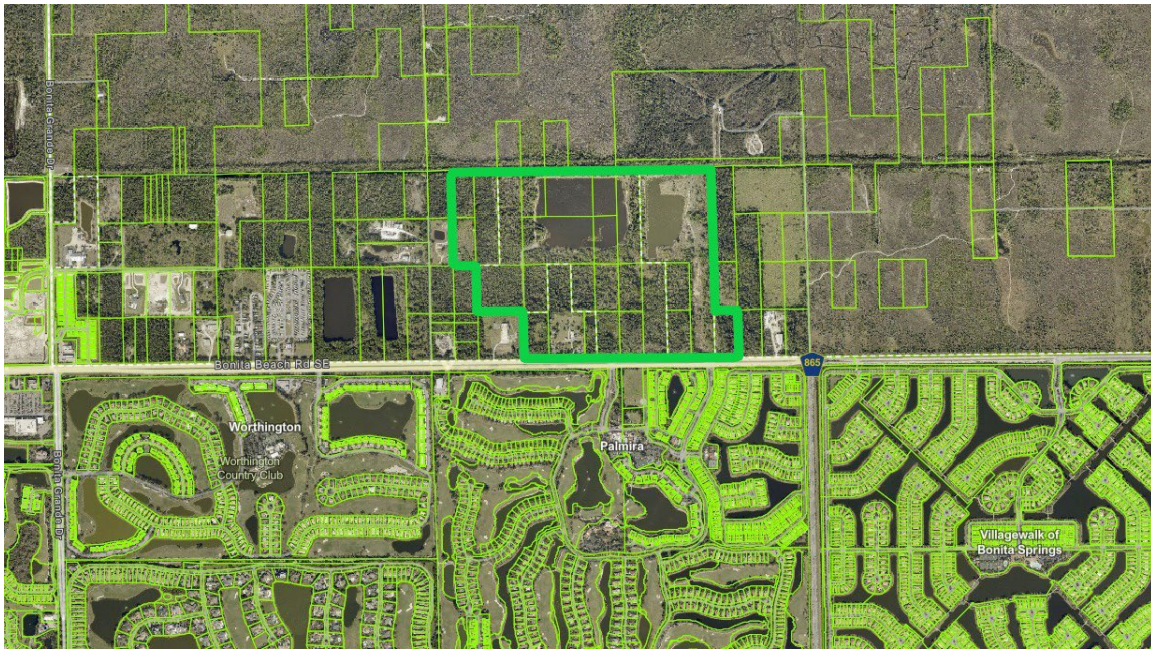
Applicant Analysis: *The Applicant's map and text amendment request is seeking to provide the City with a land use that will result in development of the property at an appropriate density that is compatible with surrounding developments, while providing for new development to accommodate the population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

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

Palmira: ~ 6.6 du/acre

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

**The companion MPD proposes 1.4599 du/acre*



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

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

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

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

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

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

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

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

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

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

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

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

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

¹ Gross density pursuant to Policy 1.1.10.1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Transportation Element

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

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

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

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

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

Housing Element

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

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

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

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

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

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

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

Infrastructure Element

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

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

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

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

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

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

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

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

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

Conservation/Coastal Management Element

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Consistency with Population Projections

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

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

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

Consistency with Local Governments

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

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

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

Sound Planning Principles

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

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

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

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

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

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

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

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

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

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

NOTICE OF PROPOSED ACTION:

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

CONCLUSIONS:

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

SUBJECT PROPERTY

STRAP:

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

LEGAL DESCRIPTION: See EXHIBIT B

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

EXHIBITS

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

ATTACHMENTS

- A. Applicant's Application (online only)

Submitted by:

Mike Fiigon II, Senior Planner

Date: August 21, 2025

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

DATE OF PUBLIC HEARING: August 28, 2025

A. LOCAL PLANNING AGENCY REVIEW

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

**-The appropriate City of Bonita Designations would be DRGR and Resource
Protection**

**-City Council has not provided direction to amend existing categories to include
additional density or intensity**

1. RECOMMENDATION: Deny the text and map amendments

C. VOTE:

Chairman Steve Lohan Aye

Daniel Dhooghe Aye

Don Colapietro Absent

Robert Lombardo Aye

Ray Townsend Aye

Jeff Maturo Aye

Tammy Hartford Nay

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

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 Mike Gibson

Jamie Bogcaz

Jesse Purdon

Laura Carr

Chris Corrie

Nigel Fullick

Jim Fitzpatrick

EXHIBIT A REVANA LAKES

EXHIBIT IV.A.3
PROPOSED
FUTURE LAND USE MAP

Prepared For:
**SEAGATE
REVANA, LLC**

LEGEND

 Subject Boundary

City of Bonita Spring FLU

 Moderate Density-Mixed Use/Planned Development

 Resource Protection

 Urban Fringe-Community District

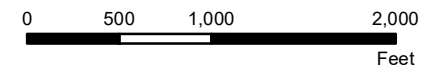
Lee County FLU

 Conservation Lands Upland

 Conservation Lands Wetland

 Density Reduction/Groundwater Resource

 Wetlands



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

**Conservation Lands
Wetland**

Wetlands

**Urban Fringe
Community**

**Density Reduction/
Groundwater
Resource**

**Resource
Protection**

BONITA BEACH RD SE

Moderate Density MU/PD

MATTEOTTI VIEW



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

REVISED AUGUST 2025

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

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

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

¹ Gross Density Pursuant to Policy 1.1.10.1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

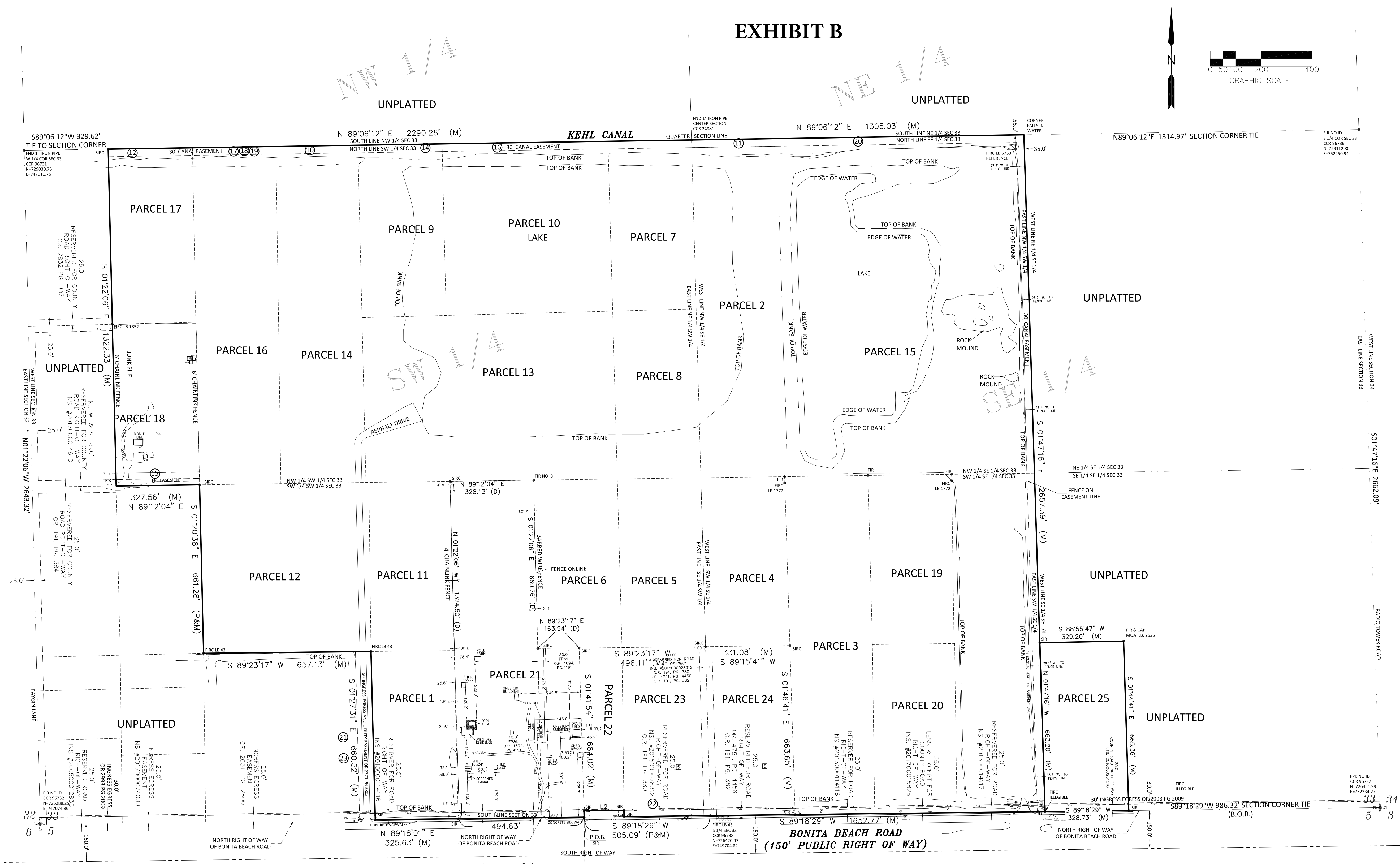
- 7. As individual zonings to Residential Planned Development (RPD) are submitted to the City they shall include as a minimum the following information:
 - a. A showing of the amount of units as a part of the maximum approved for the parent parcel.
 - b. A Traffic Analysis submitted in accordance with the City's TIS

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

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

EXHIBIT B

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



NOTES:

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

LEGEND

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

ABBREVIATIONS

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

FLOOD ZONE:
ZONE X

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

MAP REVISION DATE
AUGUST 28, 2008

REVISIONS:

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

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

BOUNDARY SURVEY

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

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

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

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

psm:

JSR

drawn:

CLJ/MAC

checked:

EFC

view:

BND

Project#:

2018-435

File #:

2018-435

Sheet #:

1 OF 2

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

LEGAL DESCRIPTIONS PER TITLE COMMITMENT

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

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

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

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

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

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

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

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

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

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

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

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

LEE COUNTY, FLORIDA.

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

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

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

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

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

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

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

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

PARCEL 21
THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/2 OF THE SOUTHWEST 1/2 AND THE WEST 1/2 OF THE SOUTHEAST 1/2 OF THE SOUTHEAST 1/2 OF THE SOUTHWEST 1/2 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. LESS AND EXCEPT THE EAST 166.71 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/2 OF THE SOUTHEAST 1/2 OF THE SOUTHWEST 1/2 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

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

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

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

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

SCHEDULE B SECTION II
PARCELS 1 THROUGH 20

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

SCHEDULE BII EXCEPTIONS

ITEMS 1 THROUGH 6 ARE GENERAL EXCEPTIONS

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

SURVEYOR'S RESPONSE
PARCELS 1 THROUGH 20

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

SCHEDULE B SECTION II
PARCEL 21

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

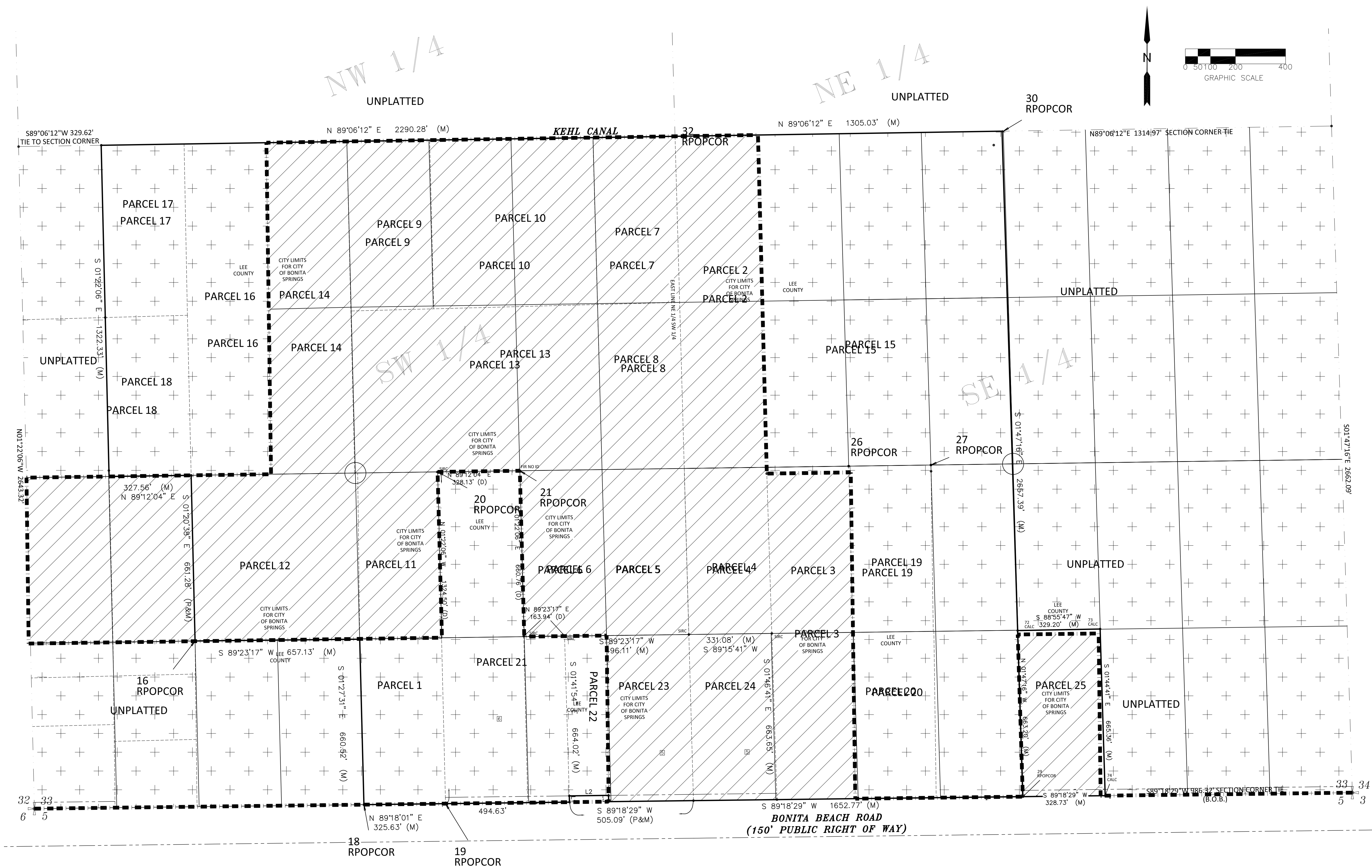
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY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

SURVEYORS NOTES
PARCEL 21

SCHEDULE BII EXCEPTIONS

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

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



LEGEND

- = DELINEATES CITY OF BONITA VS. UNINCORPORATED LEE COUNTY
- [Hatched Box] = CITY OF BONITA SPRINGS
- [Cross-hatched Box] = UNINCORPORATED LEE COUNTY



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**

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 [REDACTED] will provide the opportunity for goods and services to be available along Bonita Beach Road. Currently, the only option for residents to access convenient goods is approximately two miles west towards Interstate-75. The proposed development would also reduce the distance traveled for residents living at the far east of Bonita Beach Rd seeking convent retail services. As for the residents living within the proposed development, the option for commercial development will allow them to remain within the Urban Fringe Community District and still be able to purchase goods without leaving the neighborhood.

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

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

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

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

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

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

EXHIBIT IV.E – BONITA PLAN INTERNAL CONSISTENCY NARRATIVE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Requiring planned development applications to be accompanied by:

1. A description of existing conditions including:

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

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

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

2. A protected species and critical area management plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Consistency with Population Projections

The amendment proposes to increase the density of the property from the current build-out of 14 dwelling units, to 299 dwelling units by designating the Property as Urban Fringe Community

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

west which received the Special Exception for an excavation/mining operation. The IPD operation includes blasting, which is also considered intense from a use standpoint. Therefore, the Special Exception mining operation approval and IPD approval of a mining operation with blasting within the DR/GR indicates that the proposed amendment to provide residential uses on the remaining impacted lands is significantly less intense than the current use, and is more appropriate and compatible in this location under the Urban Fringe Community District category.

EXHIBIT IV.G – SOUND PLANNING PRINCIPLES

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

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

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

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

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

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

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

Cynthia Vargas

From: Alexis Crespo <acrespo@rviplanning.com>
Sent: Wednesday, August 20, 2025 10:17 AM
To: Michael Fiigon
Subject: FW: Bonita Revana development

Please see below.

Alexis Crespo, AICP

Vice President of Planning

RVi Planning + Landscape Architecture

28100 Bonita Grande Drive, Suite 305 • Bonita Springs, FL 34135

239.850.8525 Mobile • 239.405.7777 Main

www.rviplanning.com

From: Amy Ciarrocchi
Sent: Tuesday, August 19, 2025 5:27 PM
To: jim.fitzpatrick@cityofbonitasprings.org
Subject: Bonita Revana development

Mr. Fitzpatrick,

I am writing to share my support for the proposed development of 299 upscale homes along with a few thoughtfully planned small businesses, such as a grocery store similar to Trader Joe's or Fresh Market, and even an ice cream shop. I believe these types of additions would bring real value to the community and provide amenities that enhance daily life for current and future residents. Personally, I don't feel a yoga studio or office building would be as beneficial.

At the same time, I understand that some neighbors have concerns, particularly around traffic and congestion. I share those concerns and feel they need to be addressed in order for this project to succeed in a way that benefits everyone. In particular, I strongly encourage the installation of a traffic light at the entrance across from our community. This would help manage the increased volume safely while protecting residents, pedestrians, and visitors.

It may also be helpful to provide more information on the timeline for the I-75 project. If residents knew when those improvements were expected to begin, it might ease some of the worries about future congestion. From what I understand, the development across from Palmira would not be completed until 2028–29, which should allow time for necessary infrastructure improvements.

I believe this project has a lot of potential, and with thoughtful planning and the right infrastructure in place, it can be both safe and beneficial for all.

Thank you for your time and consideration.

Sincerely,

Amy Ciarrocchi

14670 Meravi Dr

Palmira Resident

Would you like me to add a warmer “community voice” touch (like “I care about our neighbors’ quality of life too” or “I believe compromise is possible”) — or keep it at this thoughtful but straightforward level?

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Cynthia Vargas

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Wednesday, September 10, 2025 8:50 PM
To: Jacqueline Genson; Mike Sheffield
Subject: Fwd: Support for Rebuilding Big Hickory in Bonita Springs

Please add to the Big Hickory file please

Thanks,

Mike Gibson

Mayor

City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL

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Thank you.

Begin forwarded message:

From: Enxhi Agolli
Date: September 3, 2025 at 11:02:17 AM EDT
To: Jim Fitzpatrick , Mike Gibson , Jamie Bogacz , Jesse Purdon , Laura Carr , Chris Corrie , Nigel Fullick
Subject: Support for Rebuilding Big Hickory in Bonita Springs

Dear Members of the Bonita Springs City Council,

I am writing to express my strong support for allowing the owners of Big Hickory to rebuild and reopen their restaurant in a new location. As someone who used to work there, I know firsthand the value Big Hickory brought to both the community and visitors, and I believe bringing it back will be a tremendous benefit to Bonita.

Our city needs more dining options, particularly casual yet high-quality waterfront dining. While some establishments have rebuilt after the hurricane, the reality is that most existing waterfront restaurants are extremely crowded during season. A fresh, new option like Big Hickory would help ease that pressure while giving both residents and tourists another inviting place to gather.

There is also a real need for more restaurants that boaters can easily access. Currently, very few local spots provide more than two or three docks, which limits choices for families and groups coming in from the water. A new Big Hickory, with proper docking space, would immediately fill this gap.

I also encourage you to support their ability to host live music. A waterfront restaurant with music creates a fun, vibrant, and family-friendly atmosphere that enhances Bonita's reputation as both a community and a destination. At the same time, Big Hickory has always been known for being welcoming and affordable—a place that locals as well as visitors can truly enjoy.

Please allow the owners of Big Hickory the opportunity to rebuild. This project will not only restore a beloved local business but will also strengthen Bonita's dining scene, provide more options for families and boaters, and add to the city's character as a fun, family-friendly, and thriving coastal community.

Thank you for your time and consideration.

Cynthia Vargas

From: lesliesanderson <lesliesanderson@aol.com>
Sent: Wednesday, August 27, 2025 9:42 AM
To: City Meetings
Subject: We oppose Seagate's development on Bonita Beach Road.

Dear Planning Agency officials:

When we moved to Bonita Springs 15 years ago, we thought we had landed in paradise. We rode our bikes to the east end of Bonita Beach Road passing wildlife and natural landscape , enjoying the quiet and beauty.

Over the years we observed with great concern our little slice of paradise being overtaken by Construction , noise, traffic, and poorer air quality. We have seen and heard of pedestrian, bicycle, and automobile accidents and deaths on Bonita Beach Road from the intersection of Logan Avenue to the end of Bonita Beach Road going east. Wildlife sightings have been minimized and birds are fewer and fewer each year. The Seagate development, or any new development, would add to these issues and put more burden on the city to police, maintain, and provide Emergency Services on Bonita Beach Road. Additional burden on the city could involve more students to educate, more seniors to provide services to, etc.

If it weren't for the CREW Trust near our home, we wouldn't have any outlet to enjoy the beauty of Florida in its natural form. We are grateful for and support the Trust but it cannot remedy all the above concerns.

We urgently ask you to prevent the Seagate development (and any more development) in this area of Bonita Beach Road because of the increased traffic, environmental impact, strain on City resources, and concern for the well-being of all living creatures living in this area.

Sincerely yours,
Leslie Sanderson
Robert Ziegel
Residents of Village Walk on Bonita Beach Road.

Cynthia Vargas

From: Nigel Fullick <nigel.fullick@cityofbonitasprings.org>
Sent: Sunday, September 14, 2025 10:34 AM
To: ROBERT BLAGG
Subject: Re: Seagate comments

Mr. Blagg- thank you for reaching out and sharing your comments. Regards- Nigel

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From: ROBERT BLAGG
Sent: Friday, September 12, 2025 11:06 AM
To: Nigel Fullick
Subject: Seagate
"I live in Bonita Springs and oppose Seagate's development request." Or "I live in Bonita Springs. Please vote no to Seagate because we already have far too much traffic."

Cynthia Vargas

From: Dan DeVasto <dpdevasto@gmail.com>
Sent: Thursday, August 28, 2025 9:21 AM
To: City Meetings
Subject: Seagates proposed Development

As a resident of Palmira, the developer should provide quality, independant studies of the traffic, safety , evacuation, water control and demands placed on the fire, police and other resources of Bonita Springs, and the responsibilities of the developer in connection with meeting these resource needs. These Independant studies should be acceptable to our board of directors and demonstrate to our board sufficient actions and requirements of the developer to preserve our current quality of life!

Dan DeVasto
14509 Speranza Way
Bonita Springs
Sent from my iPhone

Cynthia Vargas

From: City Meetings <citymeetings@cityofbonitasprings.org>
Sent: Tuesday, August 26, 2025 11:53 AM
To: jack Feintuch
Subject: RE: LPA Meeting for the Seagate Development

Good morning, Mr. Feintuch,

Your comments have been received and will be shared with the Senior Planner for the case and with LPA Board members.

Thank you,



Mike Sheffield, CPM, CMC
City Clerk
9101 Bonita Beach Road
Bonita Springs, Florida 34135
O: 239-949-6248

From: jack Feintuch
Sent: Tuesday, August 26, 2025 9:51 AM
To: City Meetings
Subject: LPA Meeting for the Seagate Development

Good Morning Mr. Sheffield,

With all the developing happening on Bonita Beach Rd, the current infrastructure is terribly deficient in handling the onslaught of additional traffic via this corridor. There is no mention of road expansion, no additional access points for I-75 north or southbound lanes nor additional cell tower coverage capabilities being discussed.

Subsequently, I sincerely request that unless the above criteria are addressed appropriately to the satisfaction of the residents living on this corridor, the Seagate Development project should be vacated!

Your thoughts and consideration are appreciated!

Thank you,

Jack Feintuch
28721 Montecristo Loop

Bonita Springs, FL 34135
443-826-0304

Cynthia Vargas

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Wednesday, September 10, 2025 8:54 PM
To: Mike Sheffield; Jacqueline Genson
Subject: Fwd: Revana Seagate

Please add to the Seagate file please.

Thanks,

Mike Gibson

Mayor

City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL

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Thank you.

Begin forwarded message:

From: Anita Gruttadaurio
Date: September 2, 2025 at 4:43:26 PM EDT
To: Mike Gibson , Jamie Bogacz , Laura Carr , Nigel Fullick , Jesse Purdon , Chris Corrie , Jim Fitzpatrick
Subject: Revana Seagate

Dear Community Council Members,

I am writing to express my support for Seagate's proposal to build 290 upscale homes. I strongly believe that this project should be approved. Seagate has committed to improving the roads around BBR, which will help alleviate congestion. In contrast, other developments approved along BBR did not offer to address the traffic issues between I-75 and Boca Grande.

Thank you for considering my perspective.

Respectfully,
Anita Gruttadaurio

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:23 PM
To: RICHARD GUMPERT
Cc: Mike Sheffield
Subject: Re: No to Seagate

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

Jamie Bogacz
City of Bonita Springs
District 1

From: RICHARD GUMPERT
Sent: Sunday, September 21, 2025 1:49:45 PM
To: Jamie Bogacz
Subject: No to Seagate

I live in Bonita Springs. Please vote no to Seagate because we already have far too much traffic. Thank you for doing the right thing and protecting the future of Bonita Springs.

Rich Gumpert
302-562-0040

Cynthia Vargas

From: City Meetings <citymeetings@cityofbonitasprings.org>
Sent: Tuesday, August 26, 2025 11:54 AM
To: Sig Hernandez
Subject: RE: LPA Hearing on Revana Lakes Project

Good morning, Dr. Hernandez,

Your comments have been received and will be shared with the Senior Planner for the case and with LPA Board members.

Thank you,



Mike Sheffield, CPM, CMC
City Clerk
9101 Bonita Beach Road
Bonita Springs, Florida 34135
O: 239-949-6248

From: Sig Hernandez
Sent: Tuesday, August 26, 2025 9:54 AM
To: City Meetings
Subject: LPA Hearing on Revana Lakes Project

Dear City Clerk.

I would like to make comments about the ecological impact of the Revana Lakes Project at the LPA hearing on Thursday, August 28, 2025.

I would like to speak at the hearing to share my concerns with the LPA.

Sincerely,

Dr. Sigfredo Hernandez
27117 edenbridge Ct
Bonita Springs, FL 34135
267-879-9029

Cynthia Vargas

From: City Meetings <citymeetings@cityofbonitasprings.org>
Sent: Tuesday, August 26, 2025 12:02 PM
To: Liz Huber
Subject: RE: sea gate proposal

Good afternoon, Ms. Huber,

Your comments have been received and will be shared with the Senior Planner for the case and with LPA Board members.

Thank you,



Mike Sheffield, CPM, CMC
City Clerk
9101 Bonita Beach Road
Bonita Springs, Florida 34135
O: 239-949-6248

From: Liz Huber
Sent: Tuesday, August 26, 2025 10:41 AM
To: City Meetings
Subject: sea gate proposal

We have owned a home in Bonita Springs since 2010 and moved to Bonita National for the wildlife, peace, and tranquility, as well as to avoid traffic. Unfortunately, our landscape and environment are drastically changing. We are very concerned about our wildlife as well. We hope you study the impact of the new shopping center on Bonita Beach Road before making any decisions. Thank you for considering our concerns.

Liz Huber
28580 Longford Court
Bonita Springs

Cynthia Vargas

From: Donna Jimenez <djim58@gmail.com>
Sent: Wednesday, August 27, 2025 7:21 PM
To: City Meetings

What are the plans to support traffic congestion- it takes 25 minutes to just get into 75 in season!

What about food stores to support residents since the current Publix cannot at all - in season or off season.

Stop building -without an infrastructure that supports expanding. Currently you don't have one.

Cynthia Vargas

From: Mary Ellen Jones <jonsie789@yahoo.com>
Sent: Wednesday, August 27, 2025 4:11 PM
To: City Meetings
Subject: Development on Bonita Beach Road

Attn: Mike Sheffield

Dear Mr. Sheffield:

Unfortunately I'm unable to attend tomorrow's meeting but I understand you are the person to contact instead.

I moved to Bonita Springs full time 9 years ago. One of the things I loved about it was the wide open green spaces—there was a somewhat rugged look about it and it was beautiful. The amount of development just on Bonita Beach Road since that time is what I would call obscene. It seems that the developers get everything approved—which tells me there is something in it for the politicians who are doing the approving.

Midtown Bonita is an eyesore. Solis Grande looks like low cost housing. The building that is currently going up by 75 had a wood frame—not a good idea considering the winds that are a real probability and not to mention a wayward spark will start a fire that will burn the entire building and anything near it down. The storage units beside the 7-11 are another eyesore that make the area look transient.

The destruction of the beautiful land along E Terry and Bonita Grande is a disgrace. The rental housing across from the Y again looks like low cost housing. I'm not sure what they're building at the intersection but right now the dirt pile is most unattractive.

My point is the politicians are allowing the developers to dictate the footprint of what was once a beautiful little city. It looks like an urban nightmare these days. I understand that everybody wants to get elected and needs contributions to do it. That should in no way allow for the development abomination that is happening here—but apparently it does.

I truly hope that all of you will rethink your positions on “progress” and put a halt to this insanity. You are ruining a gorgeous location.

Respectfully,

Mary Ellen Jones
28103 Edenderry Court
Bonita Springs, FL

PS. When I bought at Bonita National, there was nothing past Village Walk. I was told there would never be any development on the right hand side of Bonita Beach Road as it was designated preserve land. Who made out on that deal? We now have Seasons, Ravana is in the works and the aforementioned ugly buildings further down are on the way. Of course the left side has Bonita Landing and Valencia.

Cynthia Vargas

From: Chantal Kotyla <chantalkotyla@gmail.com>
Sent: Tuesday, August 26, 2025 2:11 PM
To: City Meetings
Subject: Fwd: Delivery Status Notification (Failure)

Subject: Sea gate Development

To whom it may concern:

As a resident of Sorrento, I want to voice my opposition to the Seagate Development Proposal. There is already a lot of traffic when I attempt to exit the development. This area is already congested and will be made worse with the apartments near I75, Midway and the townhomes near Racetrack. Kindly keep our safety in mind when making your decision.

Regards,

Chantal Kotyla

28036 Sosta Lane

Unit 4

Bonita Springs, FL 34135

860 833 3390

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:22 PM
To: Mike Sheffield
Subject: Fw: Seagate Development

Jamie Bogacz
City of Bonita Springs
District 1

From: Len Ciarrocchi
Sent: Monday, September 22, 2025 1:46:48 PM
To: Jamie Bogacz
Subject: Seagate Development

I live in Bonita Springs and APPROVE of
Seagate's development request." Or "I live in
Bonita Springs. Please vote YES to Seagate

Lend Ciarrocchi
14670 Meravi Dr
Bonita Springs FL 34135

[Sent from the all new AOL app for iOS](#)

[Sent from the all new AOL app for iOS](#)

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:26 PM
To: Margaret Laggis
Cc: Mike Sheffield
Subject: Re: Seagate

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

Jamie Bogacz
City of Bonita Springs
District 1

From: Margaret Laggis
Sent: Friday, September 19, 2025 4:54:14 PM
To: Jamie Bogacz
Subject: Seagate
Councilman Bogacz:

Please vote to keep the current DRGR designation for the Seagate property on Bonita Beach Road.

There are thousands of new residences and commercial properties being occupied in the next few years and we have no idea how this will impact public safety.

Evacuation is just one threat. All of this new construction in what used to be sandy, water absorbing soil, will undoubtedly negatively impact the existing properties. We already struggle to deal with the storm water volumes, these new properties will only make this worse.

DRGR is an important designation and was just re-confirmed in the last year. It is an important designation for our safety and security.

Margaret Laggis
Bonita Springs

Sent from my iPad

From: [Margaret Laggis](#)
To: [City Meetings](#)
Subject: Seagate request
Date: Monday, August 18, 2025 2:21:44 PM

I am writing to ask why our LPA or City Council would change their mind from last year on Seagate's request for a change in zoning?

The proposal is very similar to the one submitted and rejected last year.

None of the other in-progress units, of which there are about 1000, between Midtown, Madison, Solis Grande and Vivid Shores have been occupied through a heavy rain event so we have no idea how much we need this groundwater recharge area.

We already know that there will be no evacuation route for the folks who already live East of I-75 as you can't even enter the highway heading north even in the summer much less the winter in the evening. Adding hundreds of new cars will not help.

We don't yet know the effect on EMS response times either. Building a new or larger fire/rescue building will undoubtedly be necessary even if this property doesn't get built. I am an EMT in VT and our call volumes, with no increase in population have doubled in 10 years. This is headed our way fast in SW FL.

There is no reason to make this change of use. There is no lack of available high end housing.

Margaret Laggis
Bonita Springs
Sent from my iPad

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:28 PM
To: Theresa LaPorte
Cc: Mike Sheffield
Subject: Re: Seagate's Ravena Lakes

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

Jamie Bogacz
City of Bonita Springs
District 1

From: Theresa LaPorte
Sent: Monday, September 15, 2025 12:21 PM
To: Jamie Bogacz
Subject: Seagate's Ravena Lakes

Dear Mayor/Council Member,

I'm a Bonita Springs resident asking you to vote **YES** on Seagate's Ravena Lakes proposal on October 15. A conditioned approval ensures aquifer protections, traffic improvements, and a capped, master-planned community with real accountability.

Thank you

From: [nancy leasia](#)
To: [City Meetings](#)
Subject: LPA August 28 meeting re: Seagate development proposal
Date: Monday, August 18, 2025 3:08:12 PM

To Whom It May Concern

My name is Nancy Leasia, and I am a full time Bonita Springs resident who lives in Valencia Bonita, at the far eastern end of Bonita Beach Rd. Unfortunately, I am unable to attend the Aug. 28, 2026 LPA meeting regarding the Seagate proposed development on Bonita Beach Rd, but I have some serious concerns about this project, and have some questions I would like the Board to consider and answer. They are:

1. It appears than many more homes are being built in the neighboring areas of I-75 entrance/exit on Bonita Beach Road! Seagate is the current one being contemplated. In the past, leaving Bonita Springs during hurricanes was very difficult due to high traffic congestion. Won't our evacuation plan be significantly impacted by the addition of 2000 new homes and businesses on Bonita Beach Rd? What is be contemplated about this problem?
2. Traffic is already horrendous on Bonita Beach Rd, and with nearly 2,000 new housing units and MidTown that have been permitted, but have yet to go live on or near Bonita Beach Rd., trying to get on I-75, even in off season, is like trying to crawl through a crowded parking lot while in your car. What does the City plan to do to mitigate this problem?

I am also concerned about the impact on our water supply.

Please stop trying to turn Southwest Florida into California! We do not need any further development in Bonita Springs!

Thank you for your consideration.

Nancy Leasia
28584 Montecristo Loop
Bonita Springs, FL 34135
408-621-2329

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:28 PM
To: jim lukas
Cc: Mike Sheffield
Subject: Re: Seagate Proposal

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

Jamie Bogacz
City of Bonita Springs
District 1

From: jim lukas
Sent: Tuesday, September 16, 2025 12:34 PM
To: Jamie Bogacz
Subject: Seagate Proposal

Jamie Bogacz:

First and foremost, thank you serving on the Bonita Springs City Council and all the good work you do. I am a twenty year (full time for the past 11 years) resident and voter in Bonita Springs and have been to all the recent meetings relating to the Seagate proposal.

Realize all of the current neighboring building projects (about 2,000 homes) were approved before you were on the Council. We don't know the impact these new homes will have on traffic and ensuing noise and pollution, but we can see the beginnings of traffic jams on Bonita Beach Road.

Your Local Planning Authority has denied the Seagate Project twice.

The Founding Parents of Lee County and Bonita established this land as a conservation tract for definitive reasons.

Many residents, including over 1200 who signed the Pause Petition, are only asking you to comply with the Bonita Springs Council mission statement “to uphold and enforce codes and ordinances that protect the health, safety, and welfare of residents, business owners, and visitors ...”

Thank you for time and consideration.

Jim Lukas
Palmira Resident
14053 Lavante Court
Bonita Springs 34135

Sent from my iPhone

Cynthia Vargas

From: jim lukas <jlukassr@yahoo.com>
Sent: Wednesday, August 27, 2025 6:16 PM
To: City Meetings
Subject: Seagate Review

Name: James J. Lukas
Address: 14053 Lavante Court, Bonita Springs, FL 34135
Phone Number: (630) 452-4645
Resident and Registered Voter in Bonita Springs

To: Bonita Springs Local Planning Authority

First off, thank you for your work and the service you perform. I've owned a home in Bonita since 2005 and I've seen you grow the community and develop it in a controlled way.

I plan to attend the meeting tomorrow. Sending this in case an issue comes up and I am not able to attend/speak.

Seagate Project

I've attended several Seagate informational meetings. I have two major issues with their plans:

- o **Safety Concerns:** Adding this new development will exacerbate the trouble we have leaving Bonita during emergency situations like hurricanes. Secondly, with increased traffic, emergency services will struggle to meet the 8 minute, 59 second standard. Realize you'll build another fire/emergency station, but it may be too late for some people.

- o **DR/GR Designation:** Changing this designation will set a poor precedent. Other land will want changes. Previous parcels you've denied will either sue the town or reapply or both.

Thank you,

Jim Lukas
Sent from my iPad

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:32 PM
To: Vicki Mace
Cc: Mike Sheffield
Subject: Re: 'No' to Seagate Development

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

Jamie Bogacz
City of Bonita Springs
District 1

From: Vicki Mace
Sent: Friday, September 12, 2025 11:56 AM
To: Jamie Bogacz
Subject: Fwd: 'No' to Seagate Development

Jamie,

We live in Village Walk, east of the proposed Seagate development. Please vote 'No' to protect our water and safety. Traffic is already terrible and I fear flooding, evacuation and water quality. We are counting on you.

Vicki Mace and Paul Michaels
28063 Pisces Lane
Bonita Springs

From: [Vicki Mace](#)
To: [City Meetings](#)
Subject: Comment for LPA Meeting August 28th
Date: Monday, August 18, 2025 1:04:32 PM

Please do not approve the Seagate development. The traffic is already terrible on Bonita Beach Rd., approaching 75 from the East. With the other new developments coming on stream, I fear we will not be able to evacuate safely in the event of an emergency. I also worry about flooding and water quality as the additional pavement and lawns reduce the available water drainage and filtration.

Vicki Mace and Paul Michaels
28063 Pisces Lane
Bonita Springs

Cynthia Vargas

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Wednesday, September 10, 2025 8:55 PM
To: Mike Sheffield; Jacqueline Genson
Subject: Fwd: Seagate Project

Please add to the Seagate file please.

Thanks,

Mike Gibson

Mayor

City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL

The information contained in this email message is privileged and is intended only for the use of the individual names above and others who have been specifically authorized to receive such. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of this communication is strictly prohibited. If you have received the communication in error, or if any problems occur with the transmission, please immediately notify us by telephone.

Thank you.

Begin forwarded message:

From: Lorraine Margulies
Date: September 2, 2025 at 2:25:07 PM EDT
To: Mike Gibson , Jamie Bogacz , Laura Carr , Nigel Fullick , Jesse Purdon , Chris Corrie , Jim Fitzpatrick
Subject: Seagate Project

Please be aware that there are many residents that have done our research and are Pro the Seagate development.

We all feel that Seagate will best protect all of our investments on the east end.

**Many that signed the “opposing petition are unaware of the real facts” yet just signed anyway, and they
Are seasonal.**

Many who live here full time are very on board with Seagate.

Remember who your constituents really are.....

Yours for a strong and safe America,

https://quickpropertyview.com/listing/3/1/225066128/16038_Liguria_PL_BONITA_SPRING_S_FL_34135/FTMY/N630149

LEE GOP Precinct Captain 313

Lorraine Margulies, BFA, MS
Lic. Real Estate Sales Person
Cell- 516-220-7314

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Signature International Premier Properties LLC
Serving Naples-Bonita Springs-Estero

Cynthia Vargas

From: judith mazzola <jmazzola1111@gmail.com>
Sent: Wednesday, August 27, 2025 11:52 PM
To: City Meetings
Subject: Revana Lakes Meeting/Public Hearing

To Bonita Springs City Counsel,

I will try to keep this as brief as possible. As a citizen of east Bonita Beach Road, I have to say the development of Bonita Springs has been like Wild Fire the past few years and it continues!!! This is all TOO MUCH TOO FAST!!

- Vivid Shores
- Swell
- Midtown
- Solaris
- Madison

ALL TOTALLING 1,668 RESIDENCES (THIS ALSO INCLUDES THE HOTEL AT MID TOWN)

Now with Revana Lakes we have to just accept 300 more homes that are large Luxury Homes housing a larger amount of people per home. That have no other traffic entry or exit other than Bonita Beach Road, And can effect many safety, health, and ecological issues.

GRAND TOTAL of New Residences= 1,968

When I see all of this and how the traffic patterns and infrastructure are already difficult especially in season, I have to wonder.... does anyone in our Bonita Spring Government care about the people who already live here?? We don't even have a chance to catch our breath when another developer is swooping in to clear the land and pave it. This is about quality of life for your residents who have been living here and paying taxes.

Tourism will decline if people have to spend all of their vacation time sitting in TRAFFIC!! Whoever is designing the road layout for these new places doesn't seem to know what they are doing. Look at the way they merged the Entrance for Solaris with the Exit for the Race Trak Gas Station! There is congestion there already with people having difficulty fitting into the left turning lane heading south on Bonita Grande. It is hard to trust that things will be well thought out and designed properly, taking into account all the new developments as a whole and their many impacts!!! Again, This comes down to our health (water quality) and safety (hurricane evacuations) as well!!!

East Terry was the only relief for the traffic on Bonita Beach Rd and now that has all been ruined. It is already difficult to make a left hand turn onto East Terry from Imperial Pkwy.

The roads are TOO SMALL and the Imperial River and its creeks cause Bonita to have dead end roads north of Bonita Beach Road, so there are no other routes to alleviate the heavy traffic now! I cant imagine how bad it will be once all these 1,968 residences are occupied.

I haven't even mentioned how horrible it is that the Cabana was approved! It is hard enough to get to the beach in season. Bonita Beach Rd is the only road into the beach area unless you want to drive all the way to Ft. Myers and now that is going to be bumper to bumper!! Where are peoples brains????

Bonita is supposed to be a charming small town. That is how it is advertised. That is what it was 8 years ago. But it seems Greed is the only important thing now. I am starting to see why Estero had to take drastic measures to annex themselves from Bonita and become their own Village.

Our only hope is that you will be a government that cares about its people and makes the right decision now to at least pause this Revana Lakes development long enough that we can at least see the impacts of these other developments in addition to this proposed one more clearly and address them accordingly.

Thank you for your time.

Judy

Cynthia Vargas

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Wednesday, September 10, 2025 8:56 PM
To: Mike Sheffield; Jacqueline Genson
Subject: Fwd: SEAGATE PROJECT

Please add to the Seagate file please.

Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL

The information contained in this email message is privileged and is intended only for the use of the individual names above and others who have been specifically authorized to receive such. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of this communication is strictly prohibited. If you have received the communication in error, or if any problems occur with the transmission, please immediately notify us by telephone. Thank you.

Begin forwarded message:

From: jmendoli@gmail.com
Date: September 2, 2025 at 1:45:49 PM EDT
To: Mike Gibson , Jamie Bogacz , Laura Carr , Nigel Fullick , Jesse Purdon , Chris Corrie , Jim Fitzpatrick
Subject: SEAGATE PROJECT

Dear Council Members:

I writing in regards to the Seagate Project, I am a Floridian, I live at Valencia Bonita all year round. I am not a snowbird. I would like you to consider to APPROVE the Seagate project. I know there are petitions to stop this development ,unfortunately I signed that petition not understanding the ramifications if this project is not approved.

I do not believe it is in the best interest of the residents of Bonita Springs and the city of Bonita to not allow this to happen.

I Urge you to vote YES on this project. Thank you for your consideration.

Cordially yours,
Nicolina (Nicky) M Mendolia
(607)316-1093
28565 Sicily Loop
Bonita Springs, FL 34135
jmendoli@Gmail.com

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Cynthia Vargas

From: Nigel Fullick <nigel.fullick@cityofbonitasprings.org>
Sent: Sunday, September 14, 2025 10:20 AM
To: Vicki Mace
Subject: Re: 'No' to Seagate Development

Dear Vicki and Paul- thank you for reaching out and your thoughtful comments. Regards- Nigel

Get [Outlook for iOS](#)

From: Vicki Mace
Sent: Friday, September 12, 2025 11:48:39 AM
To: Nigel Fullick
Subject: 'No' to Seagate Development

Nigel,

We live in Village Walk, east of the proposed Seagate development. Please vote 'No' to protect our water and safety. Traffic is already terrible and I fear flooding, evacuation and water quality. We are counting on you.

Vicki Mace and Paul Michaels
28063 Pisces Lane
Bonita Springs

Cynthia Vargas

From: fcminnick@gmail.com
Sent: Tuesday, August 26, 2025 12:51 PM
To: City Meetings
Subject: Bonita Beach Development

Please, please stop all the development on BB Road. What is being built East of I75 is deplorable. Our traffic is already horrible, the infrastructure can't sustain any more development. Water storage and animal habitat are threatened as it is. We left Naples because of all the traffic and overdevelopment. Please don't ruin Bonita for those of us who have made our home in this lovely city!!

Candy Minnick
Villagewalk Bonita
Sent from my iPhone

Cynthia Vargas

From: Nigel Fullick <nigel.fullick@cityofbonitasprings.org>
Sent: Sunday, September 14, 2025 9:57 AM
To: Mike Sheffield
Subject: Seagate Development on Bonita Beach Road

Mike- Email received, I don't see any copies.

From: tmireault@comcast.net
Sent: Sunday, September 14, 2025 8:55 AM
Subject: Seagate Development on Bonita Beach Road

Hello!

I want to thank you for your hard work in our beautiful Bonita Springs community - I know at times it is not easy.

I am a full-time resident of Bonita Springs and am asking you to vote YES on the Seagate Ravena Lakes development proposal on October 15th. A conditioned approval ensures that there will be protections for the aquifers, improvements on traffic (which is a must especially during season), and it is a capped, master-planned community with actual accountability.

Thank you for taking the time to read this and have a great week!,

Terri Mireault
28502 Capraia Drive
Bonita Springs, FL. 34135

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:30 PM
To: Candace Moot
Cc: Mike Sheffield
Subject: Re: Please vote "no"

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

Jamie Bogacz
City of Bonita Springs
District 1

From: Candace Moot
Sent: Sunday, September 14, 2025 3:28:29 PM
To: Jamie Bogacz
Subject: Please vote "no"

As you probably are aware, a few weeks ago a petition was circulated to ascertain the sentiment of the voters in Bonita Springs about Seagate's latest request to develop on land that would require a precedent-setting change in the land's DR/GR designation. The petition's intent was to ask you, those elected to represent us, to pause this development until we know what the impacts will be of Midtown and the nearly 2,000 homes/apts/condos that have been permitted in our area but are not yet occupied.

What you may not know is that as of today, this petition has garnered 1,244 verified signatures, and those signatures come from every single zip code in Bonita Springs. The residents of Bonita Springs care deeply about this issue that effects the quality of our lives on a daily basis, and we now have an email list that connects every corner of our beautiful City.

The voters throughout Bonita Springs ask you to represent us by voting “no” on this project, until the effects of these other developments can be felt.

Thank you in advance for your consideration.

Candy Moot

Bonita Springs

Sent from my iPad

Cynthia Vargas

From: City Meetings <citymeetings@cityofbonitasprings.org>
Sent: Tuesday, August 26, 2025 12:00 PM
To: amootpoint@me.com
Subject: FW: Comment for 8/28/25 LPA meeting

Good morning, Candy,

Received, thank you. While written public comments received in advance will not be read aloud at the meeting, they will be provided to LPA Board members in written form.



Mike Sheffield, CPM, CMC
City Clerk
9101 Bonita Beach Road
Bonita Springs, Florida 34135
O: 239-949-6248

From: Candace Moot
Sent: Tuesday, August 26, 2025 9:49 AM
To: City Meetings
Subject: Comment for 8/28/25 LPA meeting

Hi Mike:

Please present this comment to the LPA on Thursday. All your help has been much appreciated! Don't know if you need my name or not, but will add it after the question if that's required.

Having read the minutes from the LPA and City Council meetings on this project almost exactly a year ago, I believe it was your courageous conclusion NOT to support this project because it would set a "bad precedent." Since as far as I can tell, very little has changed with the request before you, we are hopeful you'll protect our entire City, not just the Bonita Beach Road area, and come to the same conclusion ... that our entire City will be in jeopardy if a bad precedent is set.

Candy Moot
Valencia Bonita

Sent from my iPad

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:31 PM
To: Robert Morgan
Cc: Mike Sheffield
Subject: Re: Seagate Project on Bonita Beach Rd

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

From: Robert Morgan
Sent: Friday, September 12, 2025 8:08 PM
To: Jamie Bogacz
Subject: Seagate Project on Bonita Beach Rd

Hi, I'm a homeowner on Bonita Beach Rd and I'm asking you to vote no on this project. There is already far too much traffic on this roadway already.

Thank you
Robert Morgan

Jamie Bogacz
City of Bonita Springs
District 1

Cynthia Vargas

From: John Newman <jbnewman927@gmail.com>
Sent: Tuesday, August 26, 2025 12:29 PM
To: City Meetings
Subject: Comment for 8/28/25 LPA meeting

Given the horrific traffic on Bonita Beach Road now, before all of the pending developments are built out and occupied and before any salutary effects of the widening of I-75 have been realized, it seems dangerous for all residents east of I-75 to approve any new developments now, especially one with 100,000 sf of new retail space.

--

John Newman
28635 Montecristo Loop
Bonita Springs, FL 34135
973-715-7934
jbnewman927@gmail.com

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:19 PM
To: Charles Nichols
Cc: Mike Sheffield
Subject: Re: Council Vote on October 15th re Proposed Seagate Development

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

Jamie Bogacz
City of Bonita Springs
District 1

From: Charles Nichols
Sent: Monday, September 22, 2025 1:49:15 PM
To: Jamie Bogacz
Subject: Council Vote on October 15th re Proposed Seagate Development

Dear Council Member Bogacz,

The vote you will take on Oct. 15, 2025 regarding the Seagate development is very likely to affect every resident of Bonita Springs, since it would be precedent-setting to change the DR/GR. In addition to the environmental protections afforded by this recently affirmed designation, it helps keep Bonita Beach Road from turning into another Immokalee Road ... a ramification no one wants.

There are already nearly 2,000 new and permitted but yet to be inhabited homes in the immediate area ... which is why residents are asking for a pause ("no" vote now) in the development process until we know the impact of these 2,000 homes.

According to the 2023 GIS Analysis Fire Control and Rescue Report prepared by Fitch and Associates, fire and emergency response times are almost *twice* the national standards in Bonita Springs, mainly because of traffic. Senior fire officials in Bonita Springs have

expressed grave concerns about the burden of the additional housing units this development will present on emergency response times. And imagine what would happen if we ever got evacuation orders??

Additionally, if Seagate were to be approved and a traffic light also approved at one of their entrances, the traffic from the Logan Round roundabout will back up and make the congestion at the roundabout even worse than it already is.

I ask you to please vote NO on October 15th.

Sincerely,
Charles Nichols
Resident of the Valencia Bonita community

Cynthia Vargas

From: Charles Nichols <craynichols@me.com>
Sent: Wednesday, August 27, 2025 10:40 AM
To: City Meetings
Subject: Question for LPA Seagate hearing on 9/28

I am Chuck Nichols, a resident of Valencia Bonita on Bonita Beach Road. I am unable to attend today as I am out of town.

With Bonita Beach Road already classed as a "D" level road, and with somewhere near 2000 homes either under construction or construction to start soon that will use Bonita Beach Road, allowing the Seagate development to proceed will add to the problems (safety and delays) experienced now around the Logan Road roundabout, safety issues of cars crossing Bonita Beach Road from Palmira to head west, and if built safety issues of cars coming from the Seagate development and wanting to cross Bonita Beach Road to head east toward Logan Road. What can be done to ease this already concerning safety problem.

Thank you for your consideration.

Chuck Nichols

Sent from my iPhone

Cynthia Vargas

From: Nigel Fullick <nigel.fullick@cityofbonitasprings.org>
Sent: Sunday, September 14, 2025 10:44 AM
To: Jamie Nolan
Subject: Re: Seagate Development Support

Jamie and Joseph- thank you for reaching out and your thoughtful comments. Best regards- Nigel

Get [Outlook for iOS](#)

From: Jamie Nolan
Sent: Wednesday, September 10, 2025 2:04 PM
To: Jamie Bogacz ; Laura Carr ; Nigel Fullick ; Jesse Purdon ; Chris Corrie ; Jim Fitzpatrick
Subject: Seagate Development Support

Subject: Support for Seagate's Revana Lakes Development

Dear City Council Members,

I am writing as a resident of Valencia Bonita to express my **support for Seagate Development Group's Revana Lakes proposal** on Bonita Beach Road. After reviewing the facts and Seagate's presentation, I believe this project will bring significant benefits to our community and the City of Bonita Springs.

Many of our residents who initially signed the [Change.org](#) petition opposing the project did so without understanding the full scope and implications of what we were supporting. We were unaware that:

- The City had already turned down a similar proposal in the past.
- Seagate is a **highly reputable luxury builder**, responsible for beautiful communities such as **Quail West, Talis Park, Hill Tide Estates, and Esplanade Lake Club**.
- A "pause" or repeated denials could risk losing a high-quality, well-planned development and open the door for **less desirable alternatives**, such as higher-density or lower-income housing projects without traffic mitigation.

Since learning these facts, many residents have reconsidered and now **support Seagate's proposal**. The plan limits the project to **290 upscale homes**, includes a **small neighborhood shopping center**, and provides **road improvements to Bonita Beach Road** that will benefit all residents in the area.

Importantly, a “no” vote does not stop development. The property will eventually be developed, and denying this proposal could result in a project that offers fewer community benefits and potentially decreases surrounding property values.

We respectfully urge the City Council to approve Seagate’s plan for Revana Lakes. This is an opportunity to welcome a **thoughtfully designed, luxury community** that aligns with the vision for Bonita Springs’ future.

Thank you for your time and consideration.

Sincerely,
Joseph and Jamie Nolan
28632 Wharton Dr.

Bonita Springs, FL 34135

Cynthia Vargas

From: Jim Ruggieri <boilermkr83@gmail.com>
Sent: Wednesday, August 27, 2025 9:56 AM
To: City Meetings
Cc: Jim Fitzpatrick; Mike Gibson
Subject: Seagate development Opposition

Hello - I live directly off of Bonita Beach Road - East of I-75. My wife and I have been residents and have lived here for 13.5 years now.

I have seen a lot of growth along BB Rd (BBR) during that time and I understand there are already approvals for many, many homes and apartments already... many not completely built or occupied yet.

This Seagate development would only add to the existing problems - associated with flooding, road safety and access as well as destroying more of our environment.

I urge the LPA and the Bonita Springs City Council to pause further development and Vote NO on Seagate's Development proposal until a comprehensive review of the big picture on BBR is completed.

BBR is already very difficult and dangerous to navigate - adding more traffic without proper planning and reasonable constraints is ludicrous.

Quality of life matters - you all have seen the mess that Immokolee road development has created - please be thoughtful to our residents in this area and let's not repeat Collier County's mistakes.

Jim and Mike - Thank you in advance for your thoughtful consideration of this matter and really hearing the thoughts of your citizens.

Sincerely,

Jim Ruggieri
14669 Speranza Way
Bonita Springs, FL. 34135

Cynthia Vargas

From: Nigel Fullick <nigel.fullick@cityofbonitasprings.org>
Sent: Sunday, September 14, 2025 10:14 AM
To: Christine Sembiente
Subject: Re: Vote YES for Seagate at Ravena Lakes

Ms. Sembiente- thank for taking time to reach out and your thoughtful comments. Best regards- Nigel

Get [Outlook for iOS](#)

From: Christine Sembiente
Sent: Friday, September 12, 2025 6:23 PM
To: Chris Corrie ; Mike Gibson ; Nigel Fullick ; Jim Fitzpatrick ; Jesse Purdon ; Jamie Bogacz ; Laura Carr
Subject: Vote YES for Seagate at Ravena Lakes

Dear Mayor Gibson and City Council Members,

I am writing in support of the new development, "Seagate at Ravena Lakes." Please vote **yes** to ensure this well thought out development of homes moves into our Bonita Springs Community.

I welcome progress that enhances the areas that surrounds my community of Valencia Bonita.

Thank you for all your hard work keeping Bonita Springs residents safe, our home values up, and our community progressing making it a wonderful place to call home!!

With gratitude,
Christine Sembiente
28671 Sicily Loop 34135
412-817-1204

Cynthia Vargas

From: Barbara Sherman <barbarasherman@comcast.net>
Sent: Wednesday, August 27, 2025 11:51 AM
To: City Meetings
Subject: Seagate Development

Dear Bonita Springs Representatives,

As a Valencia Bonita resident, I oppose further development on Bonita Beach Road at this time. Infrastructure, (including impact on traffic, flood plains, etc.) must be reexamined through expert study and publication of the same.) This should include an updated traffic study DURING SEASON to account for the currently existing bottleneck at Bonita Beach Road and Bonita Grande. Once the Midtown Center is opened, I'd like to know how the fire station is going to move swiftly in an emergency when the intersection is already congested from poor road planning! There are an inadequate number of lanes at that intersection and access to and from Midtown Center will only exacerbate the congestion. It is well known to local residents that there exists inadequate lane access to RT 75 with traffic backups from Logan to Bonita Grande during peak hours. And no, it is all not due to RT 75 needing to be widened. This will not be completed for at least 10 years! The intersection at Bonita Springs Road and Bonita Grande is inadequate NOW without accounting for additional Midtown Center and additional Seagate traffic.

Also it is ludicrous to allow Seagate to open a strip mall at their entrance. No matter how elegantly they "dress up" their additional retail shops and offices, it's still commercial intrusion in a residential area. Do town leaders need to eradicate every picturesque road in Bonita Springs and turn it into a congested eyesore of continuous retail to match Bonita Beach Road west of 75? Retail should stop at the Bonita Beach Road/Bonita Grande Intersection. We have to opportunity to prevent another Immokolee bottleneck now. Seagate's retail location will only draw more traffic coming from Logan.

I am truly disheartened by the lack of environmental concern of our community leaders and the seeming capitulation to monied developers. Creating circumscribed "pretty green spaces" and "preserves" that have no real functional efficacy to wildlife (such as panther migration due to the inadequacy of the space allotted) only placates the more naive and less knowledgeable among us.

Additionally we are calling out developers who "push" to get their agenda approved when many residents are away during the summer months as well as leaders who condone this. Many of us tax paying residents are invested in their communities despite being absent at this time. In effort to be responsive to constituents as well as transparent, leaders should take responsibility to adequately notify all resident stakeholders by email, as well as Zoom video the proceedings. I should not have to rely on neighbors to learn when these meetings are taking place.

Please do your jobs to protect our quality of life and the environment. We expect more from our elected representatives!

Barbara Sherman

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:25 PM
To: Dawn Shiels
Cc: Mike Sheffield
Subject: Re: Seagate Development - Bonita Springs

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

Jamie Bogacz
City of Bonita Springs
District 1

From: Dawn Shiels
Sent: Saturday, September 20, 2025 1:55:42 PM
To: Jamie Bogacz
Subject: Seagate Development - Bonita Springs
Dear Councilman Bogacz,
I live in Palmira GC in Bonita Springs and SUPPORT the Seagate development. Please vote YES to Seagate.
Thank you,
Dawn Shiels
(860)508-8730

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:25 PM
To: Mike Sheffield
Subject: Fw: Seagate

Jamie Bogacz
City of Bonita Springs
District 1

From: STARK
Sent: Saturday, September 20, 2025 10:24:42 AM
To: Jamie Bogacz
Subject: Seagate

“I live in Bonita Springs and oppose Seagate’s
development request.” Enough already!!!

Steven and Ellen stark

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:24 PM
To: paul stinson
Cc: Mike Sheffield
Subject: Re: Seagate Dev

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

Jamie Bogacz
City of Bonita Springs
District 1

From: paul stinson
Sent: Saturday, September 20, 2025 9:34:26 PM
To: Jamie Bogacz
Subject: Seagate Dev

I live in Palmira GC in Bonita Springs. I support the development of Seagate, and ask that you vote YES to the Seagate development.

Thanks
Paul

Sent from my iPhone

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:17 PM
To: susan tedeschi
Cc: Mike Sheffield
Subject: Re: Seagate Revana Lake Project

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

Jamie Bogacz
City of Bonita Springs
District 1

From: susan tedeschi
Sent: Tuesday, September 23, 2025 6:10 AM
To: Jamie Bogacz
Subject: Seagate Revana Lake Project
Council Member Bogacz,

We are residents of Bonita Springs and oppose the Seagate's Revana housing project. We also ask our City leaders to do the same now because:

- A Pause in development will allow the impact of the current 1800 homes and MidTown yet to be completed, to be properly assessed with regard to traffic congestion, emergency response and environmental impacts.
- The City's Comprehensive Plan is an all encompassing document that was updated in March and endorsed by City Leadership. In the Future Land Use element, the area targeted for development by Seagate, is not planned for any development until after 2040. If the DR/GR is changed it calls into question the credibility of the Plan and the influence developers have on our political structure. We fail to see how the Seagate project improves / addresses any of the Plan's goals and more likely negatively impacts them.

- The Local Planning Agency, after an extensive review, recommended pausing the project based on both the Project's value and the precedent it sets for future developers challenging the DR/GR.
- According to the Florida Department of Transportation, traffic on Bonita Beach Road has increased to 18,200 vehicles between 2020 and 2024, a 50% increase ! The Road is now Classed 'D' for Service Level, a description of which includes 'Freedom to maneuver within the traffic stream is severely limited and drivers experience reduced physical and psychological comfort levels'. This is before MidTown and the 1800 cluster homes are completed.

Lastly, we do not object to development. We object to haphazard development that does not take into consideration all the impacts on the communities. We also object to a Developer threatening permit submissions to the County or State as a tactic to gain concessions from local Communities.

Seagate was totally aware of the current construction projects and the Comprehensive Plan's land use designation for the area of the Revana Lake Project. I can only assume they held little regard for the local community, the Comprehensive Plan and held in high regard their ability to influence local officials.

In short, we oppose issuing permits to allow the Seagate project to proceed, at least until the impact of the current construction projects are assessed.

Thank you.

Sincerely

Susan and Frank Tedeschi

Cynthia Vargas

From: susan tedeschi <smtedeschi@yahoo.com>
Sent: Wednesday, August 27, 2025 10:27 AM
To: City Meetings
Subject: Sea Gate Development - Ravana Lakes

I am a resident of Village Walk Bonita Springs and unfortunately, my wife and I are traveling and will miss tomorrow's meeting but would like to comment.

First it would be more appropriate to schedule such meetings/hearings at a time when more residents are available to attend ie outside of vacation times and during the winter season period.

Congestion – According to the Florida Department of Transportation, traffic on Bonita Beach Road has increased to 18,200 vehicles between 2020 and 2024, a 50% increase ! The Road is now Classed 'D' for Service Level, a description of which includes 'Freedom to maneuver within the traffic stream is severely limited and drivers experience reduced physical and psychological comfort levels'. This, before the impact of the 1800 cluster homes and apartments and MidTown is even completed. SeaGate deflects this traffic situation as a County and State issue, but that in no way addresses the issue. And to be truthful, not only Bonita Beach Road is impacted, but it will also impact all of City / District 6+ roads i.e. Terry, Immokalee, 41, Bonita Grande, Logan etc. A responsible developer, along with other considerations, would at least assess the traffic impact of MidTown and the 1800 residences before adding to the congestion.

Comprehensive Plan-The City's Comprehensive plan is an all-encompassing document with Vision, Goals, and Objectives that speaks to concern over flooding, loss of natural habitat, protection of wetlands, responsible development, conservation, the environment, and quality of life issues. In the Future Land Use element, the area targeted for development by SeaGate, is not planned for any development until after 2040. The plan was updated in March 2025 and endorsed, presumably, by City Officials so why would it be changed 6 months later? It brings into question the credibility of the Plan and the influence developers have on our political structure. I fail to see how the Seagate project improves / addresses any of these issues and more likely negatively impacts them. The integrity of the Plan is under challenge, what justification exists to change the plan and what was missed in the recent review ? We have a Plan, the Seagate project will adversely affect every element that the Plan serves to address.

Development – It may not appear so, but I do not object to development. I object to haphazard development that does not take into consideration all the impacts on the communities. I also object to a Developer threatening permit submissions to the County or beyond as a tactic to gain concessions from local Communities. Beyond the SeaGate project, I understand that East of I75 in Lee and Collier County, permits have already been approved for over 50,000 additional residences (Kingston -10,000; Babcock-19,500; Bonita Bay - 3,300; Fiddlers Creek - 6,000 Verdana -2,400, Alva -1,900). The broadening of I75, from 6-8-10 lanes, will help alleviate the backups that now occur on the feeder roads but I feel like we are moving toward a Miami West vision for SWF. SWF's unique ecosystems and natural habitats are diminishing (i.e. witness the increased frequency of black bear intrusions into residential communities.)

SeaGate was totally aware of the current construction projects and the Comprehensive Plan's land use designation for the area of the Ravana Lake Project. I can only assume they held little regard for the local community, the Comprehensive Plan and held in high regard their ability to influence local officials.

In short, I oppose issuing permits to allow the SeaGate project to proceed, at least until the impact of the current construction projects are assessed from an environmental, flooding, natural habitat and traffic perspective. I hope the City, County and State elected representatives support the interest of their constituents and not that of the Developer in denying Sea Gate's proposed development of Ratana Lake.

Thank you.

Sincerely
Susan and Frank Tedeschi

Cynthia Vargas

From: Gary Turnier <educator54@gmail.com>
Sent: Tuesday, August 26, 2025 3:05 PM
To: City Meetings
Subject: Seagate Development

My wife a I are totally against the Seagate Development Plan.
There is way, way too much development already. We do not need more.
Some of our concerns include traffic, safety, evacuation constraints, water control,
additional electric to the grid, and of course the displacement of the inhabited animals.
DO NOT ALLOW THIS TO HAPPEN!
No to Seagate!

Gary & Joanne Turnier

Cynthia Vargas

From: BRIAN WALTERS <brianwalters@comcast.net>
Sent: Wednesday, August 27, 2025 11:53 PM
To: City Meetings
Subject: LPA and City Council Vote Against Seagate Development

Dear City Clerk of Bonita Springs Mike Sheffield

Please vote against the Seagate Development as we have too much traffic already on Bonita Beach Road.

I have been a resident of Palmira GCC since 2011, fulltime since 2014. I have seen the fields east of Village Walk turn to numerous housing developments east and south of the roundabout connection of Logan Road to Immokalee Road. Further, we currently have three huge housing and shopping developments in progress on Bonita Beach Road from Bonita Grande to the I-75 interchange with no room to widen Bonita Beach Road.

Also, there are several new developments in progress on Terry Road and north of Bonita Grande who will use the overcrowded Bonita Grande and Bonita Beach Roads intersection.

In season, we NOW have a LOGJAM of vehicles from the middle of Worthington GC on Bonita Beach Road West to I-75. If Seagate is approved traffic WILL be backed up to Palmira GCC at Seagate.

Numerous vehicles disregard the road signs and rules on Bonita Beach Road already. I have seen:

1. I-75 drivers to westbound Bonita Beach Road block the red-light
2. drivers race through both red lights at the I-75 interchange,
3. westbound Bonita Beach drivers use the left two turns lanes to I-75 south to merge pass around vehicles to westbound Bonita Beach
4. numerous drivers from I-75 disregard the NO TURN ON RED sign to Bonita Beach West
5. southbound drivers on Bonita Grande ignore the redlight merging in front of drivers westbound on Bonita Beach.

The further increase of traffic from the Seagate development **will escalate automobile and pedestrian accidents**. Thank you very much for considering my views.

Please vote against the Seagate Development.

Brian Walters
28528 Chianti Terrace
Bonita Springs, FL 34135

Cynthia Vargas

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Wednesday, September 10, 2025 8:49 PM
To: Mike Sheffield; Jacqueline Genson
Subject: Fwd: Support of Big Hickory Waterfront Grille & Marina Post.

Please add to the Big Hickory file please

Thanks,

Mike Gibson

Mayor

City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL

The information contained in this email message is privileged and is intended only for the use of the individual names above and others who have been specifically authorized to receive such. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of this communication is strictly prohibited. If you have received the communication in error, or if any problems occur with the transmission, please immediately notify us by telephone.

Thank you.

Begin forwarded message:

From: Dale Wilcox
Date: September 3, 2025 at 11:45:44 AM EDT
To: Mike Gibson , Jamie Bogacz , Laura Carr , chris.corrie@cityofbonitaspring.org, Nigel Fullick , Jim Fitzpatrick
Subject: Support of Big Hickory Waterfront Grille & Marina Post.

I am writing to express my support of the Big Hickory Waterfront Grille & Marina Post. Four generations of my family have been visiting Bonita Beach annually and we now have two condo's at Seascape on Little Hickory Island owned by the family. For many of these years we enjoyed the former Big Hickory Waterfront Grill. I have reviewed the proposed plans and think this would be a great use of the land and a great addition to the community.

Dale Wilcox
25820 Hickory Blvd, D304
Bonita Beach, FL 34134
513-659-0764
dalewilcox06@gmail.com

Cynthia Vargas

From: john.wilson@optires.com
Sent: Wednesday, August 27, 2025 1:52 PM
To: City Meetings
Subject: Seagate's (Revana Lakes) proposed development on Bonita Beach Road

I would like to ask for a pause on the application until all the necessary research and proposed solutions can be done.

The development would be exactly opposite our entrance and exit to Palmira and according to the developers there are no proposed traffic signals that would be required to approve the development. This could result in many traffic accidents with potentially life-threatening outcomes.

Bonita Beach Road is already very busy and very difficult to get out to the west side lanes from our development. This will make matters quite a bit worse.

The Bonita Beach Road should be 3 lanes each way with traffic signals on major feeds from developments.

Thank you for your consideration.

John and Kathy Wilson
23651 Via Carino Ln
Bonita Springs, FL 34135

From: [Jacqueline Genson](#)
To: [Michael Fiigon](#)
Cc: [Cynthia Vargas](#)
Subject: FW: I support Seagate Development at Ravena Lakes
Date: Thursday, September 11, 2025 9:56:17 AM

For file. This public comment does have a question about the project providing a wireless communication facility. I have a few others I will be forwarding that are in support with no response needed from staff.

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Wednesday, September 10, 2025 8:54 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: I support Seagate Development at Ravena Lakes

Please add to the Seagate file please.

Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: Jeff K <jeffkarasyk@yahoo.com>
Date: September 2, 2025 at 4:55:54 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>, Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>, Laura Carr <laura.carr@cityofbonitasprings.org>, Nigel Fullick <nigel.fullick@cityofbonitasprings.org>, Jesse Purdon <jesse.purdon@cityofbonitasprings.org>, Chris Corrie <chris.corrie@cityofbonitasprings.org>, Jim Fitzpatrick

<jim.fitzpatrick@cityofbonitasprings.org>

Subject: I support Seagate Development at Ravena Lakes

Hi,

The purpose of this letter is to show my support for The Seagate Development at Ravena Lakes project. Do you think you can ask them to build a cell tower as our cell coverage is weak.

I am a resident of Valencia Bonita

Regards,

Jeff Karasyk

28631 Wharton Drive

Bonita Springs, FL. 34135

From: [Jacqueline Genson](#)
To: [Michael Fiigon](#)
Cc: [Cynthia Vargas](#)
Subject: FW: Revana Lakes
Date: Tuesday, September 9, 2025 4:00:43 PM

For the Revana case files

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Tuesday, September 9, 2025 3:56 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: Revana Lakes

Please add to the Seagate file please.

Thanks,

Mike Gibson

Mayor

City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL

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Thank you.

Begin forwarded message:

From: William Hadgigeorge <ylassou1@gmail.com>
Date: September 4, 2025 at 4:55:09 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>
Subject: Revana Lakes

I am a year around resident of Bonita Springs for five years and am writing to express my strong support for the Seagate Development at Revana Lakes. While I understand there has been opposition, I believe this project represents a very thoughtful approach to growth in our community.

Seagate's plan to build just 290 upscale homes — along with improvements to Bonita Beach Road that will help ease congestion — is far preferable to the potential of a larger development that could introduce high-density or affordable housing with no infrastructure enhancements. This is an opportunity to positively shape the future of our neighborhood and protect property values.

I encourage you to support Seagate Development's Revana Lakes project.

William Hadgigeorge
16533 Calistoga Drive
Bonita Springs, FL. 34135

From: [Jacqueline Genson](#)
To: [Michael Fiigon](#)
Cc: [Cynthia Vargas](#)
Subject: FW: Revana Lakes
Date: Tuesday, September 9, 2025 4:00:07 PM

For the Revana case files

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Tuesday, September 9, 2025 3:54 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: Revana Lakes

Please add to the Seagate file please.

Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL

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Thank you.

Begin forwarded message:

From: Eva Hadgigeorge <evahadg@gmail.com>
Date: September 4, 2025 at 10:22:57 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>
Subject: Revana Lakes

I have been a year around resident of Bonita Springs for five years and am writing to express my strong support for the Seagate Development at Revana Lakes. While I understand there has been opposition, I believe this project represents a

very
thoughtful approach to growth in our community.

Seagate's plan to build just 290 upscale homes — along with improvements to Bonita Beach Road that will help ease congestion — is far preferable to the potential of a larger development that could introduce high-density or affordable housing with no infrastructure enhancements. This is an opportunity to positively shape the future of our neighborhood and protect property values.

I encourage you to support Seagate Development's Revana Lakes project.

Eva Hadgigeorge
16533 Calistoga Drive
Bonita Springs, FL. 34135

Sent from my iPad

From: [Jacqueline Genson](#)
To: [Michael Fiigon](#)
Cc: [Cynthia Vargas](#)
Subject: FW: Seagate Development
Date: Thursday, September 11, 2025 9:59:14 AM

file

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Wednesday, September 10, 2025 8:53 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: Seagate Development

Please add to the Seagate file please.

Thanks,

Mike Gibson

Mayor

City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL

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Thank you.

Begin forwarded message:

From: Pamela Berrong <pberrong13@yahoo.com>
Date: September 2, 2025 at 5:06:48 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>, Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>, Laura Carr <laura.carr@cityofbonitasprings.org>, Nigel Fullick <nigel.fullick@cityofbonitasprings.org>, Jesse Purdon <jesse.purdon@cityofbonitasprings.org>, Chris Corrie <chris.corrie@cityofbonitasprings.org>, Jim Fitzpatrick <jim.fitzpatrick@cityofbonitasprings.org>
Cc: Jamie Nolan <drsmart4kids@gmail.com>

Subject: Seagate Development

Good afternoon. I wanted to contact all of you to communicate my support for the Seagate Development at Ravena Lakes. My husband and I are residents in Valencia Bonita. We believe this project will positively impact the growth of Bonita Springs.

Best,

Pamela Berrong
(217) 361-5795

From: [Jacqueline Genson](#)
To: [Michael Fiigon](#)
Cc: [Cynthia Vargas](#)
Subject: FW: Seagate development
Date: Friday, September 12, 2025 10:25:15 AM

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Thursday, September 11, 2025 3:56 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: Seagate development

Please add to the Seagate file.

Thanks,

Mike Gibson

Mayor

City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: Mitchell Barrock <mjbarrock@gmail.com>
Date: September 11, 2025 at 3:07:06 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>, Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>, Laura Carr <laura.carr@cityofbonitasprings.org>, Nigel Fullick <nigel.fullick@cityofbonitasprings.org>, Jesse Purdon <jesse.purdon@cityofbonitasprings.org>, Chris Corrie <chris.corrie@cityofbonitasprings.org>, Jim Fitzpatrick <jim.fitzpatrick@cityofbonitasprings.org>

Subject: Seagate development

To all concerned

I wanted to express my opinions supporting the Seagate development in Bonita Springs. I think a tasteful development on Bonita Beach road will be well received by the neighbors and the community as a whole.

The land will eventually be developed by somebody so it might as well be now by Seagate.

Thank you for your time and consideration.

Mitchell Barrock

From: [Jacqueline Genson](#)
To: [Michael Fiigon](#)
Cc: [Cynthia Vargas](#)
Subject: FW: Seagate Proposal Support
Date: Tuesday, September 9, 2025 3:37:00 PM

For the Revana case files

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Tuesday, September 9, 2025 3:36 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: Seagate Proposal Support

Please add to the Seagate file please.

Thanks,

Mike Gibson

Mayor

City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: Douglas Holtz <hdlholtz@aol.com>
Date: September 9, 2025 at 1:03:44 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>
Subject: Seagate Proposal Support

Mike,

I'm writing in support of the Seagate Development at Ravena Lakes. My wife and I live in Valencia Bonita, 16023 Liguria Place.

I know there has been a petition circulating from [Change.org](https://change.org). While we all have our own perceptions of the validity of petitions, certainly a petition without address verification should be weighted differently than one that requires it. Aside from that I have heard tremendous support within and surrounding our community. Sometimes the vocal minority is the only voice heard.

A wonderful higher end development should be welcomed with open arms into Bonita Springs. States, counties, cities and municipalities solicit these types of developments and go out of their way to welcome them into their communities. What a shame it would be if we turn down a developer who is coming us.

I will copy and send this email to all city contacts that would be in the decision loop. Please feel free to reach out to me if you have questions or would like to discuss further.

Respectfully,

Douglas and Jan Holtz
16023 Liguria Place
Bonita Springs

612-817-1834

From: [Jacqueline Genson](#)
To: [Michael Fiigon](#)
Cc: [Cynthia Vargas](#)
Subject: FW: Support for the Revana Lakes Seagate
Date: Thursday, September 11, 2025 9:58:52 AM

file

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Wednesday, September 10, 2025 8:48 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: Support for the Revana Lakes Seagate

Please add to the Seagate file please.

Thanks,

Mike Gibson

Mayor

City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: Angela Norkiewicz <anorkz@outlook.com>
Date: September 3, 2025 at 12:52:31 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>, Nigel Fullick <nigel.fullick@cityofbonitasprings.org>, Laura Carr <laura.carr@cityofbonitasprings.org>, Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>, Jesse Purdon <jesse.purdon@cityofbonitasprings.org>, Jim Fitzpatrick <jim.fitzpatrick@cityofbonitasprings.org>, Chris Corrie <chris.corrie@cityofbonitasprings.org>
Subject: Support for the Revana Lakes Seagate

I am a resident of Palmira and want to voice my support for the Revana Lakes Seagate project. I have attended (virtually or in person) all of the RVI community sessions and believe RVI has done a great job of planning for Seagate and working through the details of building a lovely community. They have been thorough in addressing water management and traffic issues, and it would benefit Palmira to have a small retail area right outside our back gate (with a traffic light.)

Many of the Bonita Springs residents are concerned about population growth but, denying a community such as Seagate only leaves the door open for another developer to build a more densely populated community in its place. As I listened to the one realtor who spoke at the Bonita Springs Planning Meeting, I agree we must be concerned about what other use of the property may happen in the future.

I would attend the Bonita Springs City Council meeting on October 15 but unfortunately I will be out of town. I would like the board to consider approving the project.

Thank you,
Angela Norkiewicz
28593 Risorsa Place
Bonita Springs FL 34135
484-437-1301

From: [Jacqueline Genson](#)
To: [Michael Fiigon](#)
Cc: [Cynthia Vargas](#)
Subject: FW: SUPPORT SEAGATE DEVELOPMENT at Ravena Lakes
Date: Tuesday, September 9, 2025 4:00:24 PM

For the Revana case files

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Tuesday, September 9, 2025 3:55 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: SUPPORT SEAGATE DEVELOPMENT at Ravena Lakes

Please add to the Seagate file please.

Thanks,

Mike Gibson

Mayor

City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: Jack Roth <jackroth1101@gmail.com>
Date: September 4, 2025 at 9:17:34 PM EDT
To: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>, Laura Carr <laura.carr@cityofbonitasprings.org>, Chris Corrie <chris.corrie@cityofbonitasprings.org>, Jim Fitzpatrick <jim.fitzpatrick@cityofbonitasprings.org>, Nigel Fullick <nigel.fullick@cityofbonitasprings.org>, Mike Gibson <mike.gibson@cityofbonitasprings.org>, Jesse Purdon <jesse.purdon@cityofbonitasprings.org>

Cc: VB Nolan Jamie <drsmart4kids@gmail.com>, Roth Debbie
<debroth0903@gmail.com>

Subject: SUPPORT SEAGATE DEVELOPMENT at Ravena Lakes

We are writing to express our STRONG SUPPORT for the Seagate Development at Ravena Lakes.

We urge you all to vote in favor.

Deborah and John Roth at 28526 Wharton Drive in Bonita Springs, FL 34135.

Thank you.

Sent from Jack's iPhone

From: [Jacqueline Genson](#)
To: [Michael Fiigon](#)
Cc: [Cynthia Vargas](#)
Subject: Fwd: Support Ravena Lakes/Seagate Development
Date: Wednesday, September 10, 2025 3:18:52 PM

File

Jacqueline Genson

Begin forwarded message:

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Date: September 9, 2025 at 3:46:37 PM EDT
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>, Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: Support Ravena Lakes/Seagate Development

Please add to the Seagate file please.

Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: Angelia Seagroves <angeliaseagroves@gmail.com>
Date: September 5, 2025 at 8:16:55 PM EDT
To: Chris Corrie <chris.corrie@cityofbonitasprings.org>, Jim Fitzpatrick <jim.fitzpatrick@cityofbonitasprings.org>, Nigel Fullick <nigel.fullick@cityofbonitasprings.org>, Mike Gibson <mike.gibson@cityofbonitasprings.org>, Jesse Purdon <jesse.purdon@cityofbonitasprings.org>
Subject: Support Ravena Lakes/Seagate Development

We urge you to vote in favor of Seagate's proposal for the development of Ravena

Lakes. They are a reputable builder who invests in quality, infrastructure and long-term community value. Please support this proposal.

Angelia and Dan Seagroves
28423 Montecristo Loop
Bonita Springs, FL 34135

From: jmendoli@gmail.com
To: [City Meetings](#)
Subject: Public Comment - Revana Lakes Comprehensive Plan Amendment (October 15, 2025)
Date: Monday, October 6, 2025 11:43:33 AM
Importance: High

To: Mike Sheffield, City Clerk

Dear Mr. Sheffield,

Please include my comments in the record for the October 15, 2025 City Council hearing regarding the Revana Lakes Comprehensive Plan Text and Map Amendment (First Reading – Transmittal).

I am a FULL TIME resident of Bonita Springs, I live at VALENCIA BONITA, and I want to express my support for this proposal.

Keeping Revana Lakes under City oversight ensures higher standards, stronger accountability, and better outcomes for our community than if this project were to proceed through Lee County's looser review process.

Specifically, I support this project because:

- It provides opportunities for traffic and infrastructure improvements that can be enforced by the City of Bonita.
- It helps protect emergency response times by requiring proper access and mitigation.
- It ensures upscale design and landscaping standards that are compatible with our neighborhoods.
- It contributes to Bonita Springs' tax base and impact fees, which support local infrastructure and services.

Bonita Springs deserves quality, well-managed growth. Approving this proposal under City review keeps control where it belongs—with our community.

Thank you for your service and for considering my support.

Cordially yours,

Nicolina (Nicky) M Mendolia

(607)316-1093

28565 Sicily Loop

Bonita Springs, FL 34135

jmendoli@gmail.com

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From: [Lorraine Feller](#)
To: [City Meetings](#)
Subject: Public Comment-Support for Revana Lakes Proposal 10/15/2025
Date: Sunday, October 5, 2025 12:01:24 PM

Dear Mr. Sheffield,

Please include my public comment in the record for the October 15, 2025 City Council hearing. I strongly support the Revana Lakes Comprehensive Plan Amendment because keeping the project under City oversight ensures higher standards, stronger accountability, and much-needed traffic and safety improvements for Bonita Springs.

Lorraine & Fred Feller
Valencia Bonita

Sent from my iPad

September 2023

GIS Analysis



Bonita Springs Fire Department
Bonita Springs, FL

Prepared by:



FITCH & ASSOCIATES, LLC

2901 Williamsburg Terrace #G ■ Platte City ■ Missouri ■ 64079

816.431.2600 ■ www.fitchassoc.com

CONSULTANT REPORT

Bonita Springs Fire Department, FL

DRAFT GIS ANALYSIS

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ESTABLISHING BASELINE PERFORMANCE

The first step in completing GIS planning analyses is to establish the desired performance parameters. Measures of total response time can be significantly influenced by both internal and external influences. The dispatch time, defined as the time from call creation at the 911-center to the dispatching of units, was not available for this analysis. Another element in the total response time continuum is the turnout time, defined as the time from when the units are notified of the incident until they are responding. Turnout time can have a significant impact on the overall response time for the customer and is generally considered under management's control. However, the travel time, defined as the period from when the units are responding until arrival at the incident is a factor of the number of fire stations, the ability to travel unimpeded on the road network, the existing road network's ability to navigate the community, and the availability of the units. Largely, travel time is the most stable variable to utilize in system design regarding response time performance.

Therefore, these GIS planning analyses will focus on travel time capability as the unit of measure. Performance for travel time of first arriving Bonita Springs Fire Department (BSFD) units to emergency calls by program during the 2022 (January 1, 2022 – December 31, 2022) reporting period is provided below. Overall, travel time was 8.2 minutes or less for 90% of the incidents within the City. EMS-related incidents had a travel time of 7.9 minutes or less for 90% of the incidents, and fire service-related incidents had a travel time performance of 9.2 minutes or less for 90% of the incidents for incidents within the jurisdiction.

Table 1: 90th Percentile Performance Times by Program— First Arriving BSFD Units in BSFD's Jurisdiction

Program	Dispatch Time (Minutes)	Turnout Time (Minutes)	Travel Time (Minutes)	Response Time (Minutes)	Sample Size ¹
EMS	1.1	1.7	7.9	9.7	5,719
Fire	1.4	1.8	9.2	11.2	1,014
Hazmat	1.7	1.7	9.1	10.7	32
Rescue	1.6	1.6	10.7	12.5	40
Total	1.2	1.7	8.2	10.0	6,805

¹Sample sizes reflect the number of responses to emergency calls made by first arriving primary front-line units assigned to BSFD; due to missing or excluded time data, sample sizes corresponding to individual table metrics may be smaller.

Comparison to National References

There are two notable references for travel time available to the fire service in National Fire Protection Association (NFPA) 1710¹ and the Commission on Fire Accreditation International (CFAI)². NFPA 1710 suggests a 4-minute travel time at the 90th percentile for first due arrival of Basic Life Support (BLS) and fire incidents, and the CFAI recommends a 5 minute and 12 seconds travel time for first due arrival in an urban/suburban population density. In contrast the CFAI affords a 13-minute travel time for rural areas. The arrival of an Advanced Life Support (ALS) unit is recommended at 8 minutes travel time by NFPA 1710. It is important to note that the previous edition (9th edition) of the CFAI guidelines have de-emphasized response time and only reference the legacy standards with a separately provided companion document³. There is no reference for response times in the most recent publication.⁴

The following analysis evaluates the 4-minute travel time at the 90th percentile to evaluate the NFPA 1710 recommendations.

When referring to the marginal utility analyses provided in the tables on the following pages, ascending rank order is the station's capability to cover risk (incidents) for all calls in relation to the total historical call volume of the sample period CY 2022. Station is the identifier for the current BSFD station; station capture is the number of calls the station would capture within the specified travel time parameter; total capture is the cumulative number of calls captured with the addition of each station; and percent capture is the cumulative percentage of risk covered with the addition of each station.

The goal would be to achieve at least 90% capture. Figures depict drive time mapping for all incidents from stations Bonita Springs deploys.

Results suggest that with 7-stations, approximately 57% of all calls could be responded to within 4-minutes or less travel time.

¹ National Fire Protection Association. (2010). NFPA 1710, *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*. Boston, MA: National Fire Protection Association.

² CFAI. (2009). *Fire & emergency service self-assessment manual*, (8th ed.). Chantilly, Virginia: Author. (page 71)

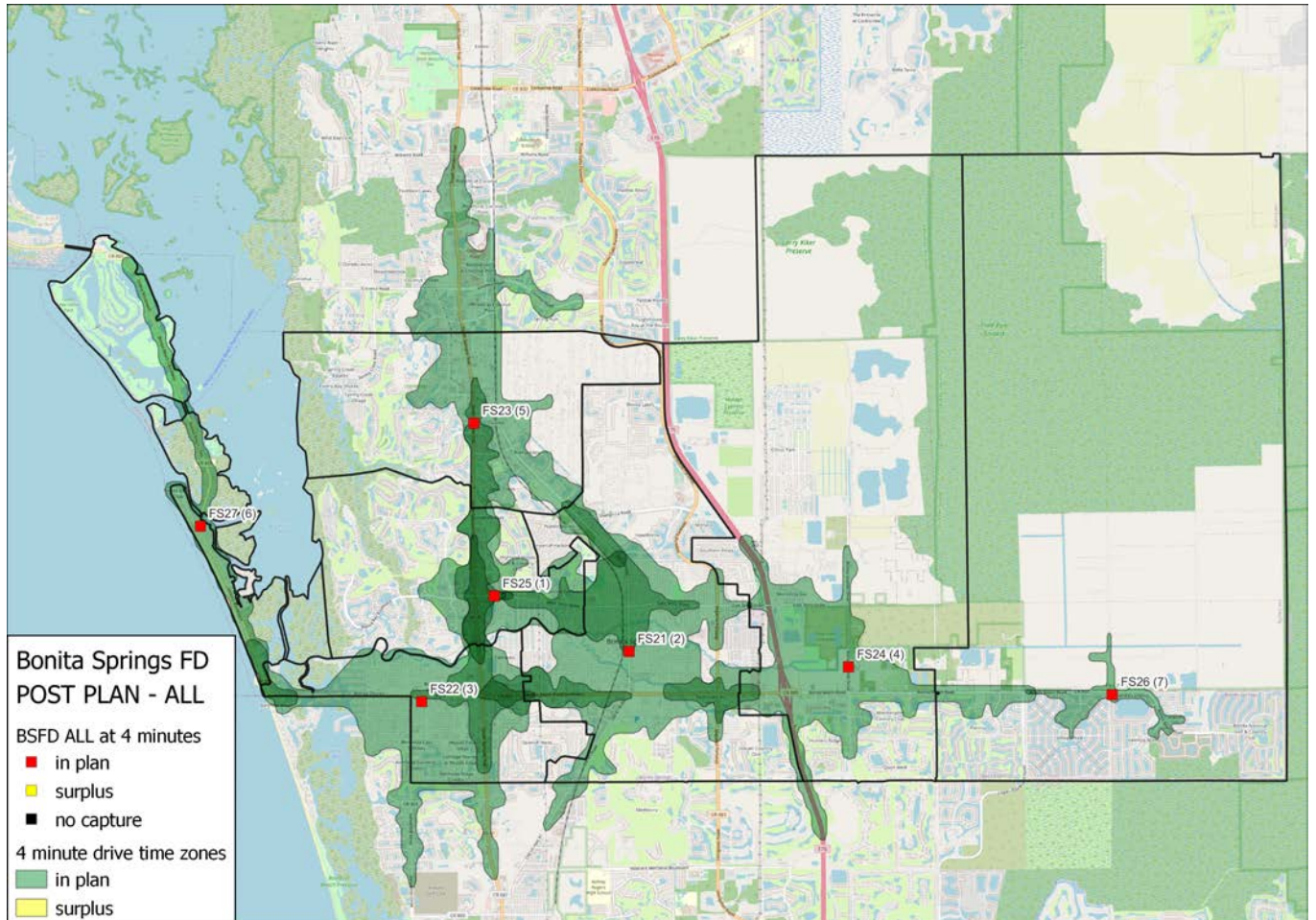
³ CFAI. (2016). *Fire & emergency service self-assessment manual*, (9th ed.). Chantilly, Virginia: Author.

⁴ CFAI. (2020). *Quality improvement for the fire and emergency services*. Chantilly, Virginia: Author.

Table 2: Marginal Station Contribution for 4-Minute Travel Time – All Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS25	4	1,926	1,926	22.75%
2	FS21	4	1,244	3,170	37.45%
3	FS22	4	518	3,688	43.57%
4	FS24	4	516	4,204	49.66%
5	FS23	4	412	4,616	54.53%
6	FS27	4	150	4,766	56.30%
7	FS26	4	62	4,828	57.03%

Figure 1: Current Station Bleed Map for 4-Minute Travel Time – All Calls



Validation of Planning Analysis

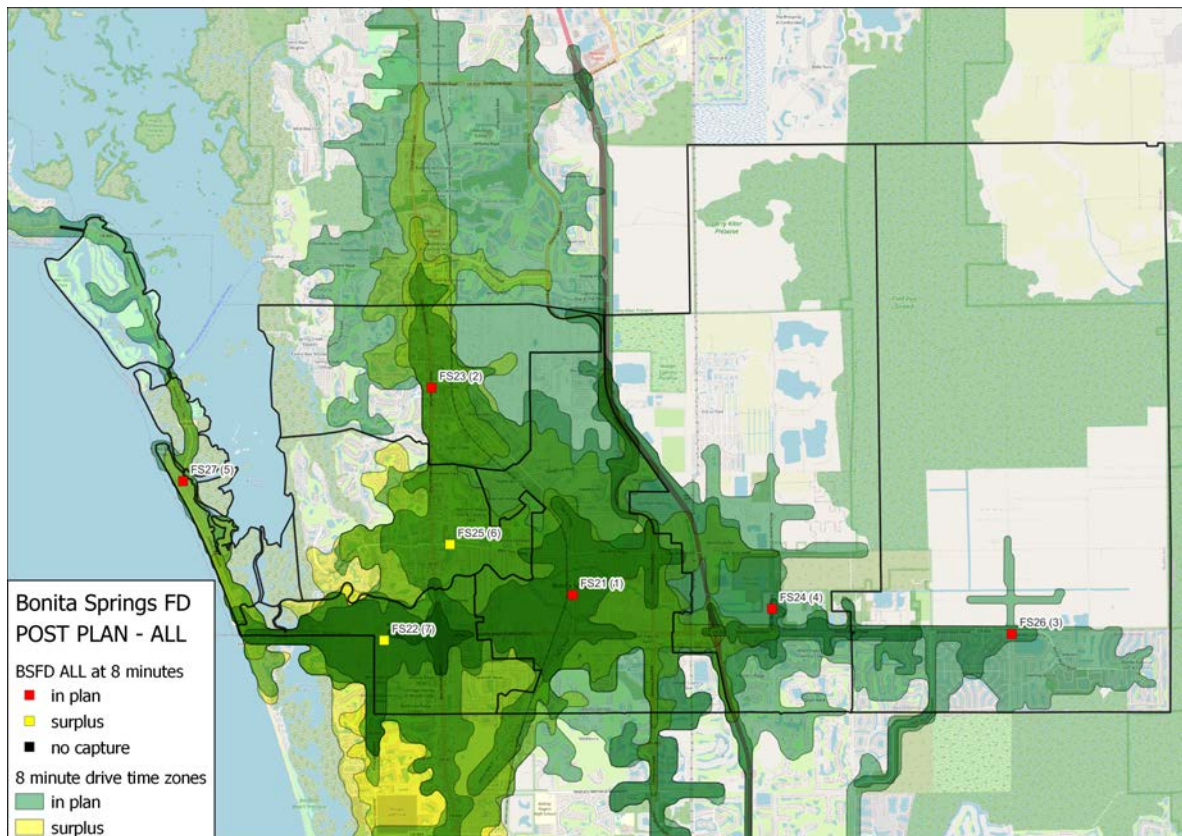
The first step in this validation analysis is to utilize the historical performance to validate the planning analyses utilized by the GIS system. The 2022 historical performance demonstrated an 8.2-minute overall department travel time performance at the 90th percentile. The planning assessments estimated 91.32% risk coverage by 7 stations within 8-minutes travel time.

The planning assessment utilizes average road speeds and impedance; therefore, it is not uncommon for the fire department to outperform the more conservative GIS modeling. Overall, there is a high degree of agreement between the historical performance and the GIS modeling.

Table 3: Marginal Station Contribution for 8-Minute Travel Time – All Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS21	8	6,070	6,070	71.71%
2	FS23	8	614	6,684	78.96%
3	FS26	8	511	7,195	85.00%
4	FS24	8	245	7,440	87.89%
5	FS27	8	221	7,661	90.50%
6	FS25	8	65	7,726	91.27%
7	FS22	8	4	7,730	91.32%

Figure 2: Current Station Bleed Map for 8-Minute Travel Time – All Calls



EVALUATION OF VARIOUS DISTRIBUTION MODELS

As previously discussed, these analyses utilized 2022 historical performance as the desired performance for system design. Various configurations of 4- to 9-minute travel times were completed to consider alternatives compared to the current performance.

Analyses are presented as follows:

1. BSFD stations responding to ALL calls at 4-, 6-, 7-, 8, and 9-minute travel times.
 - a. 4-, and 8-minute travels times were previously presented
2. BSFD stations responding to EMS calls at 4-, 6-, 7-, 8, and 9-minute travel times.

Analyses are offered to compare the various potential distribution models.

BSFD Fire Stations – All Calls

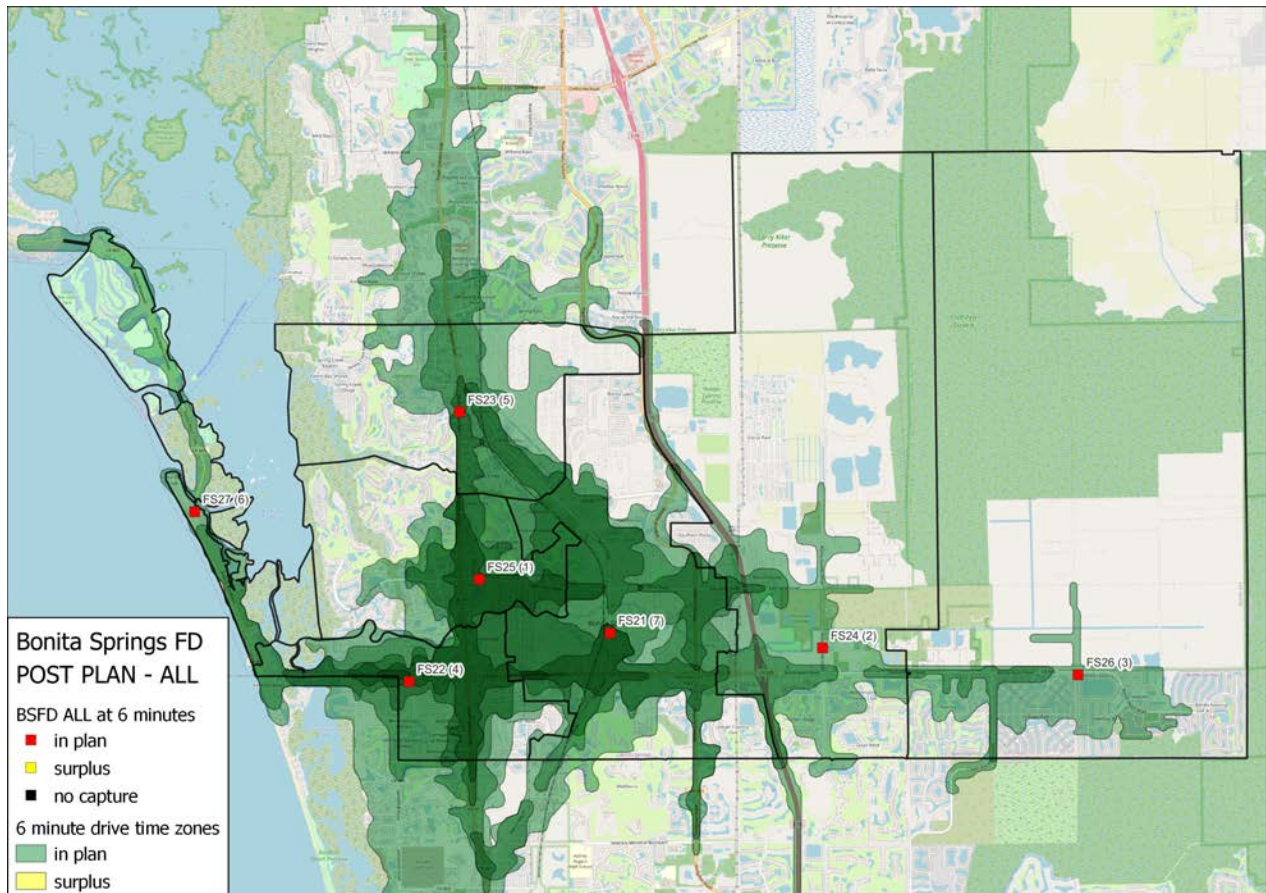
6-Minute Travel Time – All Calls

The planning assessments estimated 79.73% risk coverage by 7-stations within 6-minutes travel time.

Table 4: Marginal Station Contribution for 6-Minute Travel Time – All Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS25	6	4,658	4,658	55.03%
2	FS24	6	1,050	5,708	67.43%
3	FS26	6	296	6,004	70.93%
4	FS22	6	262	6,266	74.02%
5	FS23	6	210	6,476	76.50%
6	FS27	6	138	6,614	78.13%
7	FS21	6	135	6,749	79.73%

Figure 3: Current Station Bleed Map for 6-Minute Travel Time – All Calls



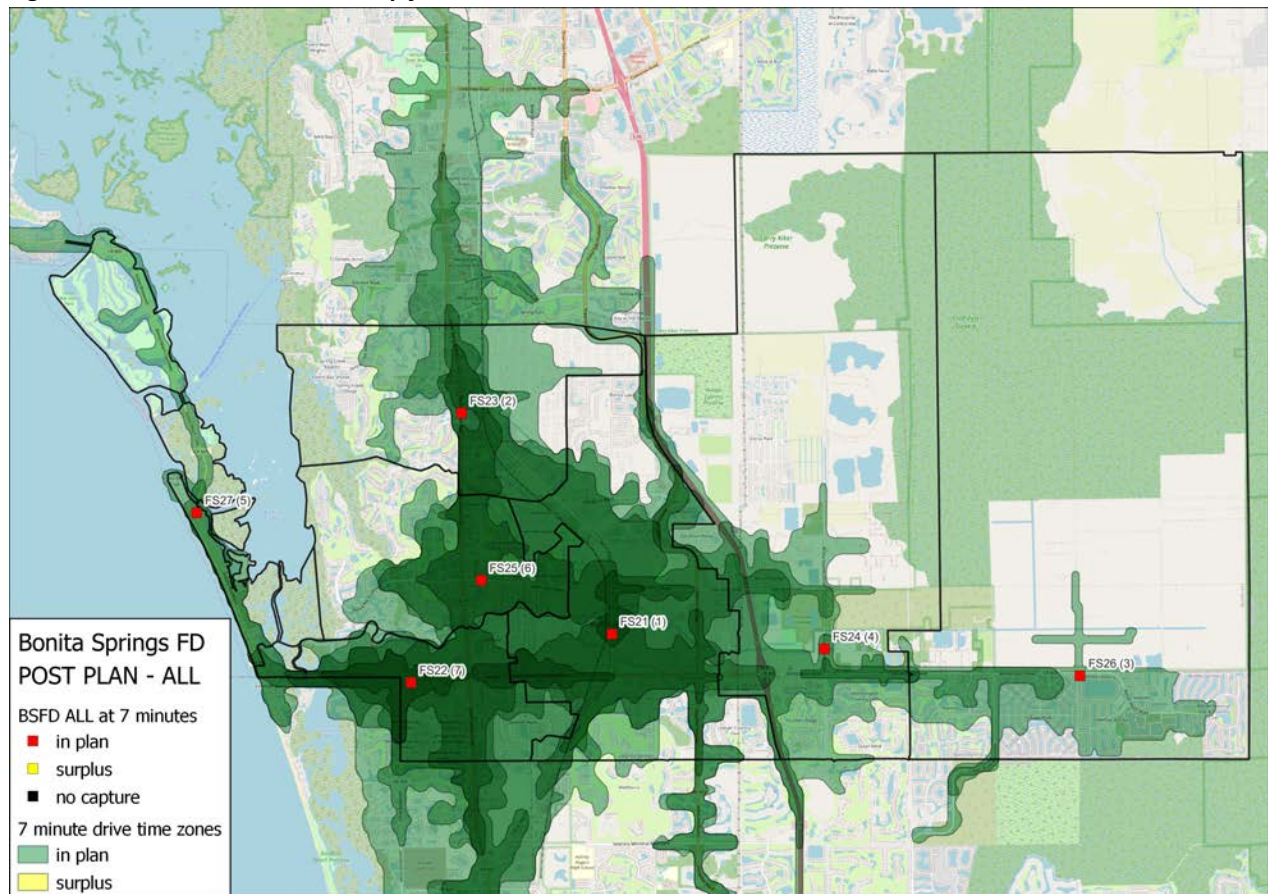
7-Minute Travel Time – All Calls

The planning assessments estimated 85.92% risk coverage by 7-stations within 7-minutes travel time.

Table 5: Marginal Station Contribution for 7-Minute Travel Time – All Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS21	7	5,501	5,501	64.99%
2	FS23	7	532	6,033	71.27%
3	FS26	7	465	6,498	76.76%
4	FS24	7	373	6,871	81.17%
5	FS27	7	268	7,139	84.34%
6	FS25	7	120	7,259	85.75%
7	FS22	7	14	7,273	85.92%

Figure 4: Current Station Bleed Map for 7-Minute Travel Time – All Calls



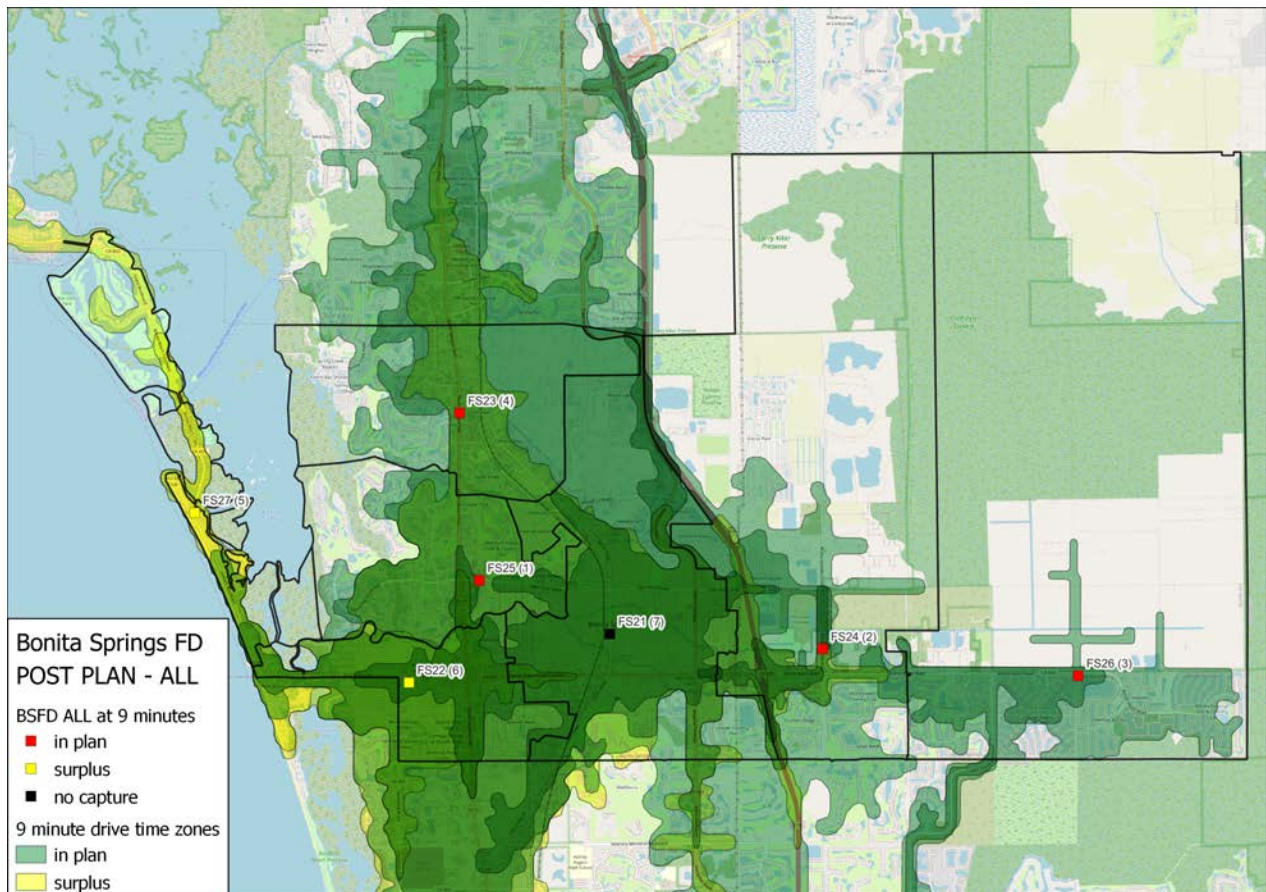
9-Minute Travel Time – All Calls

The planning assessments estimated 94.07% risk coverage by 7-stations within 9-minutes travel time. However, a four-station configuration can cover 91.98% of the incident density without consideration for geographic needs.

Table 6: Marginal Station Contribution for 9-Minute Travel Time – All Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS25	9	6,535	6,535	77.20%
2	FS24	9	687	7,222	85.32%
3	FS26	9	390	7,612	89.92%
4	FS23	9	174	7,786	91.98%
5	FS27	9	167	7,953	93.95%
6	FS22	9	10	7,963	94.07%
7	FS21	9	0	7,963	94.07%

Figure 5: Current Station Bleed Map for 9-Minute Travel Time – All Calls



All BSFD Fire Stations – EMS Calls

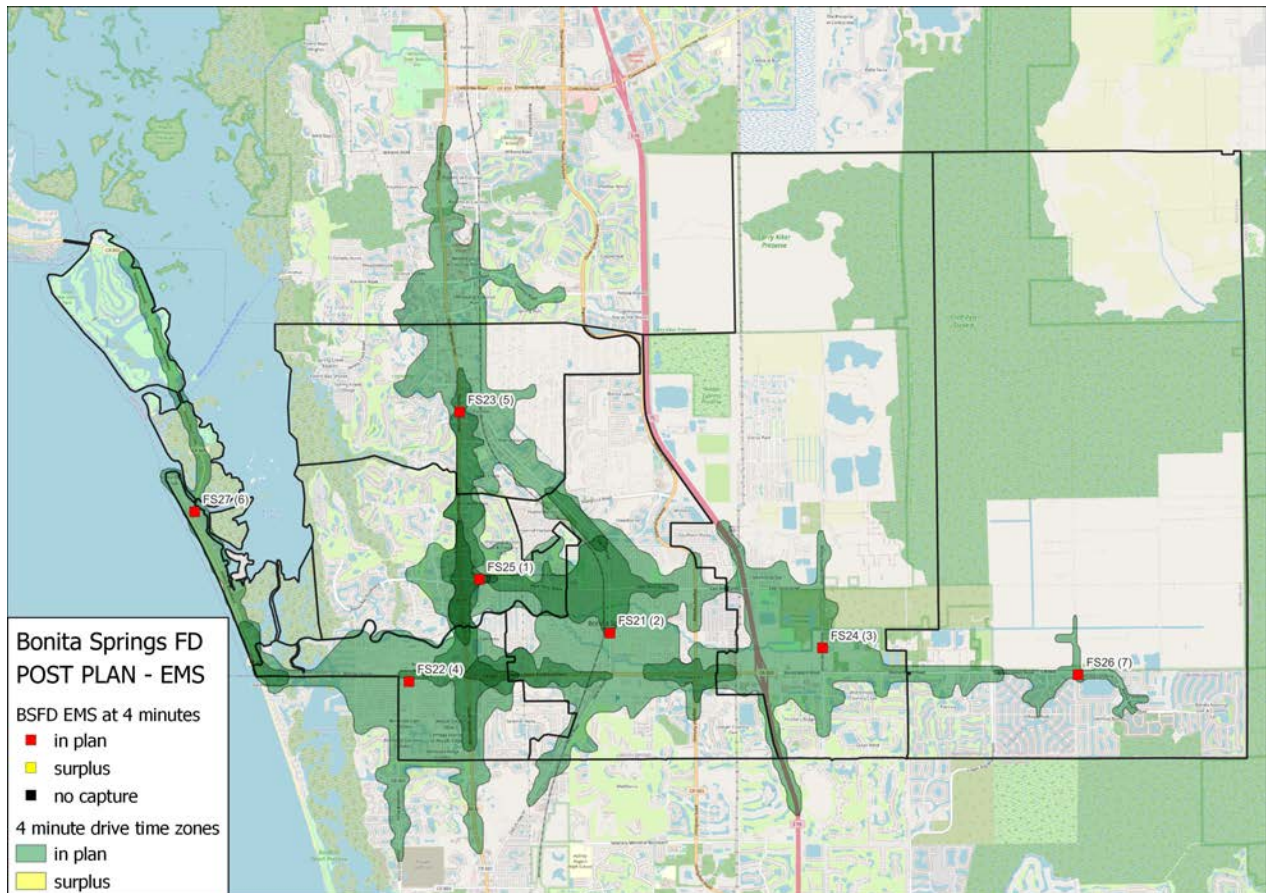
4-Minute Travel Time – EMS Calls

The planning assessments estimated 59.65% risk coverage by 7-stations within 4-minutes travel time.

Table 7: Marginal Station Contribution for 4-Minute Travel Time – EMS Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS25	4	1,552	1,552	24.45%
2	FS21	4	989	2,541	40.03%
3	FS24	4	419	2,960	46.64%
4	FS22	4	362	3,322	52.34%
5	FS23	4	338	3,660	57.67%
6	FS27	4	83	3,743	58.97%
7	FS26	4	43	3,786	59.65%

Figure 6: Current Station Bleed Map for 4-Minute Travel Time – EMS Calls



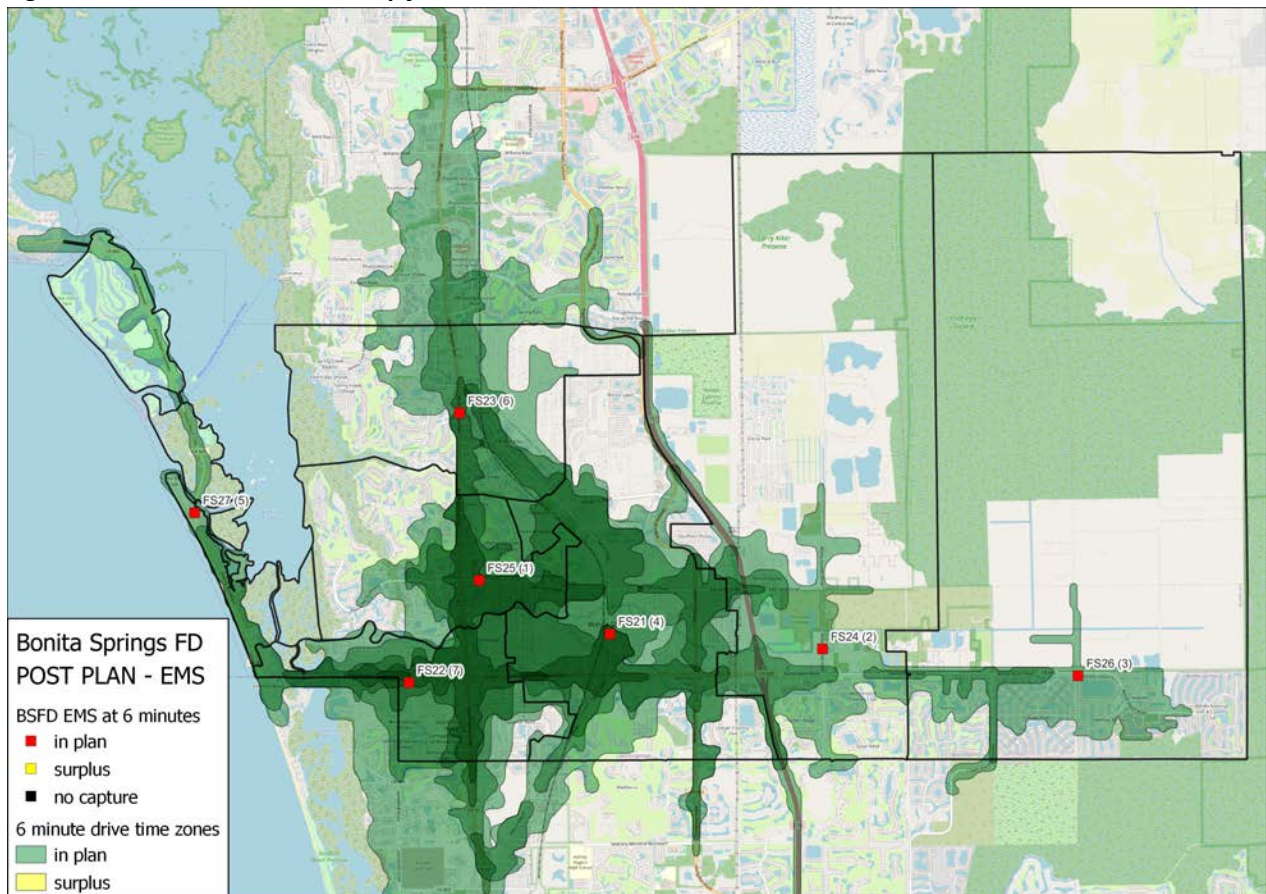
6-Minute Travel Time – EMS Calls

The planning assessments estimated 82.13% risk coverage by 7-stations within 6-minutes travel time.

Table 8: Marginal Station Contribution for 6-Minute Travel Time – EMS Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS25	6	3,682	3,682	58.01%
2	FS24	6	845	4,527	71.33%
3	FS26	6	190	4,717	74.32%
4	FS21	6	183	4,900	77.20%
5	FS27	6	155	5,055	79.64%
6	FS23	6	110	5,165	81.38%
7	FS22	6	48	5,213	82.13%

Figure 7: Current Station Bleed Map for 6-Minute Travel Time – EMS Calls



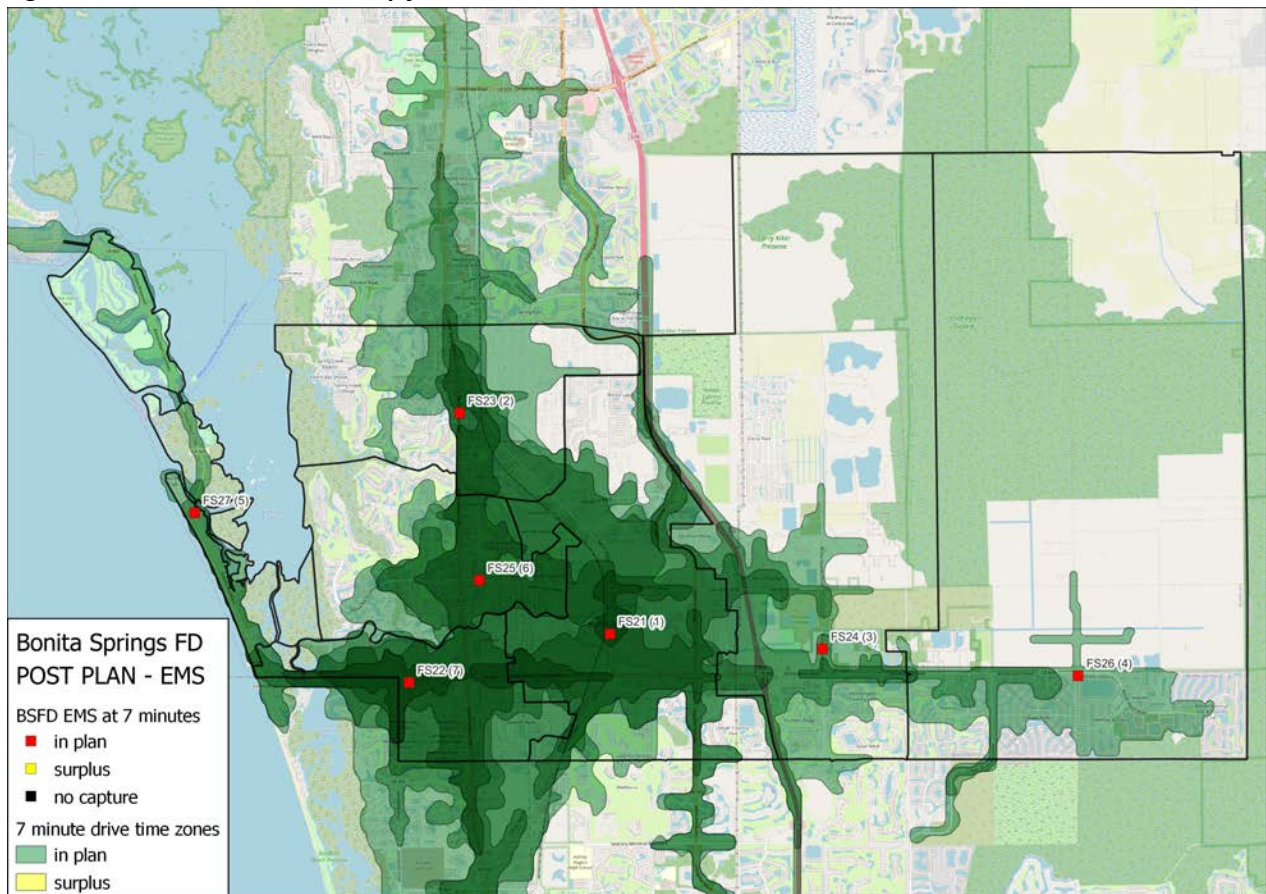
7-Minute Travel Time – EMS Calls

The planning assessments estimated 87.98% risk coverage by 7-stations within 7-minutes travel time.

Table 9: Marginal Station Contribution for 7-Minute Travel Time – EMS Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS21	7	4,377	4,377	68.96%
2	FS23	7	376	4,753	74.89%
3	FS24	7	363	5,116	80.61%
4	FS26	7	235	5,351	84.31%
5	FS27	7	158	5,509	86.80%
6	FS25	7	69	5,578	87.88%
7	FS22	7	6	5,584	87.98%

Figure 8: Current Station Bleed Map for 7-Minute Travel Time – EMS Calls



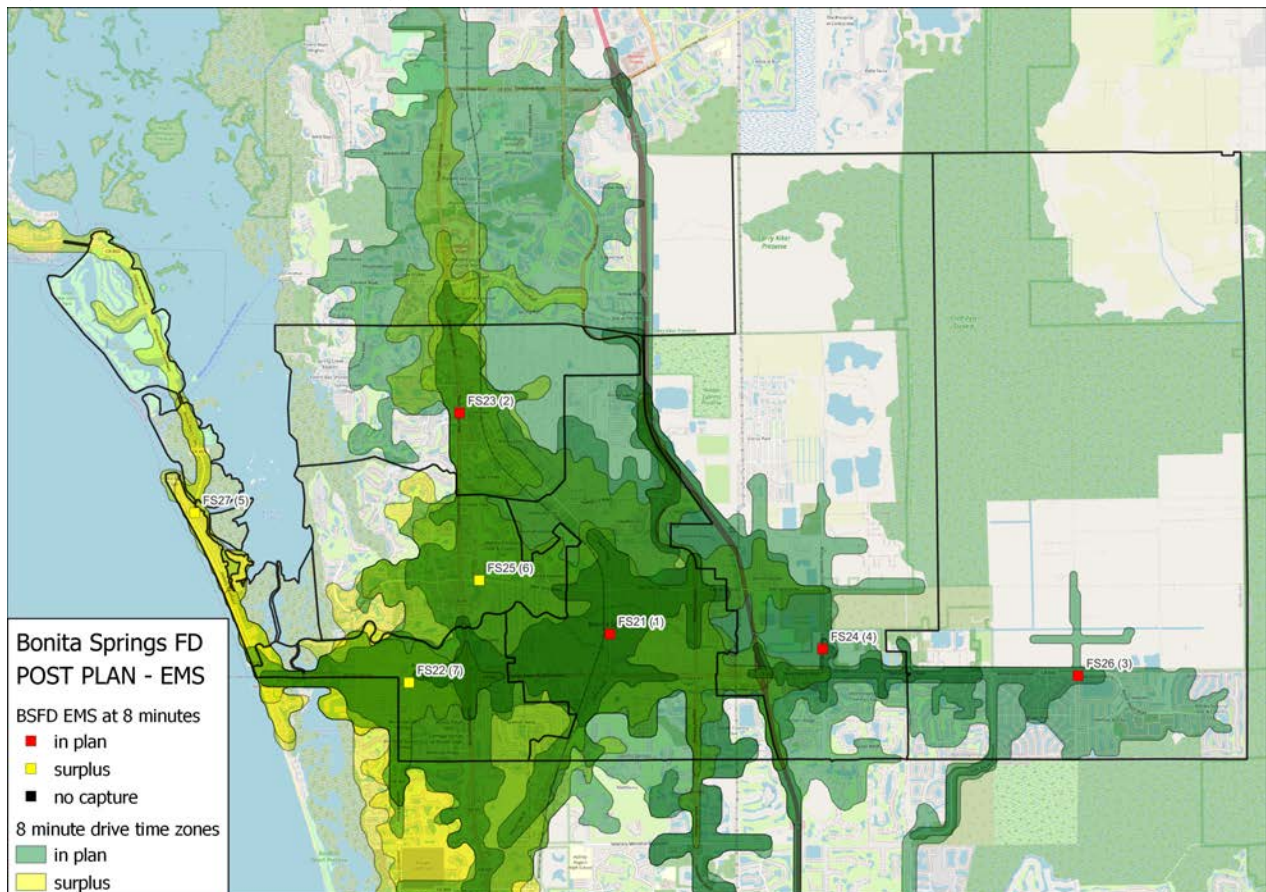
8-Minute Travel Time – EMS Calls

The planning assessments estimated 92.91% risk coverage by 7-stations within 8-minutes travel time. However, a 4-station configuration can cover 90.39% of the incident density without consideration for geographic needs.

Table 10: Marginal Station Contribution for 8-Minute Travel Time – EMS Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS21	8	4,803	4,803	75.67%
2	FS23	8	408	5,211	82.10%
3	FS26	8	341	5,552	87.47%
4	FS24	8	185	5,737	90.39%
5	FS27	8	119	5,856	92.26%
6	FS25	8	39	5,895	92.88%
7	FS22	8	2	5,897	92.91%

Figure 9: Current Station Bleed Map for 8-Minute Travel Time – EMS Calls



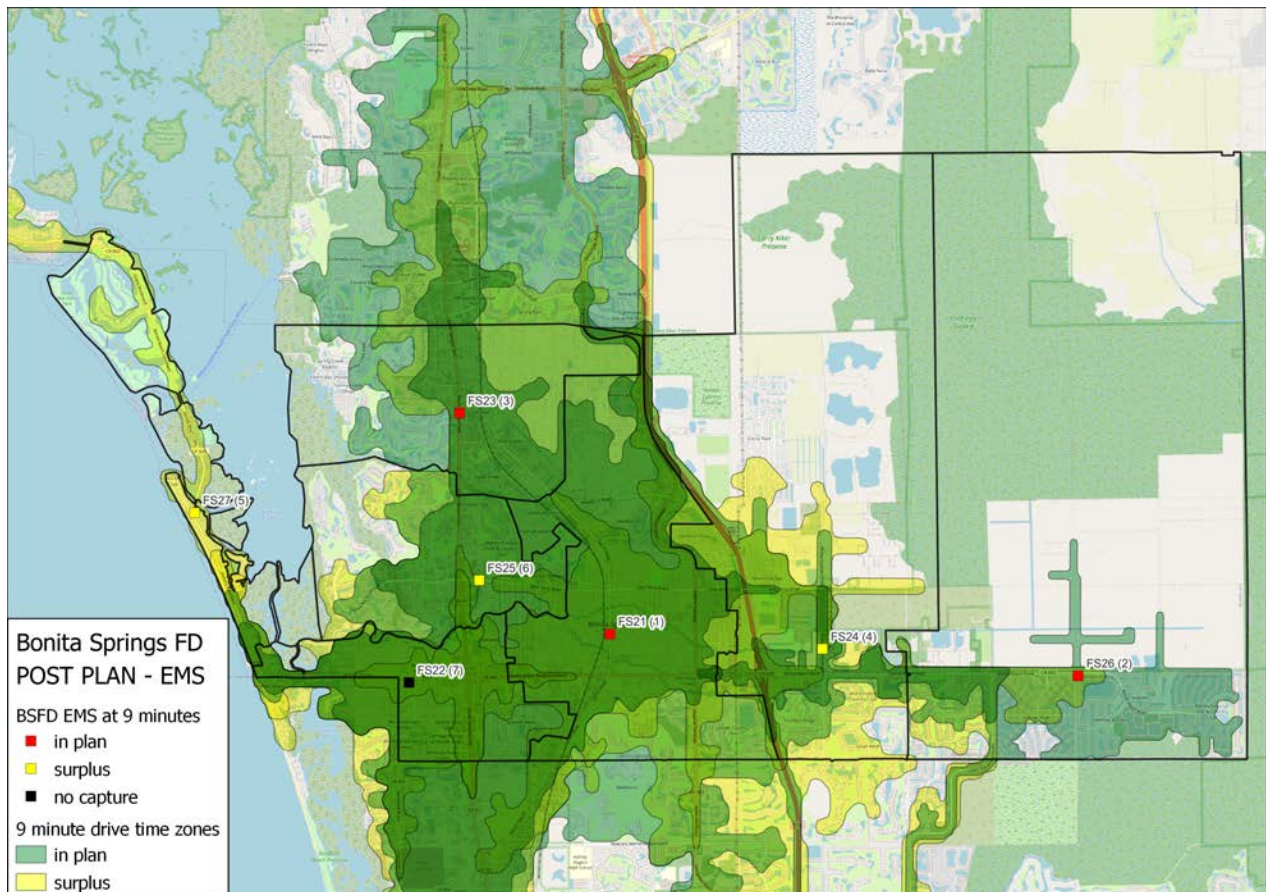
9-Minute Travel Time – EMS Calls

The planning assessments estimated 95.42% risk coverage by 7-stations within 9-minutes travel time. However, a 3-station configuration can cover 91.02% of the incident density without consideration for geographic needs.

Table 11: Marginal Station Contribution for 9-Minute Travel Time – EMS Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS21	9	5,134	5,134	80.89%
2	FS26	9	345	5,479	86.32%
3	FS23	9	298	5,777	91.02%
4	FS24	9	153	5,930	93.43%
5	FS27	9	102	6,032	95.04%
6	FS25	9	24	6,056	95.42%
7	FS22	9	0	6,056	95.42%

Figure 10: Current Station Bleed Map for 9-Minute Travel Time – EMS Calls



Geographic Coverage without Consideration for Call Distribution

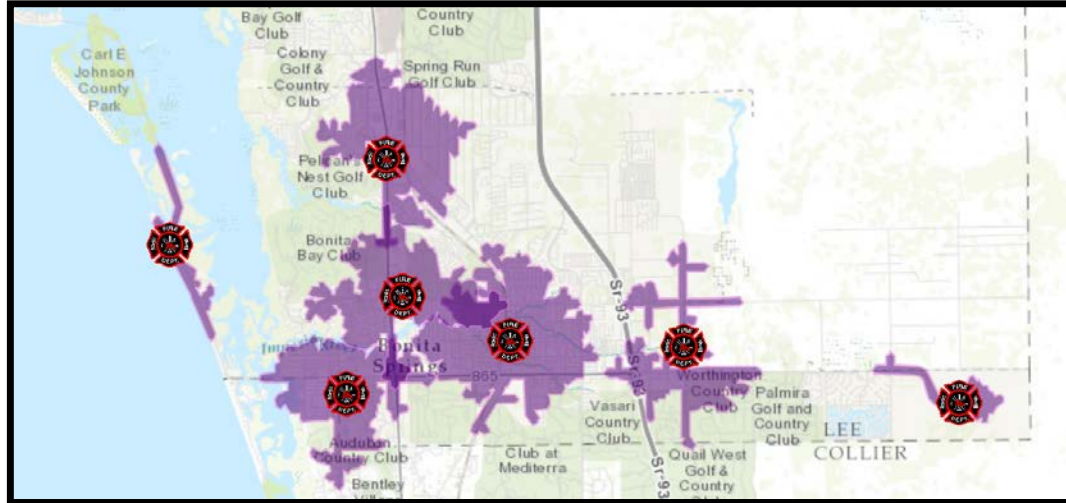
While there are multiple deployment strategies that may be adopted, two clear policy positions emerge in communities. First, position stations that are best prepared to meet the community's historical distribution of calls or demand for services. The advantage to this approach is that it is a more efficient model to address meeting 90% of the risk within the desired performance. This is a very stable outlook for communities that are established and are growing in density or in-fill rather than through significant annexations or urban growth.

A second strategy is to provide station response coverage purely on a geographic lens without any consideration for how calls are distributed throughout the community. The following analyses utilized distance without consideration of the relative impedance and/or the robustness of the road network. For example, when time is the unit of measure, a station's units could travel a farther distance on a highway than through a school zone, but this approach caps the coverage area at 1.5 miles (i.e., for engines) regardless of available travel speeds. This strategy more closely follows the recommendations of insurance rating services. Therefore, these analyses examined current coverage areas by utilizing a 1.5-mile engine polygon and 2.5-mile station locations. Analyses confirmed that all stations are within a 5-miles contiguous road system.

Engine Coverage

Analysis confirm that the stations are further apart than the WSRB recommendation of 1.5 miles.

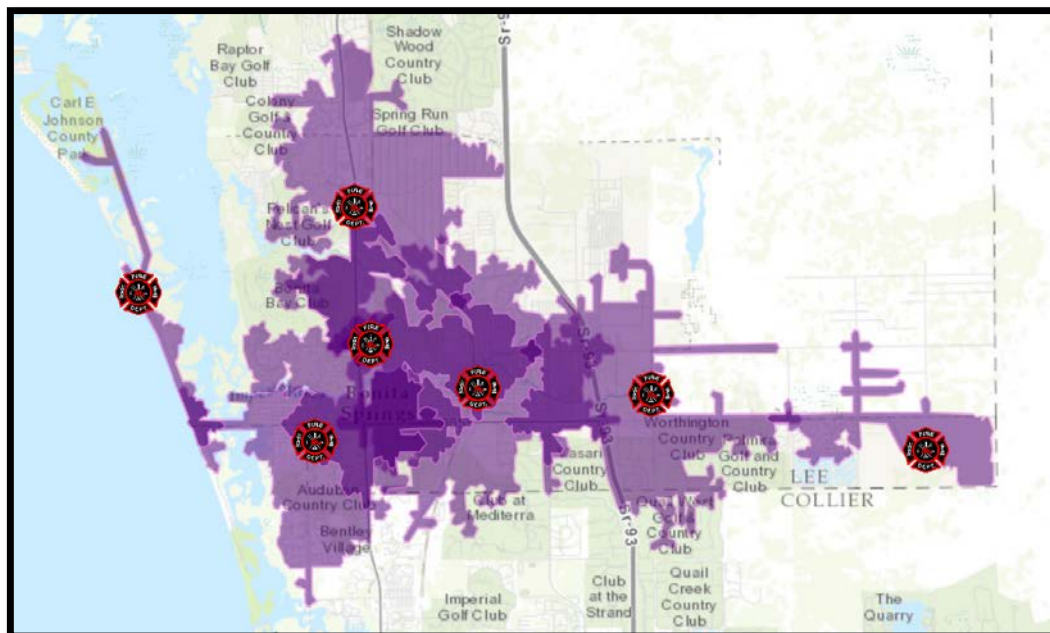
Figure 11: 1.5-Mile Engine Polygons – All Current Stations



Ladder Truck Coverage

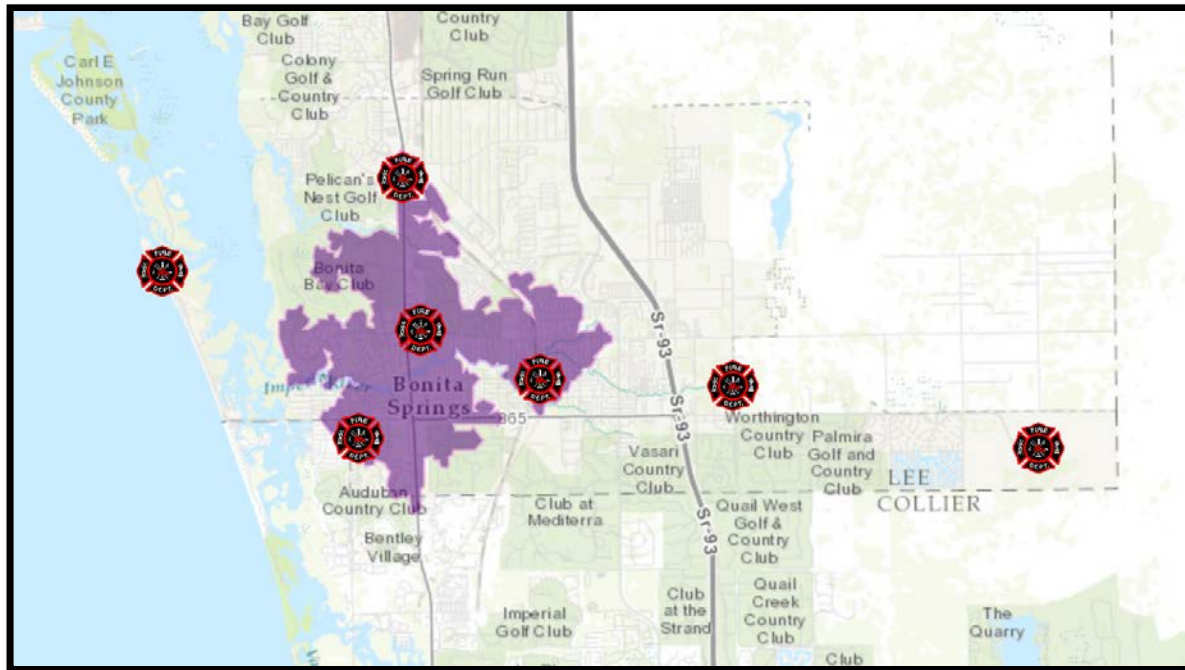
The current configuration provides the great coverage through the core of the city based on geography.

Figure 12: 2.5-Mile Station Ladder Truck Configuration – Current and Proposed Deployment – Quint Concept



The following map is the ladder truck coverage for 2.5 miles from Station 25.

Figure 13: Current Ladder Truck Deployment - ISO 2.5 Mile



All stations are within the ISO recommended 5-mile contiguous road network should be fully considered and rated.

DISTRIBUTION OF RISK ACROSS THE JURISDICTION

Distribution of Demand by Program Areas

Heat maps were created to identify the concentration of the historic demand for services overall and by program area (i.e., EMS, Fire, Hazmat, and Rescue). The blue areas have the lowest concentration of demand, and the dark red areas have the highest concentration of demand.

Figure 14: Heat Map for All Calls

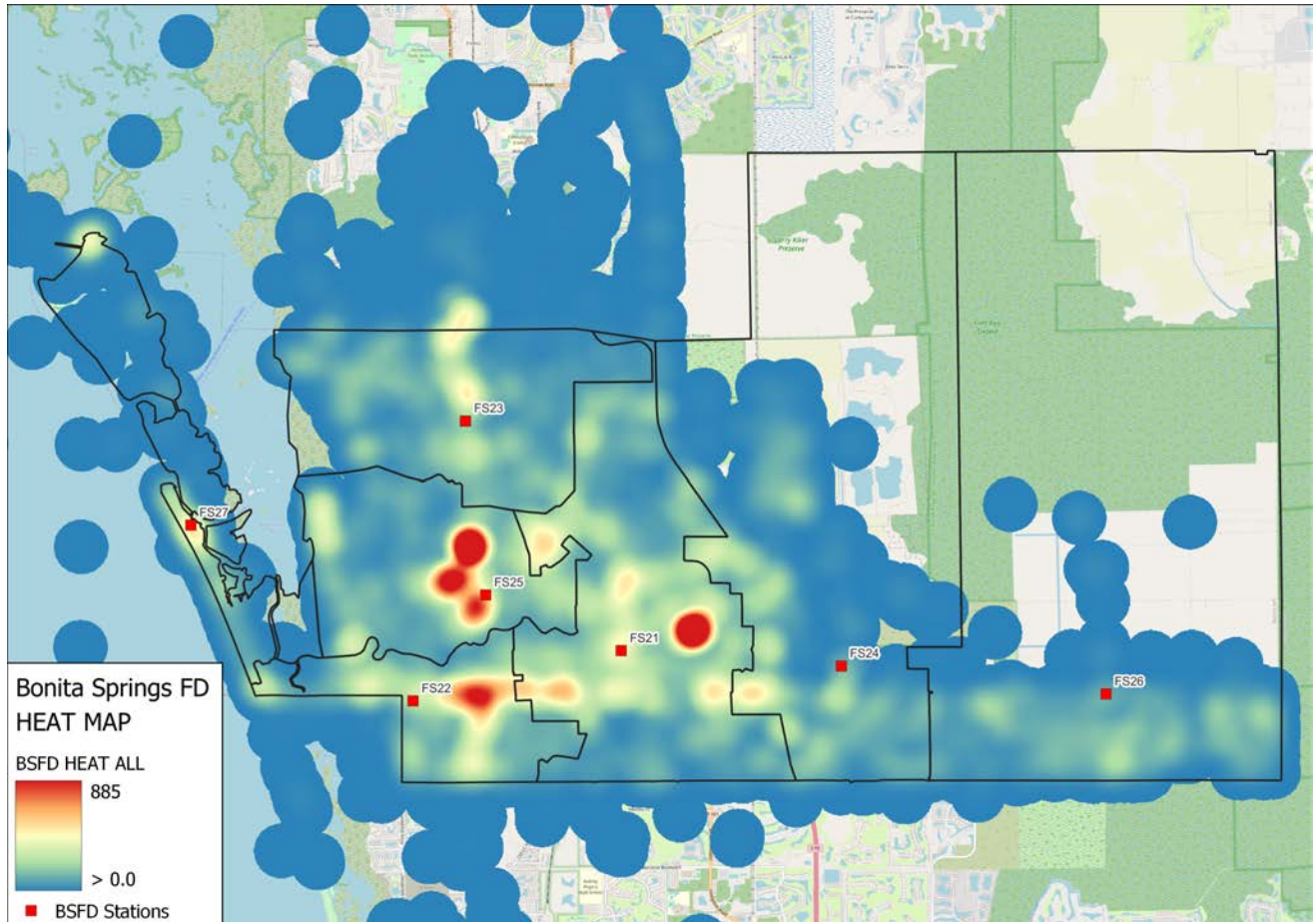


Figure 15: Heat Map for EMS Calls

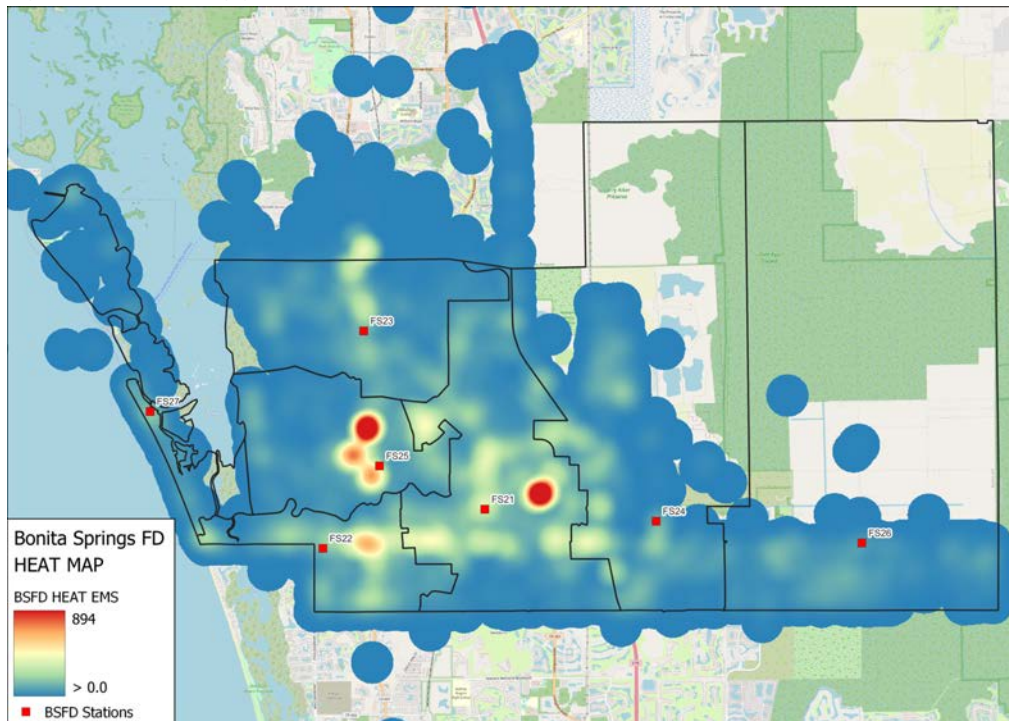


Figure 16: Heat Map for Fire Service Calls

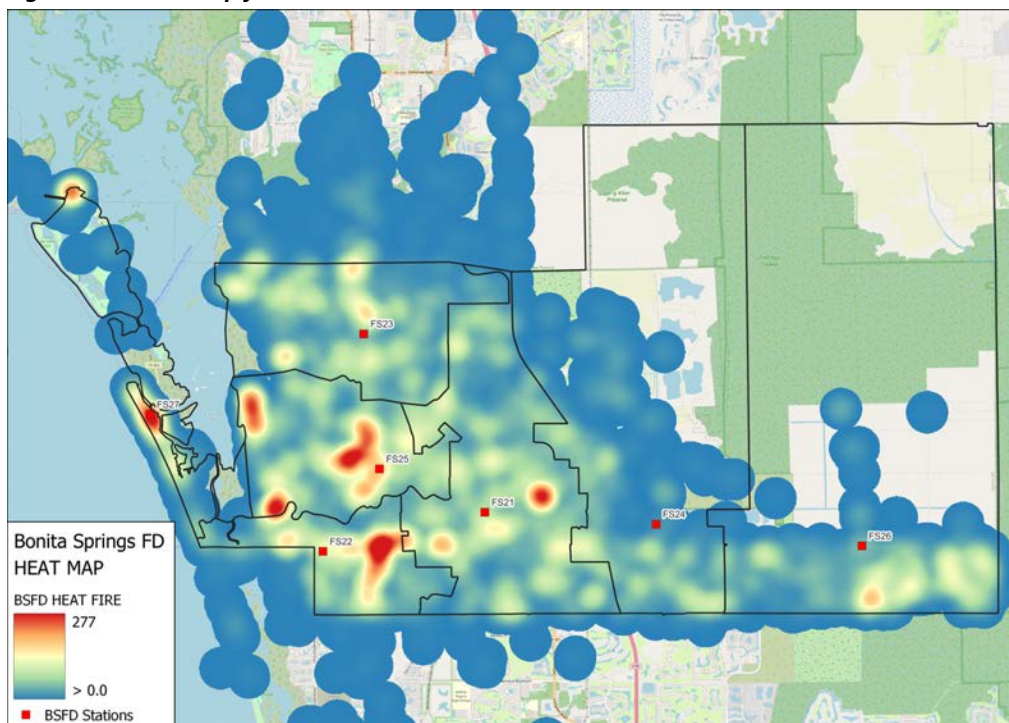


Figure 17: Heat Map for Hazmat Calls

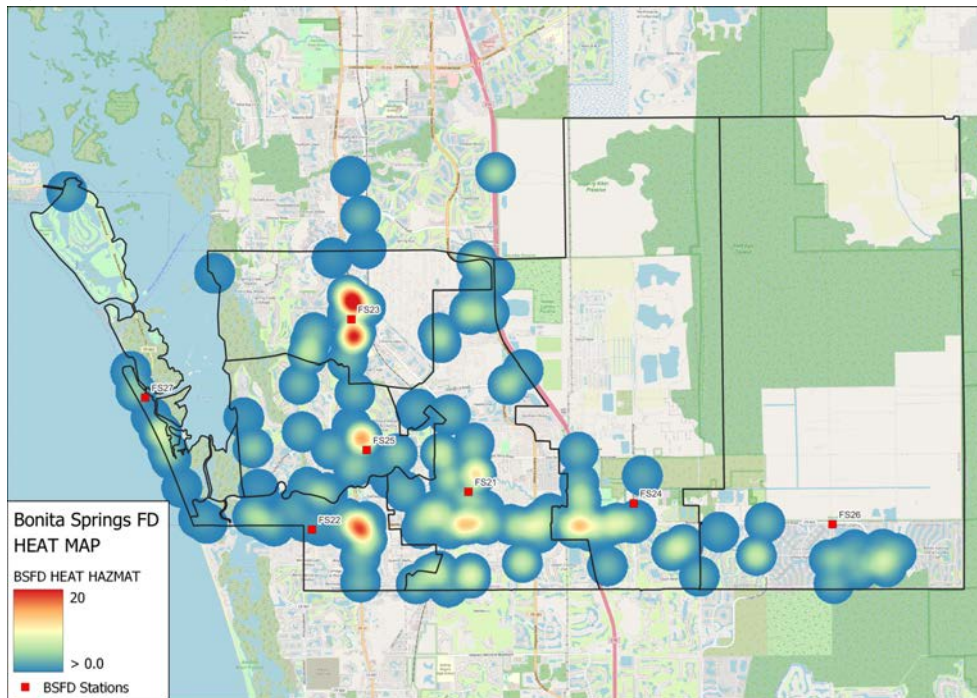


Figure 18: Heat Map for Rescue Calls

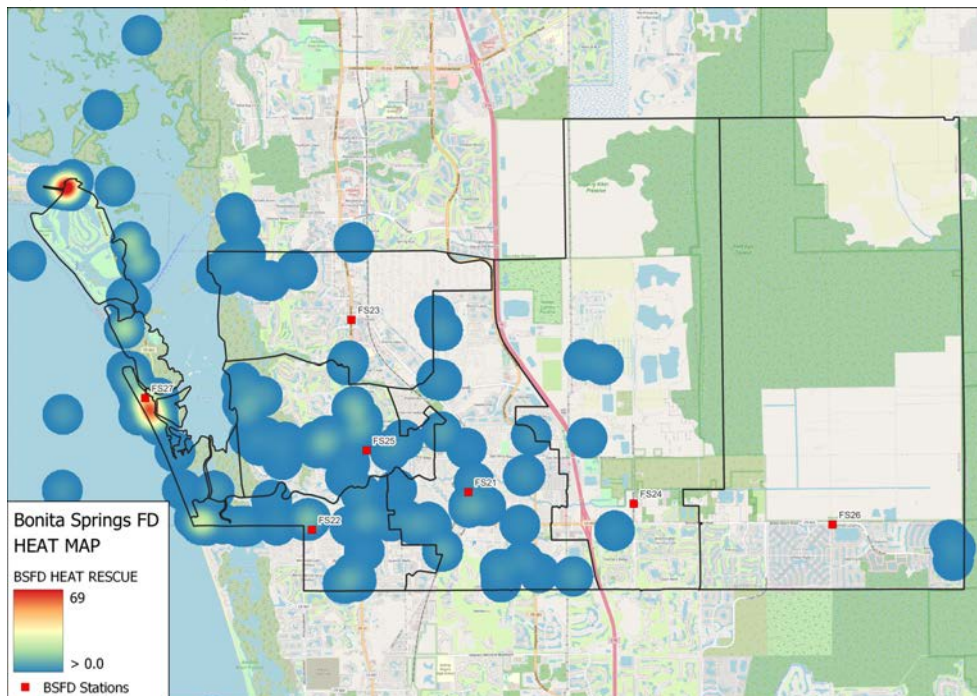
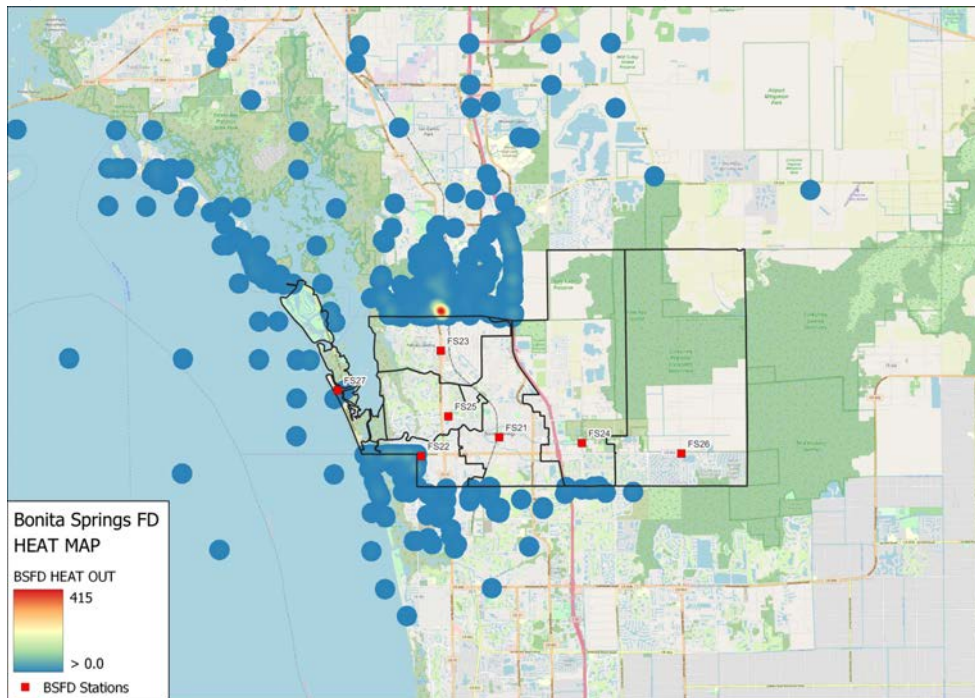
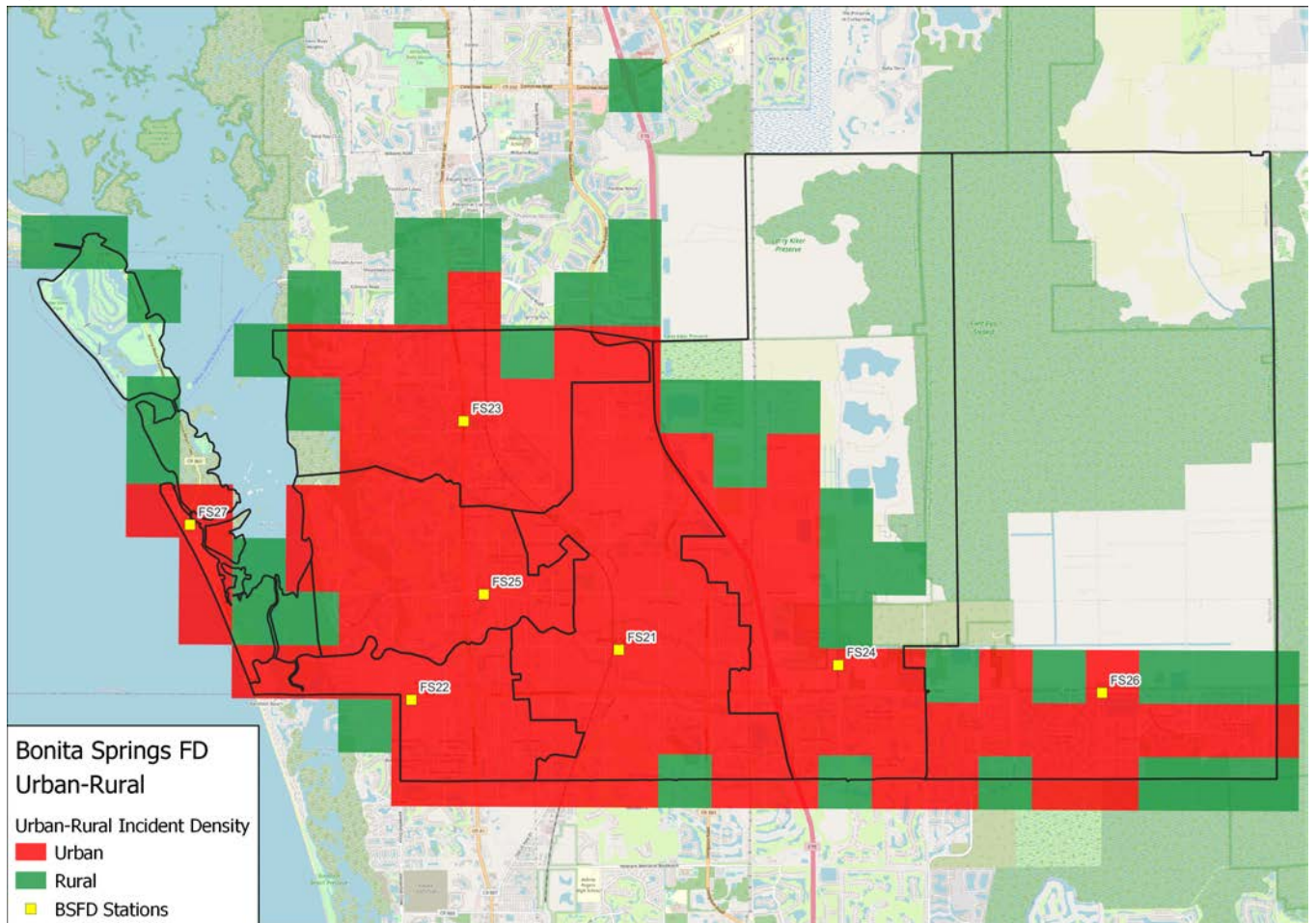


Figure 19: Heat Map for Mutual/Automatic Aid – Outside of Jurisdiction



Finally, we calculated call density based on the relative concentration of incidents based on approximately 0.5-mile geographic areas as well as the adjacent 0.5-mile areas. The results demonstrate an urban and rural designation based on call density for services and not based on population. The red areas are designated as urban service areas and the green areas are designated as rural service areas. Any area that is not colored has less than one call every six months in the 0.5-mile area and the adjacent areas.

Figure 20: Urban and Rural Call Density Map – All Incidents



CONCENTRATION STUDY

Effective Response Force Capabilities

The capability of an ERF to assemble in a timely manner with the appropriate personnel, apparatus, and equipment is important to the success of a significant structure fire event. Therefore, it is important to measure the capabilities of assembling an ERF. In most fire departments, the distribution model performs satisfactorily, but it is not uncommon to be challenged to assemble an ERF in the recommended time frames. Several factors affect the capabilities to assemble an ERF, such as the number of fire stations, number of units, and number of personnel on each unit. Each of these policy decisions should be made in relation to the community's specific risks and the willingness to assume risk.

Similar to the previous discussion, there are two prevailing recommendations for the time to assemble an ERF for structure fires. First, NFPA 1710 suggests that the ERF should arrive in eight minutes travel time or less. Second, the CFAI provides a baseline travel time performance objective of 10 minutes and 24 seconds 90% of the time or less as well as a 13-minute travel time ERF for suburban areas. ERF times between 8-, and 20-minute travel times were created to demonstrate the relative coverage throughout the jurisdiction.

Under the current model configuration, with 7 stations, approximately 54% of the **total** geography can be served with a 17-person ERF within 20-minutes with the current staffing strategy. However, the mapping will be much more informative to the reader due to the large undeveloped area in the east.

Table 12: Comparisons of Effective Response Force Configurations

Travel Time Objective	ERF 17 (NFPA 1710)
8-Minute	10.85%
10-Minute	23.86%
12-Minute	35.14%
14-Minute	41.56%
16-Minute	46.12%
18-Minute	51.36%
20-Minute	54.32%

Overall, the ERF coverage is more robust in the center of the jurisdiction where the greatest historical demand exists and the greater concentration of concentric response zones.

Figure 21: ERF at 8-Minutes

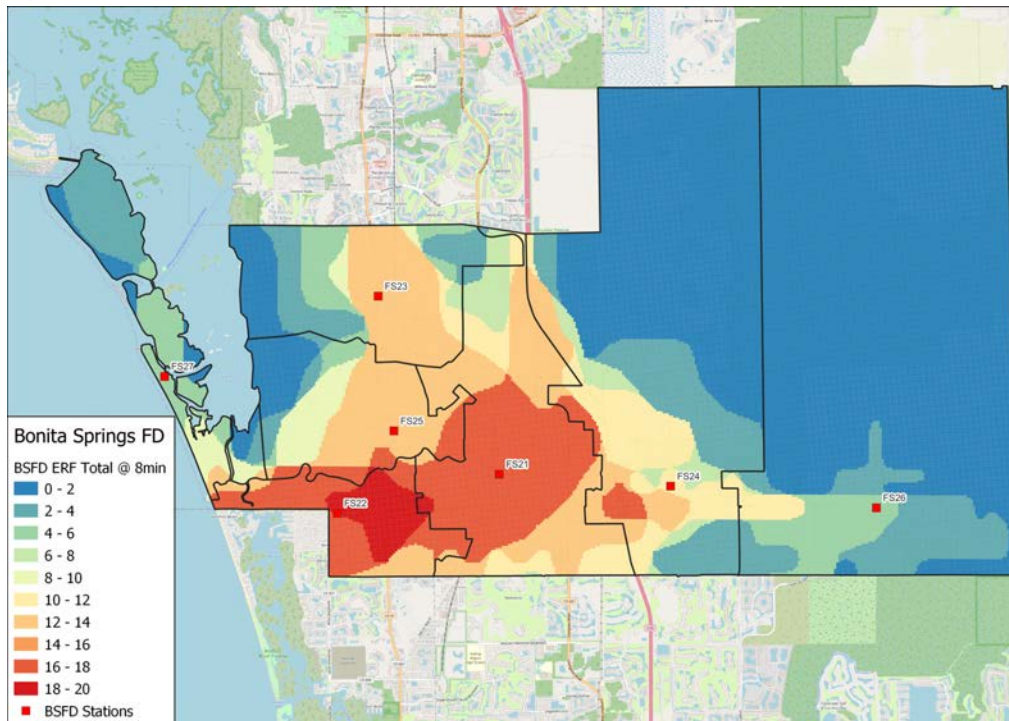


Figure 22: ERF at 10-Minutes

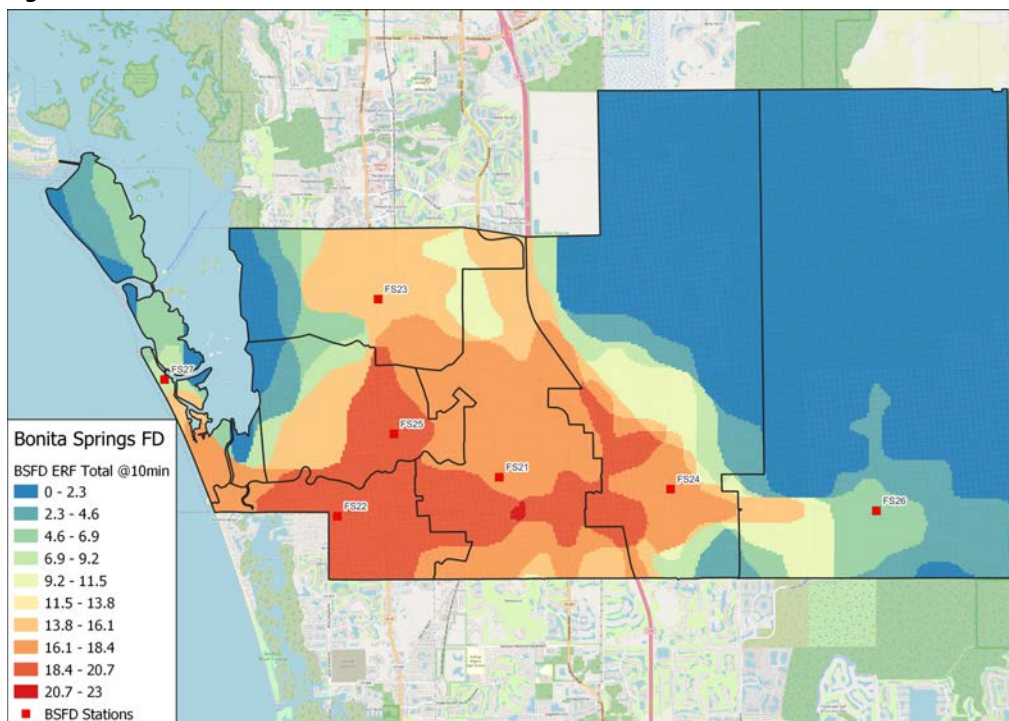


Figure 23: ERF at 12-Minutes

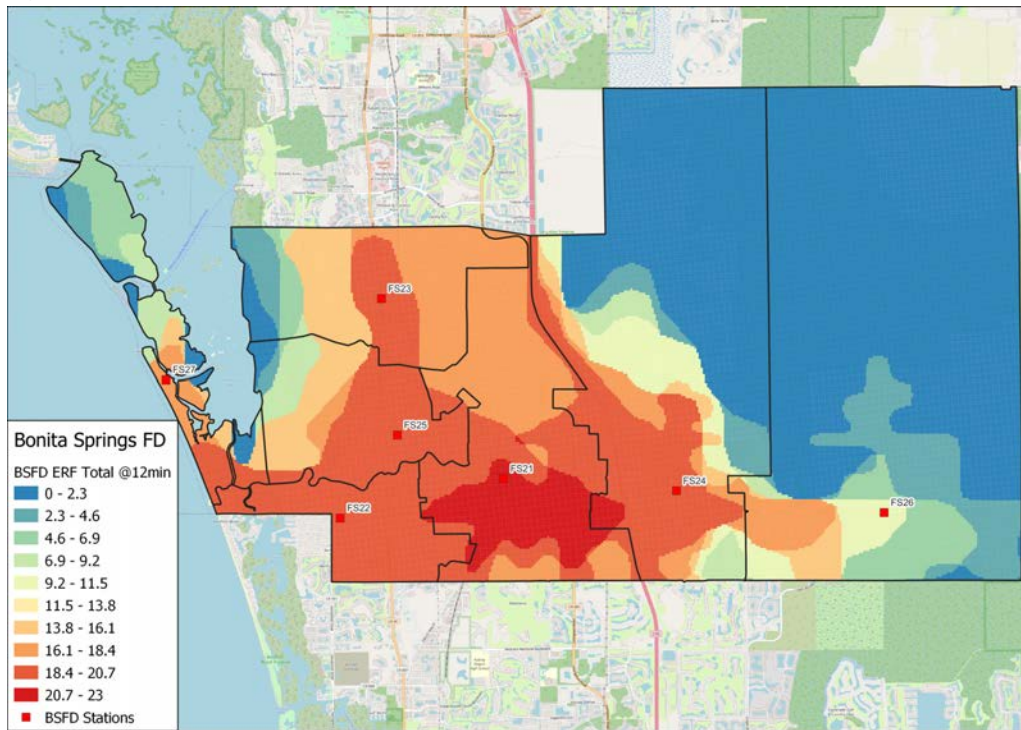


Figure 24: ERF at 14-Minutes

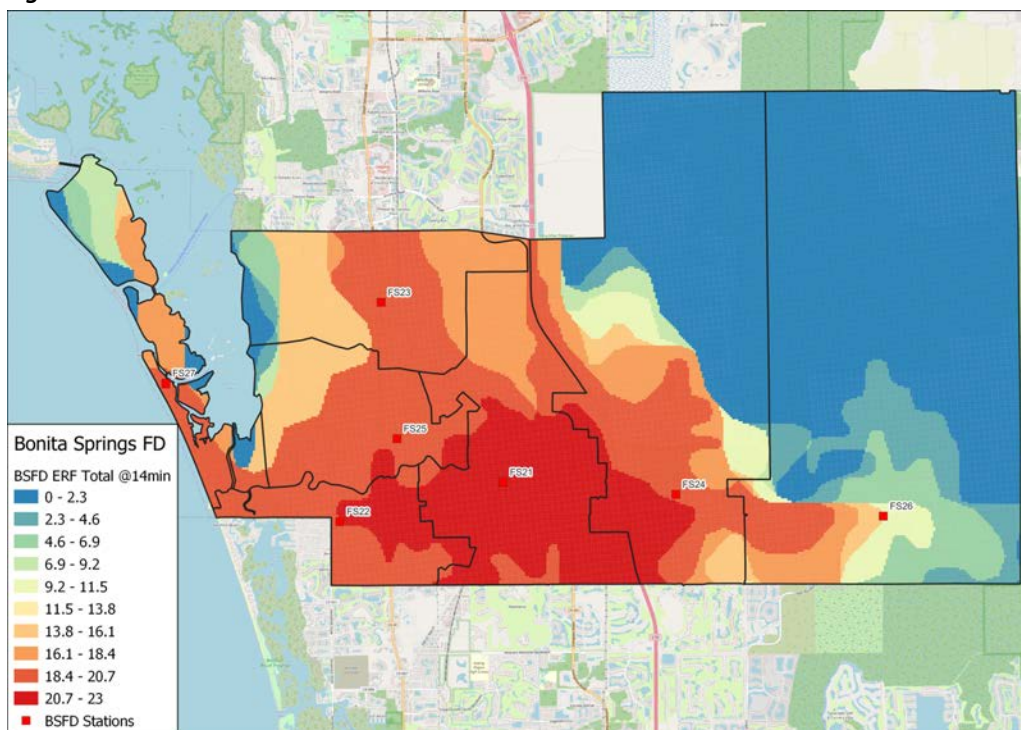


Figure 25: ERF at 16-Minutes

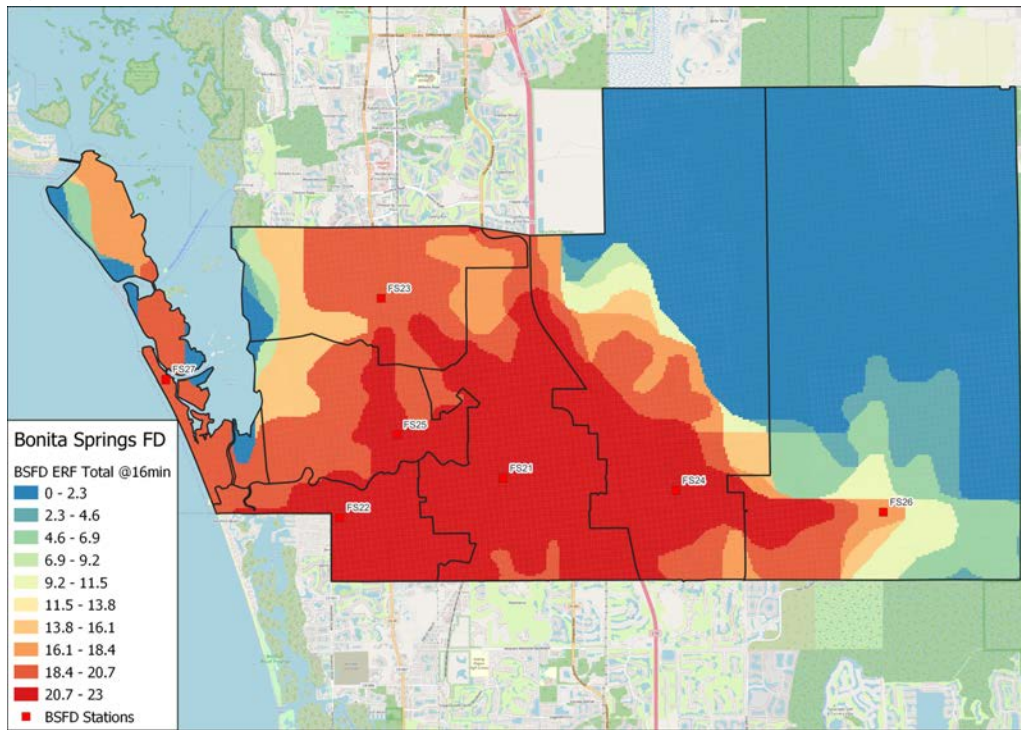


Figure 26: ERF at 18-Minutes

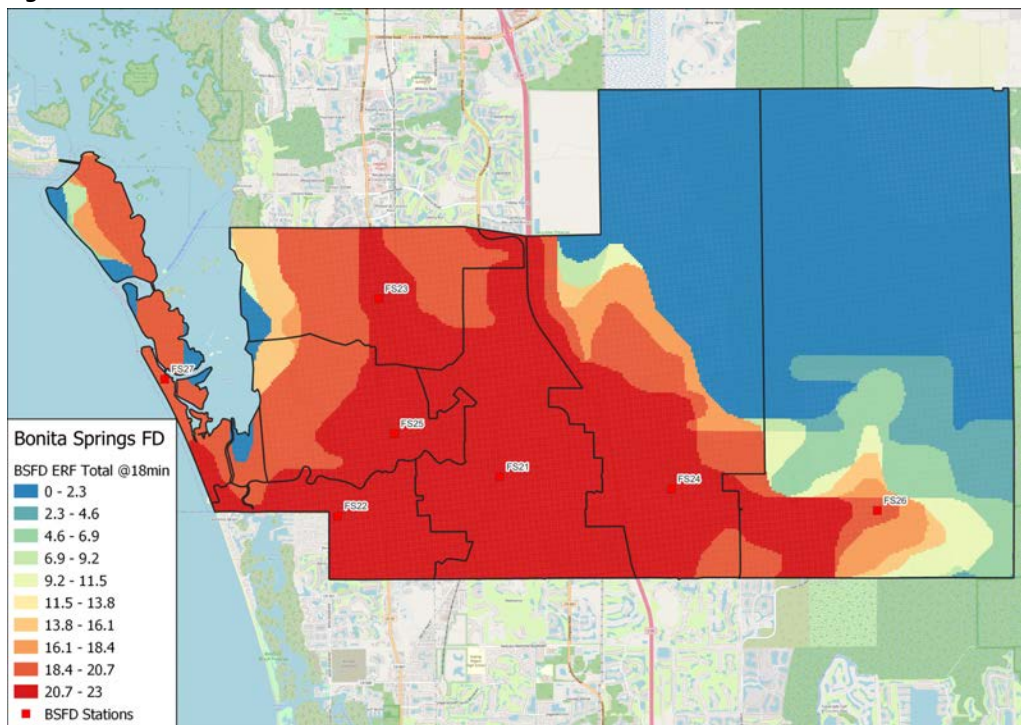
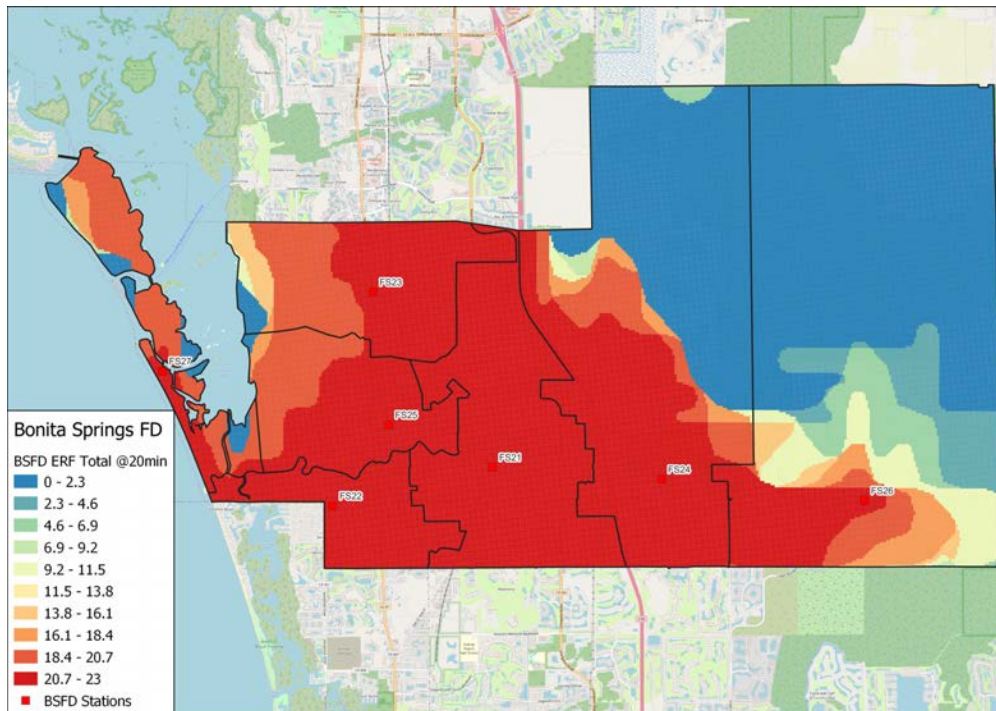


Figure 27: ERF at 20-Minutes



Long-Term Sustainability of the Models Presented

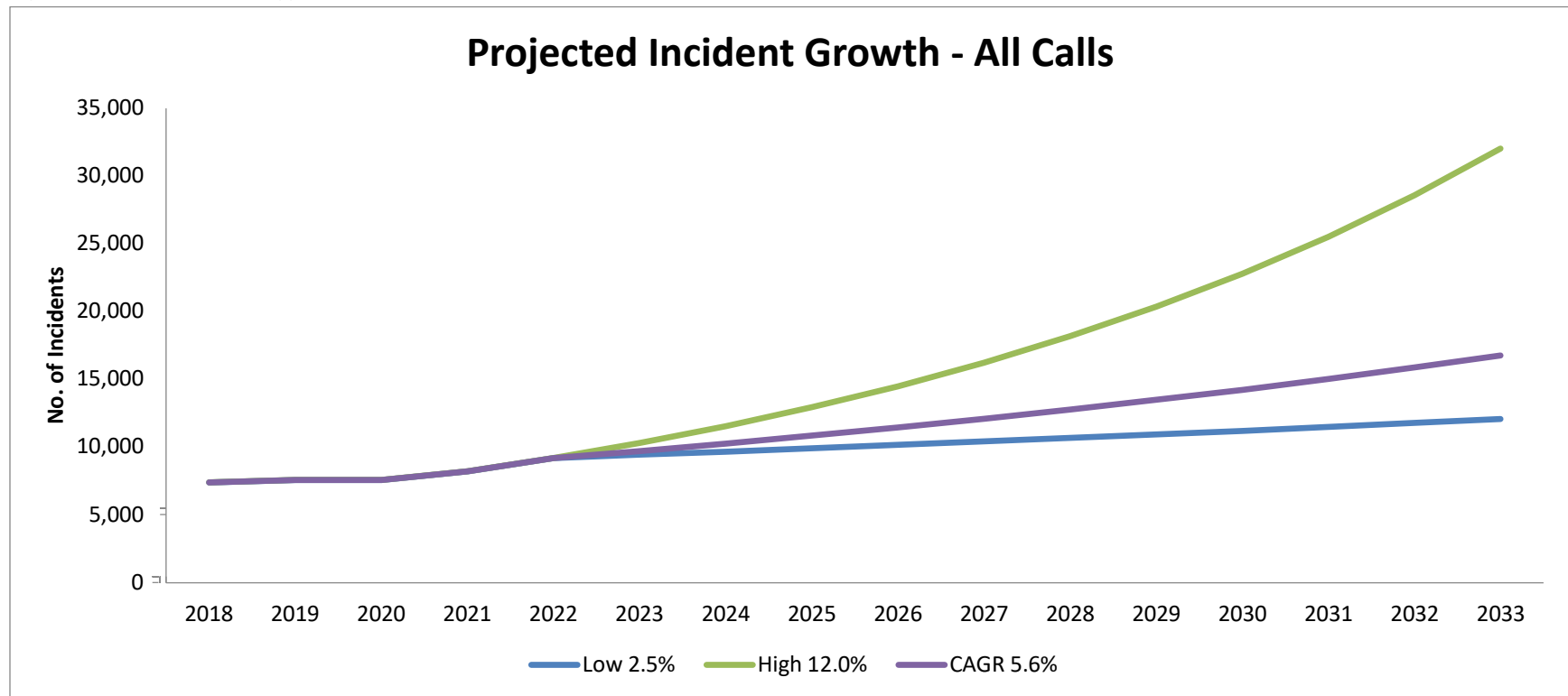
It is important to understand that the distribution models are restricted to the geographic limitations of the jurisdiction and the historical demand for services. Therefore, the number of stations is descriptive of the number of fixed facilities required from which to deploy resources. These analyses do not specifically describe the concentration of resources required at each fire station facility to adequately handle the demand for services. For example, some stations may require two or more units in order to handle the demand for services.

With respect to the long-term sustainability of the deployment models presented here, the models will remain accurate for as long as the jurisdiction's overall coverage area has not expanded. In other words, if the city's square mileage remains, then the deployment strategy will be sustainable indefinitely with respect to the coverage area. As other variables such as population density or socioeconomic status change over time, there may be a need for a higher concentration of resources necessary to meet the growing demand for services, but not additional stations. The most prominent reason that the geographic distribution model would need to be updated is for changes in traffic impedance that significantly limit the historical average travel speed. Monitoring travel time performance, system reliability, and call concurrency will provide timely feedback for changes in the environment that could impact the distribution model.

Projected Growth

The available data set included five reporting periods of data, representing 2018 - 2022. From 2018 to 2022, calls for BSFD services increased from 7,395 to 9,204, with Compound Annual Growth Rate (CAGR) of 5.6% per year. It is notable that during Covid-19, there was a year of negative growth, so the 5.6% average growth over the reporting period may be understated, especially if the more recent growth of greater than 12.0% continues. The figure below depicts observed call volume during the last five-year reporting periods and various hypothetical growth scenarios through 2033. These projections should be used with caution due to the variability in growth observed across prior calendar years. In all cases, data should be reviewed annually to ensure timely updates to projections and utilize a five-year rolling average.

Figure 28: Observed and Hypothetical Growth in Call Volume





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ITEM TITLE: (SECOND READING AND PUBLIC HEARING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY 4.6± ACRES FROM THE TWO-FAMILY CONSERVATION DISTRICT (TFC-2) ZONING DISTRICT TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONING DESIGNATION, TO DEVELOP UP TO FORTY-TWO (42) TWO-FAMILY DWELLING UNITS; LOCATED AT 11035, 11089, 11113 AND 11125 DEAN STREET, AND ADJACENT RIGHT-OF-WAY, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.

REQUESTOR: Mary Tornberg, Esq., AICP, Senior Planner, Community Development

AGENDA SECTION: Public Hearings - Zoning and Land Use Items

STRATEGIC PRIORITY:

BACKGROUND: This is the second reading and public hearing of a rehearing request of the Dean Street RPD case (PD23-113517-BOS), which was a request to rezone approximately 4.6± acres of residential property to a Residential Planned Development (RPD), for up to 48 dwelling units, comprised of two-family villas (attached), with an on-site private recreation facility (amenity area). The project is located at the northeast corner of Dean Street and Matheson Avenue, surrounded by vacant land, and single-family and duplex structures.

At the April 2, 2025, City Council meeting, Council denied the project without prejudice 4-3. On May 1, 2025, the City received a Petition under the Florida Land Use and Environmental Dispute Resolution Act to appeal the decision of the City. A mediation session was held on September 12, 2025, to discuss an alternative design addressing Council's original concerns. The first reading and public hearing of the revised proposed Master Concept Plan was held on October 1, 2025.

The Applicant now proposes a revised Master Concept Plan with forty-two (42) dwelling units, incorporating design elements to be more compatible with the neighborhood. A memorandum is included in your packet addressing the proposed revisions. Staff does recommend approval of the revised Master Concept Plan.

This case was properly advertised in the newspaper, in accordance with Florida Statutes and the Land Development Code.

STAFF RECOMMENDATION: Approve, as conditioned.

ATTACHMENTS:

1. Draft Zoning Ordinance (prepared by City Attorney)
2. Applicant's Revised Proposed Master Concept Plan dated 09/2025.
3. Staff Memorandum of Proposed Revisions and Revised Conditions
4. Original Staff Report with Legal Description/Survey and Attachments

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Department Director:	John Dulmer, AICP

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 25 - __

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY 4.6 ± ACRES FROM THE TWO-FAMILY CONSERVATION (TFC-2) ZONING DESIGNATION TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONING DESIGNATION, TO DEVELOP UP TO FORTY-TWO (42) DWELLING UNITS; LOCATED AT 11035, 11089, 11113, 11125 DEAN STREET, STRAP NUMBERS 36-47-25-B4-00064.0000, 36-47-25-B4-00063.0000, 36-47-25-B4-00062.0010, 36-47-25-B4-00065.0000, 36-47-25-B4-00064.0010, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sagamore 955 RDF, LLC has filed an application to rezone 4.6 +/- acres from Two-Family Conservation ("TFC-2") zoning district to the Residential Planned Development ("RPD") zoning district to allow up to forty-eight (48) residential dwelling units; and

WHEREAS, the subject property is located at 11035, 11089, 11113, and 11125 Dean Street, Bonita Springs FL 34135. STRAP(s): 36-47-25-B4-00062.0010, 36-47-25-B4-00063.0000, 36-47-25-B4-00064.0000, 36-47-25-B4-00064.0010, and 36-47-25-B4-00065.0000; and is described more particularly as:

See Exhibit "A"

WHEREAS, a Public Hearing was advertised and heard on November 19, 2024 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board"), who gave full consideration to the evidence available and recommended denial (4-1) of the applicant's request and gave full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all interested parties. The Staff Report prepared by Community Development, and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

WHEREAS, the case was presented for First Reading for the City Council at their October 1, 2025, meeting; and

WHEREAS, City Council at their October 15, 2025, meeting considered the record of the Zoning Board on Case PD23-103517-BOS, and gave full consideration of the Staff Recommendation, the evidence and testimony.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request to rezone the property from the TFC-2 zoning district to RPD zoning district with a maximum of forty-two (42) dwelling units. In so doing the City Council makes the following findings and conclusions, upon an analysis of the application and the standards for approval subject to the following conditions and deviations:

Conditions:

1. The project shall be generally consistent with the Master Concept Plan provided and labeled as Exhibit "B."
2. Schedule of Uses:
 - Residential accessory uses and structures
 - Dwelling Unit (Maximum of 42 units):
 - Two-Family Villa (Attached)¹
 - Essential Services
 - Parking Lot, Accessory (May include carports or enclosed garages)
 - Recreational Facilities, Personal; Private On-Site (with no pickleball or racquet sports)
 - Signs in accordance with Chapter 6 of the Land Development Code ("LDC")
3. Property Development Regulations: The Applicant proposes the following minimum property development standards:

	Residential Two-Family Villa
Minimum Unit Size	1,100 square feet
Max. Height	35 feet (2 habitable stories)
Front/Street Setback	25 feet
Minimum Building Separation	15 feet
Internal Accessway	12 feet (18 ft from face of garage) ²
Perimeter Setback	20 feet
Accessory Structure	5 feet (side and rear)
Rear Setback	N/A (see perimeter and separation)
Open Space	40%

4. All units must be under unified control or unified ownership.

¹ For purposes of this RPD, a Two-Family Villa (Attached) is defined as a building which contains two dwelling units; however, each unit is not located on a separate lot of record, but rather multiple two-family villa structures may be located on a single land parcel under condominium ownership or unified ownership.

² As measured from edge of asphalt, not from back of curb/gutter.

5. Structures shall be substantially compliant with the architectural elevations in Exhibit "C", to be reviewed by the City Architect at the time of local development order and at building permit request. Additionally, consistent with Development Standard #1 on the MCP, buildings along Dean Street shall incorporate facades designed to appear as front exteriors. No direct access or sidewalks from Dean Street to residential units shall be required.
6. The floor plans shall be substantially compliant with Exhibit "D", while allowing for flexibility for the option of 2- or 3-bedroom units. Additionally, consistent with Development Standard #2 on the MCP, each residential unit shall have a garage to accommodate one (1) 9' x 18' parking space, one (1) garbage tote, and one (1) recycle tote.
7. The Applicant shall coordinate with the City of Bonita Springs Public Works Department for any/all work within City-maintained Rights-Of-Way (ROW's) for any/all additional/separate permitting, design requirements, and inspections.
8. Environmental Conditions:
 - a. Per the Tree Advisory Board motion, at the time of local development order, each heritage tree to be removed shall be replaced with one bald cypress tree at 20' in height and with a 4" caliper within the dry detention areas for a total of four (4) replacement trees
 - b. At the time of local development order, landscape buffers shall be provided according to the Master Concept Plan.
 - i. Consistent with Deviation #2, the 7.5' wide landscape buffer along the north and eastern property lines shall provide the same composition as a 15' Type B landscape buffer.
9. The Applicant is required to coordinate with Community Development and Public Works to discuss access, drainage and site connection along the project's frontages on Dean Street and Matheson Avenue at time of local development order.
10. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Consistent with Note #1 on the MCP, additional conditions consistent with the City's LDC may be required to obtain a local development order. All modifications shall be in compliance with the applicable Land Development Code standards and guidelines, except as specifically modified or approved within this RPD.
11. At the time of local development order and building permit, the Applicant shall demonstrate compliance with all local, state, and federal regulations for construction within floodways and floodplains.

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

Deviations:

1. Relief from LDC Sec. 4-741(D)(4), Property Development Regulations, which addresses a minimum building separation of ½ the sum of the building heights, or 20 feet, whichever greater to instead permit the two-family villa dwellings to be a minimum separation of 15'. (Applies to entire RPD).
2. Relief from LDC Sec. 3-418(D)(6), Property Development Regulations, which requires roads, drives, or parking areas within 125 feet of existing residential lots to provide an 8-foot wall setback at least 25 feet from the property line with a minimum of 5 trees and 18 shrubs per 100 linear feet to instead provide a 7.5-foot wide Type 'B' landscape buffer with no wall along the property line.

Exhibits:

- A. Legal Description and Sketch of the Subject Property
- B. 11035 Dean Street RPD Master Concept Plan, dated September 2025 (MCP)
- C. Architectural Elevation and Line of Sight
- D. Floor Plans

Attachments:

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

SECTION TWO: EFFECTIVE DATE

This Ordinance shall take effect immediately upon of adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 15th day of October, 2025.

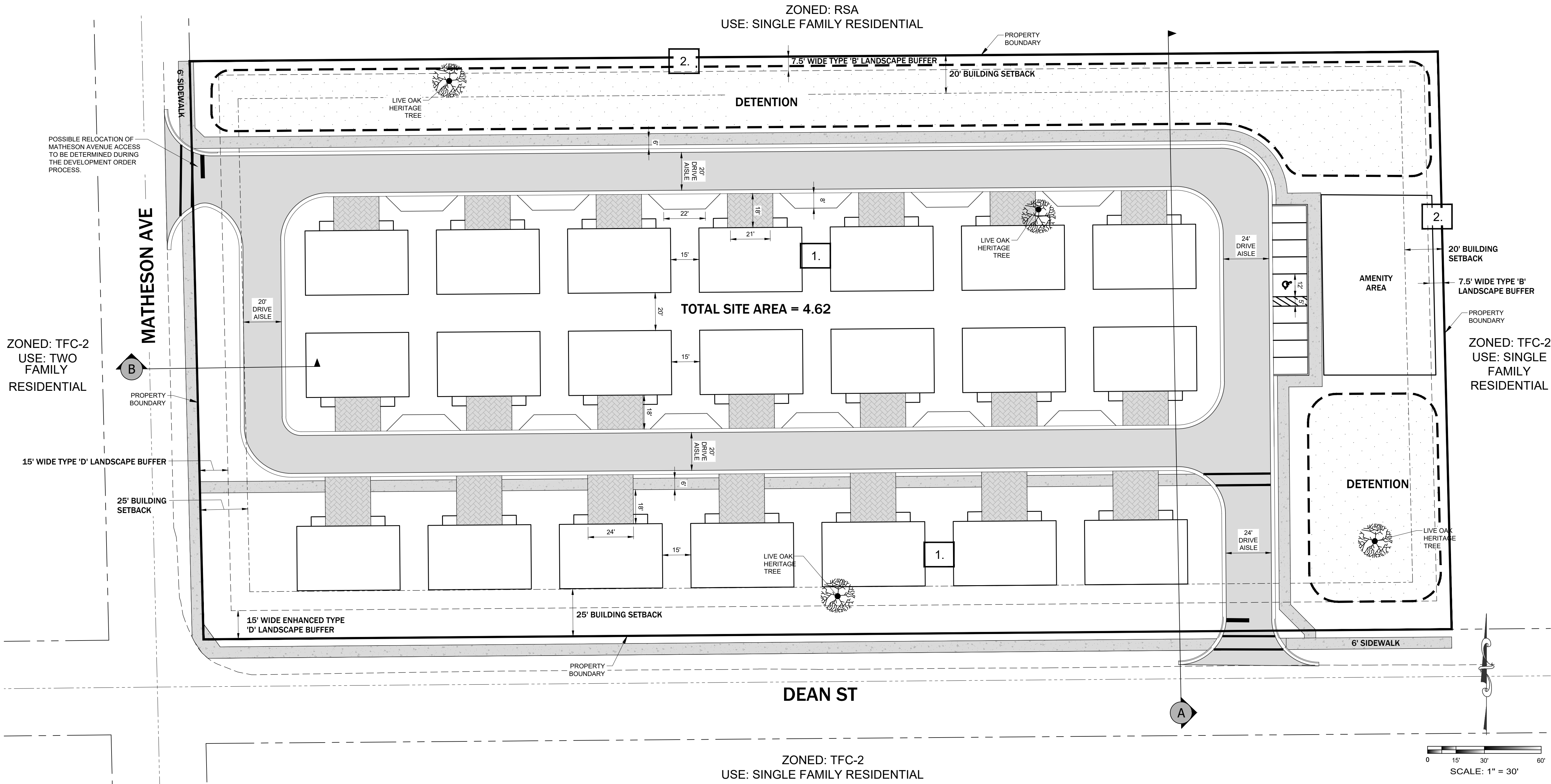
AUTHENTICATION:

Mayor City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote: Carr Corrie
Purdon Fullick
Fitzpatrick Bogacz
Gibson

Date filed with City Clerk: _____



SITE SUMMARY	
PLAN DESIGNATION:	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING DESIGNATION:	TFC-2
EXISTING LAND USE:	RESIDENTIAL
PROPOSED ZONING DESIGNATION:	11035 DEAN STREET RPD
GROSS AREA:	4.62± ACRES
MAXIMUM DWELLING UNITS:	42 UNITS
STRAP NUMBERS:	36-47-25-B4-00064.0000, 36-47-25-B4-00064.0010, 36-47-25-B4-00062.0000, 36-47-25-B4-00063.0000 AND 36-47-25-B4-00065.0000
STREET ADDRESS:	11089, 11113, 11125 AND 11035 DEAN STREET
INDIGENOUS PRESERVE:	
REQUIRED: 0	
PROVIDED: 0	
DEVELOPMENT REGULATIONS:	
MINIMUM AREA DIMENSION:	
MINIMUM LOT AREA:	N.A.
MINIMUM LOT DEPT:	N.A.
MINIMUM LOT WIDTH:	N.A.
MINIMUM BUILDING SETBACKS:	
INTERNAL DRIVEWAY (AS MEASURED FROM THE EDGE OF ASPHALT, NOT FROM BACK OF CURB/GUTTER):	12 FEET (18 FEET TO FACE OF GARAGE)
STREET/FRONT (MATHESON AVE. AND DEAN ST.):	25 FEET
PROJECT PERIMETER (NON-STREET):	20 FEET
ACCESSORY STRUCTURES (SIDE AND REAR):	5 FEET
REAR:	N/A (SEE PROJECT PERIMETER AND BUILDING SEPARATION STANDARDS)
MINIMUM BUILDING SEPARATION:	15 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MINIMUM OPEN SPACE:	40% ENTIRE RPD
*ALL UNITS MUST BE UNDER SINGLE OWNERSHIP OR CONDOMINIUM OWNERSHIP	

SCHEDULE OF USES:	
RESIDENTIAL	
TWO-FAMILY VILLA (ATTACHED)*	
ACCESSORY USES AND STRUCTURES	
ESSENTIAL SERVICES	
PARKING LOT, ACCESSORY (MAY INCLUDE CARPORTS OR ENCLOSED GARAGES)	
RECREATIONAL FACILITIES, PERSONAL; PRIVATE ON-SITE SIGNS	
* FOR PURPOSES OF THIS RPD, A TWO-FAMILY VILLA IS DEFINED AS A BUILDING WHICH CONTAINS TWO DWELLING UNITS. HOWEVER, EACH UNIT IS NOT LOCATED ON A SEPARATE LOT OF RECORD, BUT RATHER MULTIPLE TWO-FAMILY VILLA STRUCTURES MAY BE LOCATED ON A SINGLE LAND PARCEL UNDER CONDOMINIUM OWNERSHIP OR COMMON OWNERSHIP.	
DEVELOPMENT STANDARDS:	
1. BUILDINGS ALONG DEAN STREET SHALL INCORPORATE FACADES DESIGNED TO APPEAR AS FRONT EXTERIORS. NO DIRECT ACCESS OR SIDEWALKS FROM DEAN STREET TO RESIDENTIAL UNITS SHALL BE REQUIRED.	
2. EACH RESIDENTIAL UNIT SHALL HAVE A GARAGE TO ACCOMMODATE ONE (1) 9' X 18' PARKING SPACE, 1 GARBAGE TOTE, AND 1 RECYCLE TOTE.	
3. NO RACQUET SPORTS, INCLUDING PICKLEBALL, IN THE AMENITY AREA.	

PARKING:	
REQUIRED: NUMBER OF UNITS @ 2 SPACE/UNIT + 10%	

NOTES	
1.	THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O., OR PLAT APPROVAL. ALL MODIFICATIONS SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) STANDARDS AND GUIDELINES, EXCEPT AS SPECIFICALLY MODIFIED OR APPROVED WITHIN THIS RPD.

DEVIATION	
1.	RELIEF FROM LDC SEC. 4-74(D)(4), PROPERTY DEVELOPMENT REGULATIONS, WHICH ADDRESSES A MINIMUM BUILDING SEPARATION OF 1/2 THE SUM OF THE BUILDING HEIGHTS, OR 20 FEET, WHICHEVER GREATER TO INSTEAD PERMIT THE TWO-FAMILY VILLA DWELLINGS TO BE A MINIMUM SEPARATION OF 15'. (APPLIES TO ENTIRE RPD)
2.	RELIEF FROM LDC SEC. 3-418 (D) (6), PROPERTY DEVELOPMENT REGULATIONS, WHICH REQUIRES ROADS, DRIVES, OR PARKING AREAS WITHIN 125 FEET OF EXISTING RESIDENTIAL LOTS TO PROVIDE AN 8-FOOT WALL SETBACK AT LEAST 25 FEET FROM THE PROPERTY LINE WITH A MINIMUM OF 5 TREES AND 18 SHRUBS PER 100 LINEAR FEET TO INSTEAD PROVIDE A 7.5-FOOT WIDE TYPE 'B' LANDSCAPE BUFFER WITH NO WALL ALONG THE PROPERTY LINE.

Revision	Date	Description
ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM. APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.0 = NGVD29 ANY DATA CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.		



Blueshore Engineering
BUILT ON INTEGRITY

4933 North Tamiami Trail, Suite 201,
Naples, Florida 34103
Office: 239.488.5629
Certificate of Authorization: 38057
www.BlueShoreEngineering.com

11035 DEAN STREET RPD

EXHIBIT IV.E
MASTER CONCEPT PLAN
REVISED SEPTEMBER 2025

MICHAEL T. HERRERA, P.E.
FLORIDA P.E. LICENSE NO. 60110

Submittal:	-
Date:	09/2025
Project No:	RFDSGS
Sheet No:	1 of 1



COMMUNITY DEVELOPMENT MEMORANDUM

RE: PD23-103517-BOS Dean Street Residential Planned Development (RPD),
Staff Memorandum of Proposed Revisions and Revised Conditions

Below is a listing and brief explanation of the proposed amendments by the Applicant received after the April 2nd, 2025, City Council public hearing.

1. Reduced density from 48 to 42 residential units.
2. Providing the sidewalk along Matheson Avenue.
3. Amenity center relocated further into the site, with restrictions on pickleball and other racquet sports.
4. Revised deviation request for a 10-foot separation between structures to allow for a minimum of 15-foot separation between structures.
5. Revised parking layout to provide more on-site parking closer to residential units, at a minimum of 8' width by 22' length each.
6. Units abutting Dean Street will provide front-facing facades along Dean Street.
7. Relocation of structures to allow for the preservation of additional Heritage Trees.

Staff Recommendation

During the City Council first and second readings, Council expressed concerns of neighborhood compatibility including density, frontage and access. The Applicant has worked to address these concerns and collaborated with Staff during mediation to offer the above-mentioned changes. Staff recommends approval of the updated Master Concept Plan, dated 09/2025. The updated recommended conditions of approval, consistent with the updated proposal are:

Conditions:

1. The project shall be generally consistent with the Master Concept Plan provided and labeled as Exhibit "B," last revised 09/2025.

2. Schedule of Uses:

Accessory Uses and Structures

Dwelling Unit (Maximum of 42 units):

Two-Family Villa (Attached)*

Essential Services

Parking Lot, Accessory (May include carports or enclosed garages)

Recreational Facilities, Personal; Private On-Site

Signs

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

3. Property Development Regulations:

Minimum Unit Size: 1,100 S.F.

Minimum Setbacks:

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

*As measured from the edge of pavement

Street/Front (Matheson Ave. and Dean Street): 25 feet

Project Perimeter (Non-Street): 20 feet

Accessory Structures (Side and Rear): 5 feet

Rear: N/A**

**See project perimeter and building separation standards

Maximum Building Height: 35 feet, 2 stories maximum

Minimum Building Separation: 15 feet

Minimum Open Space: 40% Entire RPD

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

4. Structures shall be substantially compliant with the architectural elevations in Exhibit "C", to be reviewed by the City Architect at the time of local development order and at building permit request. Additionally, consistent with Development Standard #1 on the MCP, buildings along Dean Street shall incorporate facades designed to appear as front exteriors. No direct access or sidewalks from Dean Street to residential units shall be required.
5. The floor plans shall be substantially compliant with Exhibit "D", while allowing for flexibility for the option of 2- or 3-bedroom units. Additionally, consistent with Development Standard #2 on the MCP, each residential unit shall have a garage to accommodate one (1) 9' x 18' parking space, one (1) garbage tote, and one (1) recycle tote.
6. The Applicant shall coordinate with the City of Bonita Springs Public Works Department for any/all work within City-maintained Rights-Of-Way (ROW's) for any/all additional/separate permitting, design requirements, and inspections.
7. Environmental Conditions:
 - a. Per the Tree Advisory Board motion, at the time of local development order, each heritage tree to be removed shall be replaced with one bald cypress

tree at 20' in height and with a 4" caliper within the dry detention areas for a total of four (4) replacement trees.

- b. At the time of local development order, landscape buffers shall be provided according to the Master Concept Plan.
 - i. Consistent with Deviation #2, the 7.5' wide landscape buffer along the north and eastern property lines shall provide the same composition as a 15' Type B landscape buffer.
- 8. The Applicant is required to coordinate with Community Development and Public Works to discuss access, drainage and site connection along the project's frontages on Dean Street and Matheson Avenue at time of local development order.
- 9. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Consistent with Note #1 on the MCP, additional conditions consistent with the City's LDC may be required to obtain a local development order. All modifications shall be in compliance with the applicable Land Development Code (LDC) standards and guidelines, except as specifically modified or approved within this RPD.
- 10. At the time of local development order and building permit, the Applicant shall demonstrate compliance with all local, state, and federal regulations for construction within floodways and floodplains.
- 11. Approval of this zoning action does not guarantee approval of a local development order or a building permit.

Deviations

The Applicant has revised their original first deviation request and added a second request deviation request. The updated requested language is:

- 1. Relief from LDC Sec. 4-741(D)(4), Property Development Regulations, which addresses a minimum building separation of $\frac{1}{2}$ the sum of the building heights, or 20 feet, whichever greater to instead permit the two-family villa dwellings to be a **minimum separation of 15'**. (Applies to entire RPD)
- 2. Relief from LDC Sec. 3-418(D)(6), Property Development Regulations, which requires roads, drives, or parking areas within 125 feet of existing residential lots to provide an 8-foot wall setback at least 25 feet from the property line with a minimum of 5 trees and 18 shrubs per 100 linear feet to instead provide a 7.5-foot wide Type 'B' landscape buffer with no wall along the property line.

Staff recommends **APPROVAL** of the deviation requests to further enhance the compatibility of the proposed MCP with the existing surrounding uses.

BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT REZONE

CASE NUMBER: PD23-103517-BOS

HEARING DATE: November 19, 2024, Exhibits Updated for 4/2/2025 Hearing

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

APPLICATION SUMMARY:

- A. Applicant: Sagamore 955 RDF, LLC
- B. Agent: Q. Grady Minor & Associates, P.A.
- C. Request: A request to rezone 4.6± acres from Two-Family Conservation (TFC-2) to Residential Planned Development (RPD) to allow up to forty-eight (48) residential dwelling units.
- D. Location: 11035, 11089, 11113, 11125 Dean Street and Adjacent Right-of-Way
- E. Future Land Use Plan Designation: Medium Density Residential
- F. Current Zoning: Two-Family Conservation Residential District (TFC-2)
- G. Current Land Use: Vacant, Single-Family Home

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

BACKGROUND:

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

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

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

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

The proposed architectural elevation is below:



Source: Applicant

THE PURPOSE OF PLANNED DEVELOPMENT ZONING

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

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

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

Accessory Uses and Structures

Dwelling Unit (Maximum of 48 units):

Two-Family Villa (Attached)*

Essential Services

Parking Lot, Accessory (May include carports or enclosed garages)

Recreational Facilities, Personal; Private On-Site

Signs

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

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

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

Minimum Setbacks:

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

*As measured from the edge of pavement

Street/Front (Matheson Ave. and Dean Street): 25 feet

Project Perimeter (Non-Street): 15 feet

Accessory Structures (Side and Rear): 5 feet

Rear: N/A**

**See project perimeter and building separation standards

Maximum Building Height: 35 feet, 2 stories maximum

Minimum Building Separation: 10 feet

Minimum Open Space: 40% Entire RPD

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

DEVIATIONS

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

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

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

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

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

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

Deviation Request #1: A deviation from LDC [Section] 4-741(d)(4), Property Development Regulations, which addresses a minimum building separation of $\frac{1}{2}$ the sum of the building heights, or 20 feet, whichever [is] greater, [where there are two or more principal buildings on a development tract], to instead permit the two-family villa dwellings to be a minimum separation of 10'.

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

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

CONCLUSIONS:

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

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

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

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

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

RECOMMENDATION:

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

Conditions:

1. The project shall be generally consistent with the Master Concept Plan provided and labeled as Exhibit “B.”
2. Schedule of Uses:
 - Accessory Uses and Structures
 - Dwelling Unit (Maximum of 48 units):
 - Two-Family Villa (Attached)*
 - Essential Services
 - Parking Lot, Accessory (May include carports or enclosed garages)
 - Recreational Facilities, Personal; Private On-Site
 - Signs

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

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

Minimum Unit Size: 1,100 S.F.

Minimum Setbacks:

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

*As measured from the edge of pavement

Street/Front (Matheson Ave. and Dean Street): 25 feet

Project Perimeter (Non-Street): 15 feet

Accessory Structures (Side and Rear): 5 feet

Rear: N/A**

**See project perimeter and building separation standards

Maximum Building Height: 35 feet, 2 stories maximum

Minimum Building Separation: 10 feet

Minimum Open Space: 40% Entire RPD

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

4. Structures shall be substantially compliant with the architectural elevations in Exhibit "C", to be reviewed by the City Architect at the time of local development order and at building permit request.
5. The floor plans shall be substantially compliant with Exhibit "D", while allowing for flexibility for the option of 2- or 3-bedroom units.
6. The Applicant shall coordinate with the City of Bonita Springs Public Works Department for any/all work within City-maintained Rights-Of-Way (ROW's) for any/all additional/separate permitting, design requirements, and inspections.
7. Environmental Conditions:
 - a. Per the Tree Advisory Board motion, at the time of local development order, each heritage tree to be removed shall be replaced with one bald cypress tree at 20' in height and with a 4" caliper within the dry detention areas for a total of four (4) replacement trees.
 - b. At the time of local development order, landscape buffers shall be provided according to the Master Concept Plan.
8. The Applicant is required to coordinate with Community Development and Public Works to discuss access, drainage and site connection along the project's frontages on Dean Street and Matheson Avenue at time of local development order.
9. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the City's LDC may be required to obtain a local development order.
10. At the time of local development order and building permit, the Applicant shall demonstrate compliance with all local, state, and federal regulations for construction within floodways and floodplains.
11. Approval of this zoning action does not guarantee approval of a local development order or a building permit.

EXHIBITS:

- A. Legal Description and Sketch of the Subject Property
- B. 11035 Dean Street RPD Master Concept Plan, dated March 18, 2025 (MCP)
- C. Architectural Elevation and Line of Sight
- D. Floor Plans

ATTACHMENTS:

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

EXHIBIT A

LEGEND

- PC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
RP FOUND IRON PIPE
RFB FOUND 5/8" IRON ROD
SR SET 5/8" IRON ROD W/CAP, L.B. #5151
FCM FOUND CONCRETE MONUMENT
SCM SET CONC. MONUMENT w/ALUMINUM DISK, L.B. #5151
FTK FOUND PRIMER KALON NAIL
SPK SET PRIMER KALON NAIL w/ALUMINUM DISK, L.B. #5151
TDH FOUND DRILL HOLE
SH SET DRILL HOLE
FND FOUND MAG NAIL
FND FOUND
PMT PLAT
(M) MEASURED
(C) CALCULATED
(D) DEED
PB PLAT BOOK
OR OFFICIAL RECORDS BOOK
PG PAGE(S)
PSM PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
SPC STATE PLANE COORDINATES
ROW RIGHT-OF-WAY
PUE PUBLIC UTILITY EASEMENT
CUE COUNTY UTILITY EASEMENT
UE UTILITY EASEMENT
AE ACCESS EASEMENT
DE DRAINAGE EASEMENT
LWE LAKE MAINTENANCE EASEMENT
LSE LANDSCAPE BUFFER EASEMENT
IE IRRIGATION EASEMENT
FPL FLORIDA POWER AND LIGHT
BSSE BONITA SPRINGS UTILITY EASEMENT
NVD NORTH NATIONAL VERTICAL DATUM OF 1988
NVD NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV ELEVATION
RM RM ELEVATION
RM RM ELEVATION
CONC CONCRETE
RCP CORRUGATED METAL PIPE
RCP CORRUGATED PLASTIC PIPE
RCP REINFORCED CONCRETE PIPE
CHW CONCRETE HEADWALL
TSB TOP OF BANK
TOS TOP OF SLOPE
EOW EDGE OF WATER
EOW CENTER LINE
EOW EDGE OF PAVEMENT
EOW BELAND
GR GRASS TRIP
CO CO
SV SOIL VALVE
CATCH CATCH BASIN
DRAIN DRAINAGE MANHOLE
METER METER
YARD YARD
WV WATER VALVE
WATER WATER METER
BACK BACK FLOW PREVENTOR
FIRE FIRE HYDRANT
POST POST INDICATOR VALVE
FIRE FIRE DEPARTMENT CONNECTION
BACTERIA BACTERIA SAMPLE POINT
AIR AIR RELEASE VALVE
IRR IRRIGATION VALVE/ CONTROL VALVE
GV GAS VALVE
GAS GAS METER/SERVICE
GAS GAS METER
UTILITY UTILITY POLE - WOOD
UTILITY UTILITY POLE - CONCRETE
OUT OUT
ANCHOR ANCHOR
OVERHEAD OVERHEAD WIRES
LIGHT LIGHT POLE
TELEPHONE TELEPHONE MANHOLE
TELEPHONE TELEPHONE RISER/BOX
CABLE CABLE TELEVISION RISER/BOX
ELECTRIC ELECTRIC MANHOLE
ELECTRIC ELECTRIC RISER/BOX/METER
ELECTRIC ELECTRIC TRANSFORMER
TRENCH TRENCH LIGHT
UNDERGROUND UNDERGROUND UTILITY MARKER
SON SON ON POLE
OK OK TREE
PALM PALM TREE
PINE PINE TREE
POLY POLY TUBE STUB OUT
COR CORNER CORNER RECORD

APPROXIMATE FLOOD ZONE LINE

PROPERTY DESCRIPTION
(PER PROVIDED TITLE COMMITMENT)

PARCEL 1
COMMITMENT # 22001000 KP
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47S, RANGE 25E, AND THENCE ON A BEARING OF N 1° 24' 20" WEST FOR 330.45 FEET, THENCE ON A BEARING N 89°30'50" EAST FOR 328.79 FEET, MORE OR LESS, THROUGH A CONCRETE MARKER WHICH IS LOCATED 25.0 FEET FROM THE POINT OF TURNING, THENCE ON A BEARING OF S 1° 24' 20" EAST FOR 330.25 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 166.8 FEET MORE OR LESS SOUTH OF TURNING, THENCE ON A BEARING OF S 89° 29' 00" WEST 328.79 FEET TO THE POINT OF BEGINNING, AREA OF THE LAND CONVEYED IS 2.5 ACRES, MORE OR LESS, LESS AND EXCEPT LANDS LYING WITHIN DEAN STREET AND MATHESON AVENUE.

AND
PARCEL 2
SOUTHWEST CORNER OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 47S, RANGE 25E, LEE COUNTY, FLORIDA, THENCE ON A BEARING OF N 89° 28'00" E 328.79 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE ON A BEARING OF N 1° 24'20" W 330.26 FEET THROUGH THE CENTER OF A 5 FOOT STEEL ENCASED WELL WHICH IS 163.17 FEET MORE OR LESS NORTH OF THE POINT OF POB; THENCE ON A BEARING OF N 89°30' 50" E 25 FEET, THENCE ON A BEARING OF S 1° 24' 20" E 330.28 FEET TO THE SOUTHERN BOUNDARY OF SAID S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4; THENCE ON A BEARING S 89° 29' 00" W ALONG THE CENTER OF THE COUNTY RIGHT-OF-WAY OR DEAN STREET WHICH IS ALSO THE SOUTHERN BOUNDARY 25 FEET TO THE POB, LESS AND EXCEPT LANDS LYING WITHIN DEAN STREET.

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

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

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

AND
THE WEST 200 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LESS ROAD RIGHT-OF-WAY AND EXISTING EASEMENTS AND RESERVATION AND RESTRICTIONS OF RECORD.

PROPERTY DESCRIPTION

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

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

THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID MATHESON AVENUE, NORTH 01°22'16" WEST, FOR 305.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, THENCE ALONG SAID NORTH LINE, NORTH 89°33'51" EAST, FOR 659.14 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2517, PAGE 1797 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, SOUTH 01°22'15" EAST, FOR 305.12 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE AFOREMENTIONED RIGHT-OF-WAY OF DEAN STREET; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°32'17" WEST, FOR 659.13 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 4.62 ACRES, MORE OR LESS.

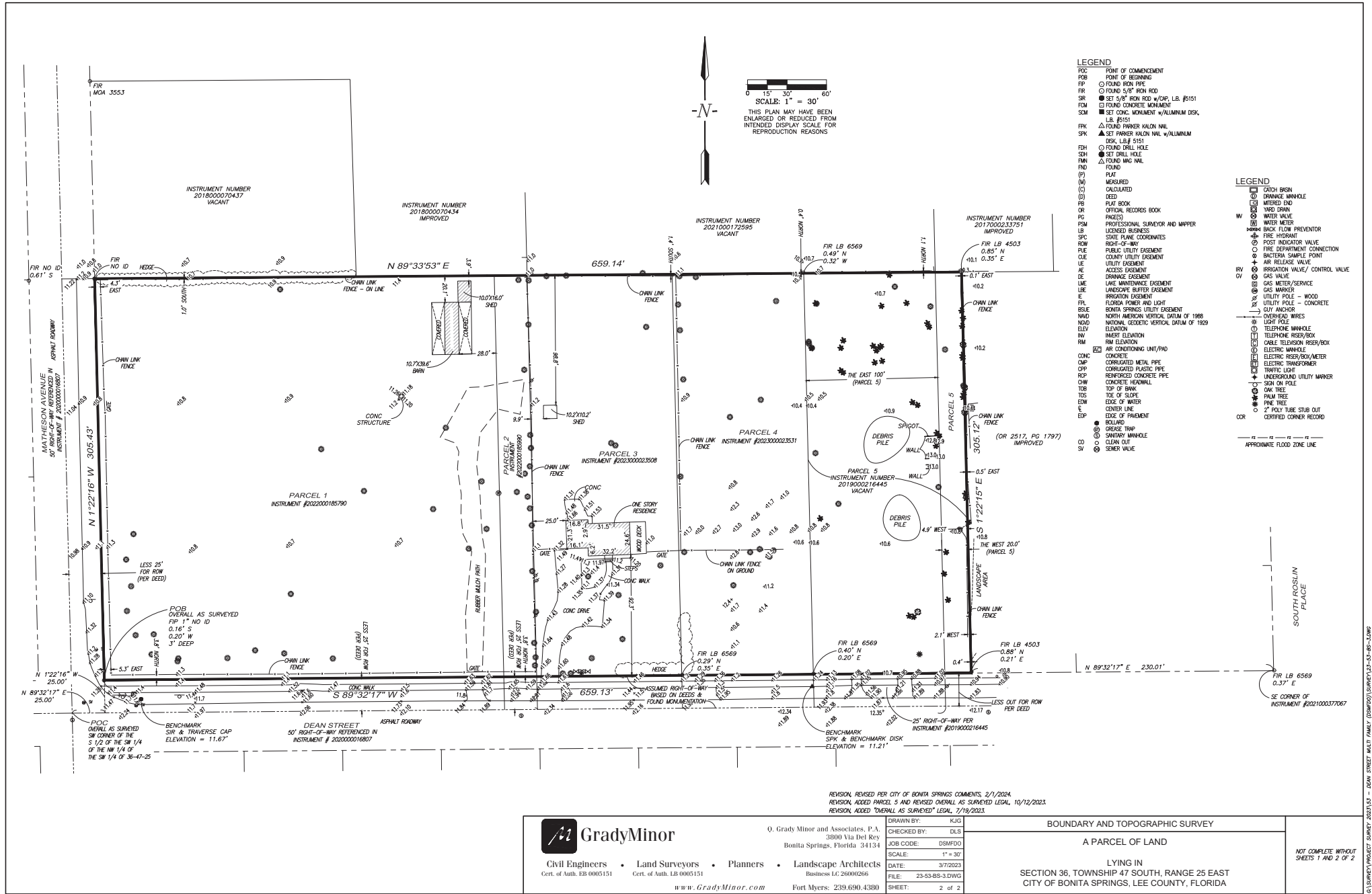
NOTES:

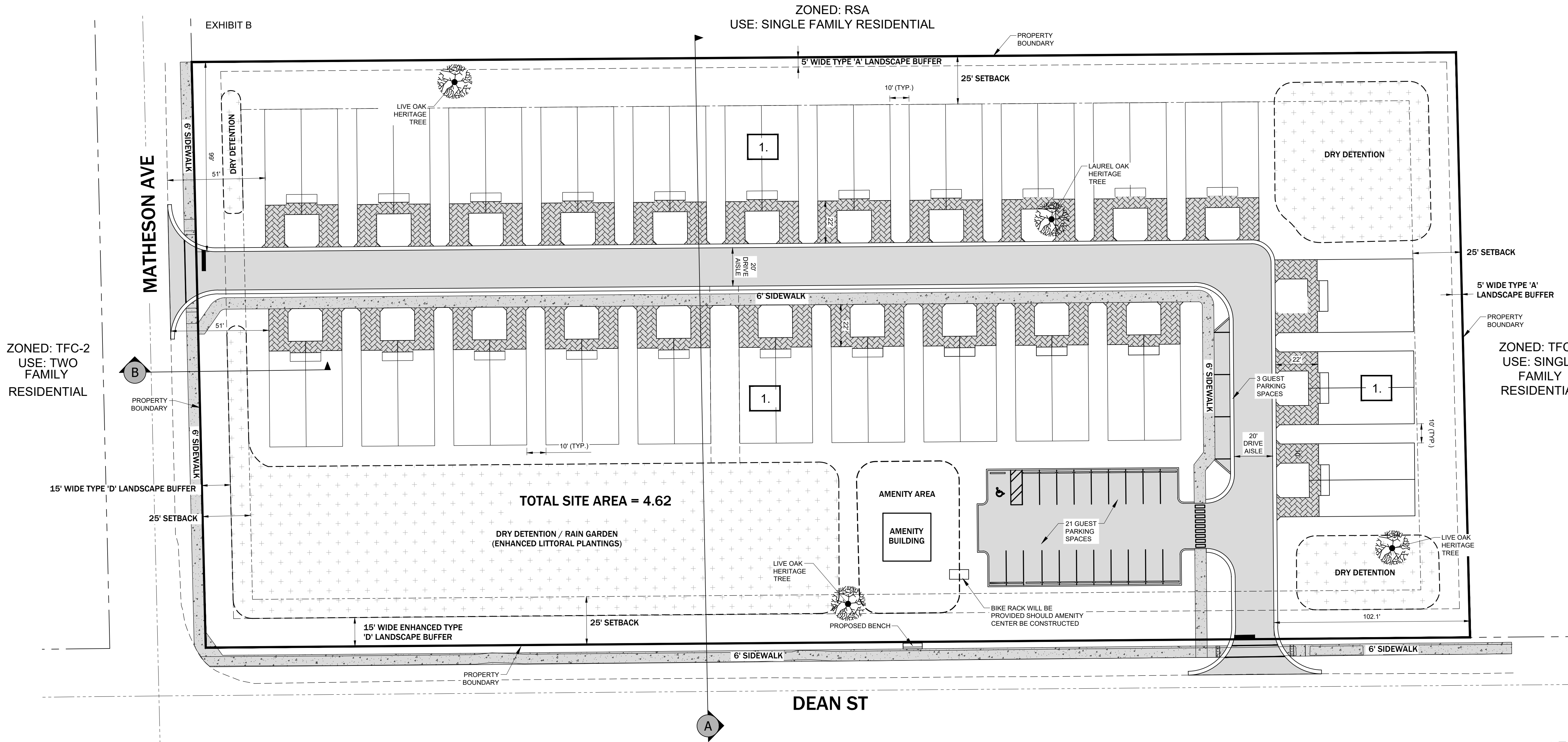
1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE 'DOT' NETWORK AND REFER TO THE NORTH RIGHT-OF-WAY LINE OF DEAN STREET, LEE COUNTY, FLORIDA AS BEING S 89°32'17" W.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENTS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING A COMMITMENT NUMBER OF 1328470A2, DATED 12/16/2022 AT 11:00 PM, 1321746-A2, DATED 12/19/2022 AT 11:00 PM AND 22001000KP, DATED 1/6/2022, AT 8:00 AM, AND 1439388, DATED 8/17/2023 AT 11:00PM. MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS WERE DERIVED BY DIFFERENTIAL LEVELING FROM NGS BENCHMARK 872 5271 A TIDAL, HAVING A PUBLISHED ELEVATION OF 3.13 FEET.
4. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0659 G, DATED 11/17/2022.
5. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
6. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
7. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
8. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
10. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
11. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C., PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
12. DATE OF LAST FIELD WORK: 10/11/2023.

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

NOT COMPLETE WITHOUT
SHEETS 1 AND 2 OF 2

 GradyMinor Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380	Q. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134	DRAWN BY: KJG CHECKED BY: DLS JOB CODE: DSMPD0 SCALE: 1" = 30' DATE: 3/7/2023 FILE: 23-53-BS-1.DWG SHEET: 1 of 2	BOUNDARY AND TOPOGRAPHIC SURVEY A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA	2/6/24 DATE SIGNED  DONALD L. GRADY, P.E., P.S.M. FL LICENSE #19571 FOR THE FIRM
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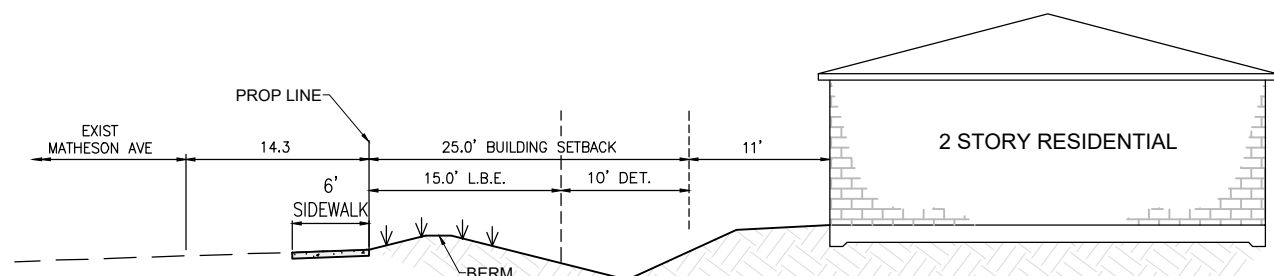
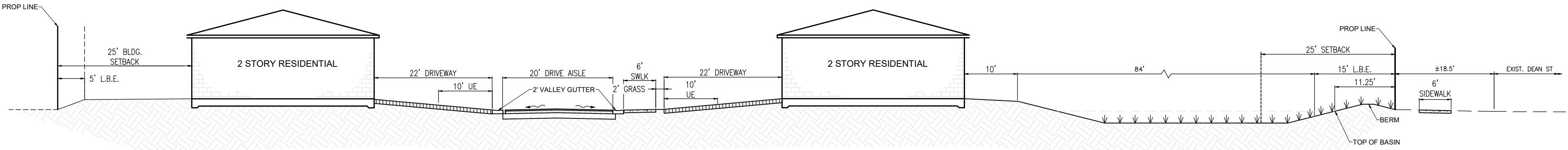


SITE SUMMARY	
PLAN DESIGNATION:	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING DESIGNATION:	TFC-2
EXISTING LAND USE:	RESIDENTIAL
PROPOSED ZONING DESIGNATION:	11035 DEAN STREET RPD
GROSS AREA:	4.62± ACRES
MAXIMUM DWELLING UNITS:	48 UNITS
STRAP NUMBERS:	36-47-25-B4-00064.0000, 36-47-25-B4-00064.0010, 36-47-25-B4-00062.0000, 36-47-25-B4-00063.0000 AND 36-47-25-B4-00065.0000
STREET ADDRESS:	11089, 11113, 11125 AND 11035 DEAN STREET
INDIGENOUS PRESERVE:	
REQUIRED: 0	
PROVIDED: 0	
OPEN SPACE:	
REQUIRED: 1.85 ACRE (APPROXIMATE) (4.62± ACRE X 0.40)	
PROVIDED: 2.52 ACRE (APPROXIMATE)	
DEVELOPMENT REGULATIONS:	
MINIMUM UNIT SIZE: 1,100 S.F.	
MINIMUM AREA DIMENSION:	
MINIMUM LOT AREA: N.A.	
MINIMUM LOT DEPT: N.A.	
MINIMUM LOT WIDTH: N.A.	
MINIMUM BUILDING SETBACKS:	
INTERNAL DRIVEWAY (AS MEASURE FROM THE EOP):	12 FEET (18 FEET TO FACE OF GARAGE)
STREET/FRONT (MATHESON AVE. AND DEAN ST.):	25 FEET
PROJECT PERIMETER (NON-STREET):	25 FEET
ACCESSORY STRUCTURES (SIDE AND REAR):	5 FEET
REAR:	N/A (SEE PROJECT PERIMETER AND BUILDING SEPARATION STANDARDS)
MINIMUM BUILDING SEPARATION:	10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MINIMUM OPEN SPACE:	40% ENTIRE RPD
*ALL UNITS MUST BE UNDER SINGLE OWNERSHIP OR CONDOMINIUM OWNERSHIP	

SCHEDULE OF USES:	
RESIDENTIAL	
TWO-FAMILY VILLA (ATTACHED) *	
ACCESSORY USES AND STRUCTURES	
ESSENTIAL SERVICES	
PARKING LOT, ACCESSORY (MAY INCLUDE CARPORTS OR ENCLOSED GARAGES)	
RECREATIONAL FACILITIES, PERSONAL, PRIVATE ON-SITE SIGNS	
* FOR PURPOSES OF THIS RPD, A TWO-FAMILY VILLA IS DEFINED AS A BUILDING WHICH CONTAINS TWO DWELLING UNITS; HOWEVER, EACH UNIT IS NOT LOCATED ON A SEPARATE LOT OF RECORD, BUT RATHER MULTIPLE TWO-FAMILY VILLA STRUCTURES MAY BE LOCATED ON A SINGLE LAND PARCEL UNDER CONDOMINIUM OWNERSHIP OR COMMON OWNERSHIP.	

PARKING:	
REQUIRED: NUMBER OF UNITS @ 2 SPACE/UNIT + 10%	
PROVIDED: NUMBER OF UNITS @ 2 SPACE/UNIT + 25%	
NOTES	
1.	THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES.

DEVIATION	
1.	RELIEF FROM LDC SEC. 4-741(D)(4), PROPERTY DEVELOPMENT REGULATIONS, WHICH ADDRESSES A MINIMUM BUILDING SEPARATION OF ¼ THE SUM OF THE BUILDING HEIGHTS, OR 20 FEET, WHICHEVER GREATER TO INSTEAD PERMIT THE TWO-FAMILY VILLA DWELLINGS TO BE A MINIMUM SEPARATION OF 10'. (APPLIES TO ENTIRE RPD)



Revision	Date	Description
ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM. APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 +. = NGVD29 ANY DATA CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.		



Blueshore Engineering
BUILT ON INTEGRITY

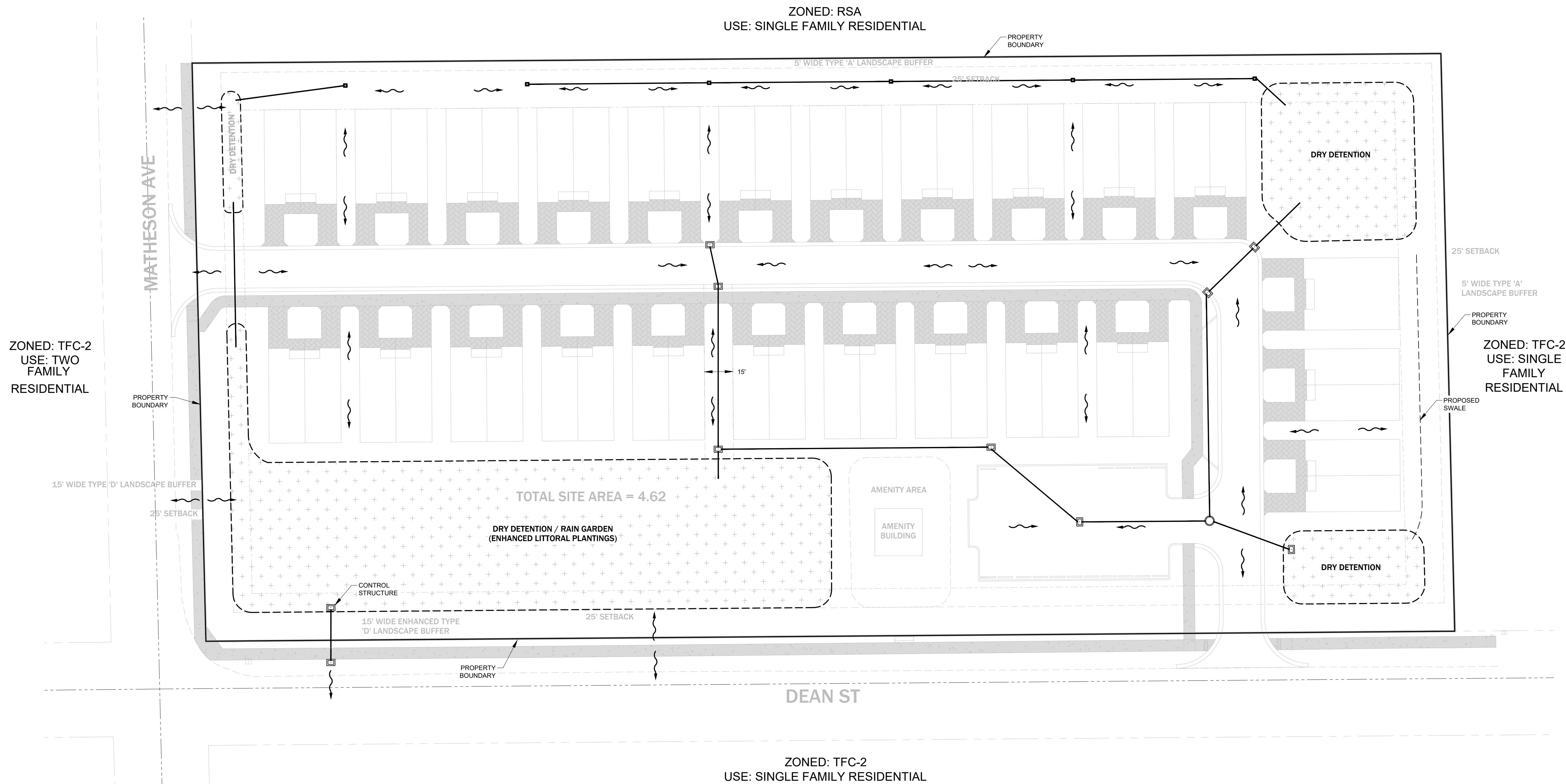
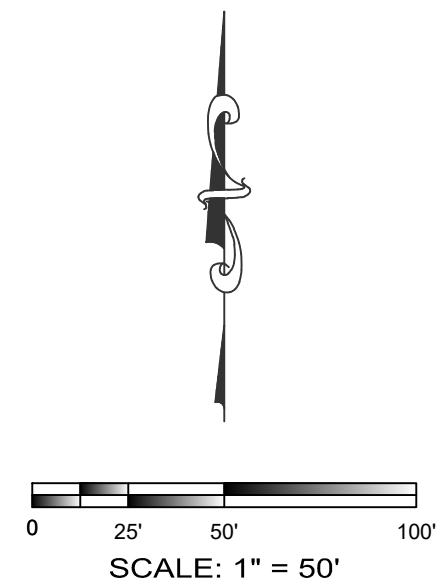
4933 North Tamiami Trail, Suite 201,
Naples, Florida 34103
Office: 239.488.5629
Certificate of Authorization: 38057
www.BlueShoreEngineering.com

11035 DEAN STREET RPD

EXHIBIT IV.E
MASTER CONCEPT PLAN
REVISED MARCH 2025

MICHAEL T. HERRERA, P.E.
FLORIDA P.E. LICENSE NO. 60110

Submittal:	-
Date:	03/2025
Project No:	RFDSGS
Sheet No:	1 of 1



Revision	Date	Description
ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM. APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.17 = NGVD29 ANY DATA CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.		



Blueshore Engineering
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4933 North Tamiami Trail, Suite 201,
Naples, Florida 34103
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11035 DEAN STREET RPD

SITE PLAN OPTION A

MICHAEL T. HERRERA, P.E.
FLORIDA P.E. LICENSE NO. 60110

Submittal:	#
Date:	03/2025
Project No:	RFDSGS
Sheet No:	1 of 1



March 16, 2025

Mary Zizzo, Esq., AICP
Senior Planner
City of Bonita Springs
Department of Community Development
Zoning Section

**RE: 11035 Dean Street Residential Planned Development
PD23-103517-BOS – Submittal 2**

Dear Ms. Zizzo,

It is my pleasure to submit to you the attached revised documents related to the 11035 Dean Street Residential Planned Development.

The following information has been provided to assist in your review of the petition:

- 1) Response Letter with MCP changes explained
- 2) Revised Master Concept Plan
- 3) Stormwater Management Exhibit

I. Master Concept Plan Revisions

The revised Master Concept Plan (MCP) for 11035 Dean Street has been meticulously and conscientiously refined to address key concerns raised by the surrounding residents, the Zoning Board, City Staff and City Council, particularly regarding traffic and parking, density, stormwater management, and neighborhood compatibility. While maintaining the originally proposed 48 dwelling units, which is consistent with and below the maximum allowable density of the underlying TFC-2 future land use category, the revised plan introduces strategic modifications that enhance functionality, community integration, and responsiveness to public feedback.

One of the most notable improvements is the building setbacks from the eastern and northern property line have been increased from 15 feet to 25 feet, a 66% expansion in buffer space from neighboring properties. This setback will contain a 5-foot-wide Type A buffer containing 4 trees per 100 linear feet. These revisions enhance privacy, aesthetics, and compatibility, directly addressing previous concerns.

In direct response to stormwater drainage and flooding concerns, the stormwater management system has been significantly enhanced. The revised plan now incorporates expanded dry detention areas with enhanced littoral plantings, improving retention and infiltration capacity. These upgrades reduce runoff, mitigate flooding risks, and ensure long-term sustainability. In addition, while the code requires 40% open space, we are cautiously optimistic that we will be able to exceed this 40% minimum with our proposed redesign.

Additionally, landscaped buffers and green spaces have been expanded, further softening the project's footprint and reinforcing environmental responsibility within the site design. Specifically, the 15-foot-

wide Type D buffers will be enhanced with three (3) additional mid-story trees/100 linear foot, and larger trees, planted at 14' in height vs. 10 feet required by the LDC.

To optimize traffic circulation and parking, the revised plan strategically improves internal roadways and parking distribution, ensuring that both residents and visitors have sufficient accommodations. All parking will be fully code compliant, meeting or exceeding the required standards to ensure adequate on-site capacity. Additional guest parking spaces have been integrated, directly addressing concerns about potential parking overflow onto adjacent streets. The original proposal contemplated 10 additional parking spots (beyond the two required per residence). In our latest plan, we have increased accessory parking to 24 spots which represents a 140% increase in accessory parking spots. Meanwhile, refined drive aisles and internal circulation paths create a more efficient and pedestrian-friendly experience, enhancing both vehicular movement and walkability within the development.

Further elevating the project's compatibility with the surrounding residential area, the revised plan incorporates aesthetic and functional upgrades. Enhanced landscape buffers provide increased visual screening, creating a seamless transition between the development and existing homes. The inclusion of a dedicated amenity area and expanded pedestrian-friendly sidewalk connections fosters a walkable, community-oriented environment, aligning with modern smart growth principles. Additionally, new features such as a designated bench and bike racks encourage alternative transportation options, reinforcing the project's commitment to sustainability and multimodal accessibility.

These targeted refinements exemplify a thoughtful, strategic, responsive and responsible approach to development, ensuring the project is not only functional and efficient but also harmonious with its surroundings. The expanded setbacks, improved landscaping, and enhanced stormwater management features create a well-balanced residential environment that respects neighborhood character while accommodating future growth. By integrating expanded green spaces and pedestrian-friendly design elements, the project actively promotes connectivity and livability, making it a valuable, community-enhancing addition to Bonita Springs.

Ultimately, the revised Master Concept Plan represents a forward-thinking and responsive approach to urban planning; one that prioritizes community input, environmental stewardship, and smart growth principles. Through strategic refinements and enhanced design features, the project achieves a balanced integration of open space, circulation efficiency, and neighborhood compatibility. These thoughtful revisions position the development as a model for sustainable, well-integrated residential design; one that not only meets the evolving needs of Bonita Springs but also enhances the community's long-term vision for responsible growth and high-quality living environments.

Thank you in advance for your consideration of the above information. If you have any further questions, please do not hesitate to contact me directly at (239) 908-3408 or PKulak@rviplanning.com.

Sincerely,

RVI Planning + Landscape Architecture

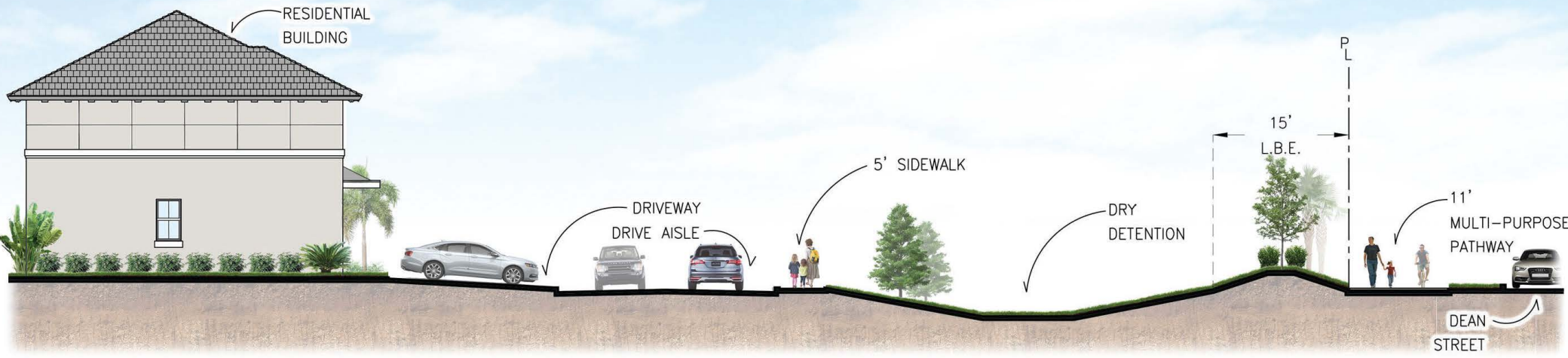


Patty Kulak

Project Manager

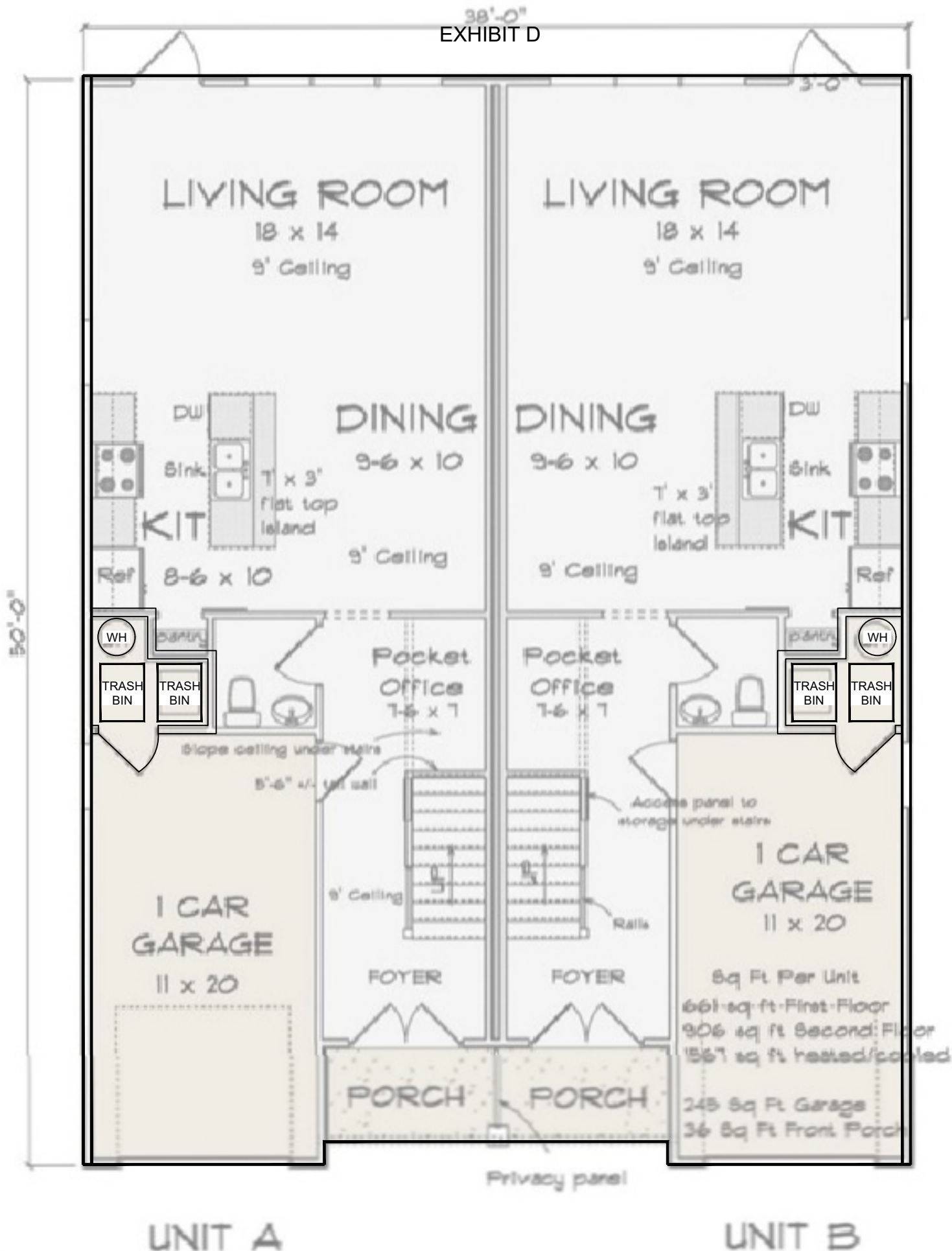
EXHIBIT C

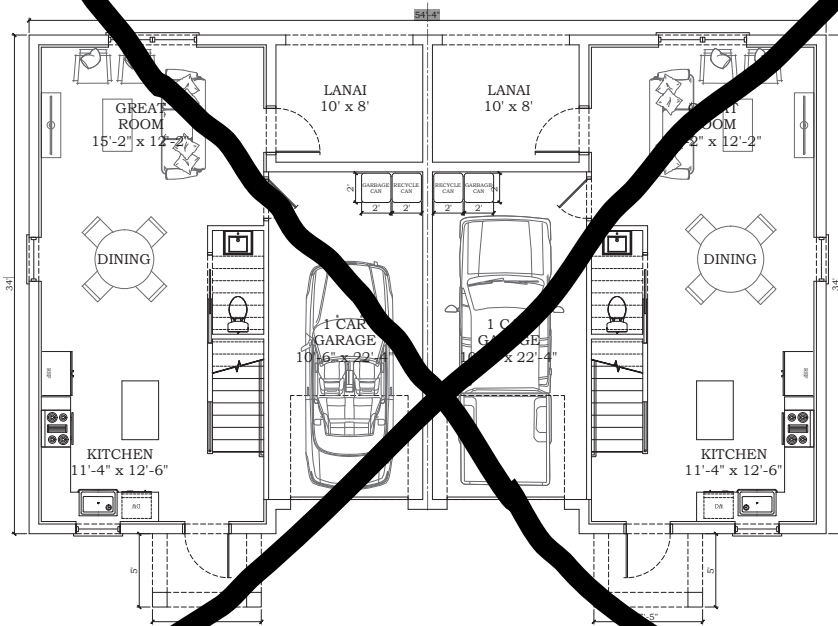






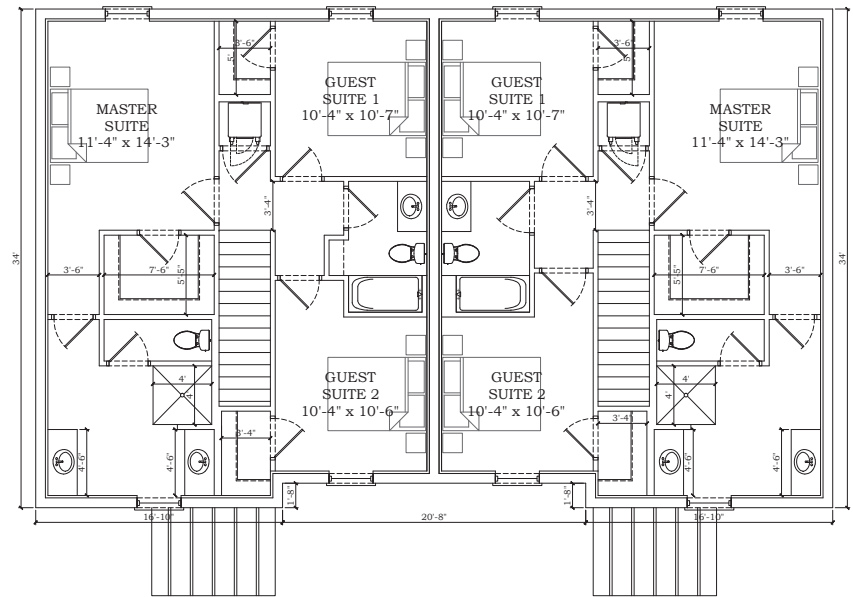
38'-0"
EXHIBIT D





1st FLOOR PLAN

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



2nd FLOOR PLAN

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

SQUARE FOOTAGE

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

ATTACHMENT “A”

BACKGROUND AND INFORMATIONAL ANALYSIS:

Surrounding Land Use:

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

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

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

Planned Development Analysis

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

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

Environmental Considerations

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

Wildlife

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

Heritage Trees

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

Perimeter Buffers

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

Archeological

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

Stormwater

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

Traffic

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

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

Comprehensive Plan

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

Policy 1.1.8: Medium Density Residential - Intended to accommodate areas with a mix of single-family, duplex and town homes residential development at a maximum density of up to 11.6 dwelling units per gross acre and approximately 1,056 acres of gross land area in the land use category; group homes and foster care facilities; public schools and other public, semi-public and recreational uses on a limited basis.

- a. Appropriate residential housing types include conventional and modular constructed single-family and duplex structures on permanent foundations.*
- b. As an alternative to a duplex structure, and in order to encourage dispersing affordable housing throughout the community, one accessory dwelling, such as a garage apartment or accessory apartment, may be located on a single lot occupied by one single-family structure, provided development of the lot remains within the maximum allowable density. Conditions on accessory dwelling units may be required within the Land Development Regulations to prevent over crowding and to ensure compatibility.*
- c. Maximum allowable height of structures shall be 55 feet from the base flood elevation to the eaves.*

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

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

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

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

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

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

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

The project allows for infill development within developed areas.

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

Housing Element

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

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

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

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

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

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

ITEM TITLE: (SECOND READING AND PUBLIC HEARING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY TEN (10) +/- ACRES FROM THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING DESIGNATION TO A COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING DESIGNATION, TO DEVELOP UP TO SIX (6) BUILDINGS WITH A MAXIMUM OF 39,500 SQUARE FEET OF COMMERCIAL USES, 80,000 SQUARE FEET OF SELF-STORAGE/MINI-WAREHOUSE USES AND 70,000 SQUARE FEET OF LIGHT INDUSTRIAL USES.; LOCATED AT 25211 OLD 41 ROAD, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.

REQUESTOR: Mary Tornberg, Esq., AICP, Senior Planner, Community Development

AGENDA SECTION: Public Hearings - Zoning and Land Use Items

STRATEGIC PRIORITY:

BACKGROUND: This is the second reading of a request to rezone approximately ten (10) acres of vacant property from a Commercial Planned Development (CPD) with an expired Master Concept Plan to a new Commercial Planned Development (CPD) zoning designation. The proposed Schedule of Uses includes a variety of retail, office, light industrial and mini-warehouse uses.

Zoning Board recommended approval of the petition unanimously at their September 16, 2025, meeting, with directions to Staff and the Applicant to further discuss the proposed Schedule of Uses. Staff provided revised recommended conditions at the time of first reading, which the Applicant is in agreement with. These are included in this packet.

The first reading and public hearing was held on October 1, 2025, in accordance with Florida Statutes and the Land Development Code. This is the second reading and public hearing.

STAFF RECOMMENDATION: Approve, subject to the revised conditions

ATTACHMENTS:

1. Draft Zoning Ordinance
2. Staff Report with Exhibits and Attachments
3. Revised Conditions Updated 9/29/25
4. Draft Zoning Board Meeting Minutes from September 16, 2025

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Department Director:	John Dulmer, AICP

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 25 - ____

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY TEN (10) +/- ACRES FROM THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING DESIGNATION TO A COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING DESIGNATION, TO DEVELOP UP TO SIX (6) BUILDINGS WITH A MAXIMUM OF 39,500 SQUARE FEET OF COMMERCIAL USES, 80,000 SQUARE FEET OF SELF-STORAGE/MINI-WAREHOUSE USES AND 70,000 SQUARE FEET OF LIGHT INDUSTRIAL USES.; LOCATED AT 25211 OLD 41 ROAD, STRAP NUMBER: 22-47-25-B1-00002.4010, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, FREP (OLD 41) DEVELOPMENT LP has requested to rezone approximately 10 acres $\pm$ from the Commercial Planned Development (CPD) zoning district to a Commercial Planned Development (CPD) zoning district, to develop up to six buildings with a maximum of 39,500 square feet of commercial uses, 80,000 square feet of self-storage/mini-warehouse uses and 70,000 square feet of light industrial uses; and

WHEREAS, subject property is located at 25211 Old 41 Road, Bonita Springs, FL 34135. STRAP: 22-47-25-B1-00002.4010; and, is described more particularly as:

See Exhibit "A"

WHEREAS, a Public Hearing was advertised and heard on September 16, 2025 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board"), who gave full consideration to the evidence available and recommended approval (6-0) of the applicant's request and gave full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all interested parties. The Staff Report prepared by Community Development, and evidence submitted at the Zoning Board hearing is on file with the City Clerk; and

WHEREAS, the case was presented for First Reading for the City Council at their October 1, 2025, meeting; and

WHEREAS, City Council at their October 15, 2025, meeting considered the record of the Zoning Board on Case PD24-117097-BOS, and gave full consideration of the Staff Recommendation, the evidence and testimony.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request to rezone ±10 acres from Commercial Planned Development (CPD) to Commercial Planned Development, to develop up to six buildings with a maximum of 39,500 square feet of commercial uses, 80,000 square feet of self-storage/mini-warehouse uses and 70,000 square feet of light industrial uses. In so doing the City Council makes the following findings and conclusions, upon an analysis of the application and the standards for approval subject to the following conditions and deviations:

Conditions:

1. The project shall be generally consistent with the Master Concept Plan provided and labeled as Exhibit "B."
2. Schedule of Uses (Buildings I, II, V, and VI) no outdoor display, storage or sales:
 - a. Administrative Offices
 - b. Animals: Clinic or Kennel, Indoor Only, No Outdoor Runs
 - c. Auto Parts Store
 - d. Auto Repair and Service, Group I only.
 - e. Banks and Financial Establishments, Groups I and II
 - f. Boat Parts Store
 - g. Boat Repair and Service
 - h. Building Material Sales
 - i. Business Services, Group I and II
 - j. Cleaning and Maintenance Services
 - k. Contractor and Builders, Group I and II
 - l. Fences, Walls
 - m. Food and Beverage Service, Limited, when ancillary to Recreational Facilities
 - n. Food Stores, Group I and II
 - o. Hardware Store
 - p. Hobby, Toy, and Game Shops
 - q. Household and Office Furnishing, Group I
 - r. Lawn and Garden Supply Store
 - s. Nonstore Retailers: All Groups
 - t. Paint, Glass, and Wallpaper Store
 - u. Personal Services, Groups I, II, III, and IV
 - a. Group IV limited exclusively to tattoo parlors, by appointment only and with hours limited to 11 pm, 7 days per week
 - v. Pet Service
 - w. Pet Shop
 - x. Place of Worship

- y. Printing and Publishing, when ancillary to a retail store
 - z. Real Estate Sales Office
 - aa. Recreational Facilities, Group I and IV
 - bb. Rental or Leasing Establishments, Groups I and II
 - cc. Repair Shops, Groups I, II, and III
 - a. Group III limited to: Antique Refurbishing and Re-Upholstering Shops
 - dd. Research and Development Laboratories: Group II
 - ee. Retail and Wholesale Sales, when ancillary to a permitted use
 - ff. Schools; Commercial
 - gg. Special Retail Store: Groups I, II, and III
 - hh. Storage, Indoor
 - ii. Studios
 - jj. Wholesale Establishment, Group III
 - kk. Vehicle and Equipment Dealer, Groups I, II, and III
3. Schedule of Uses (Buildings I and II) no outdoor display, storage or sales:
- a. Auto Repair and Service, Group II
 - b. Manufacturing of:
 - i. Apparel Products*
 - ii. Electric Machinery and Equipment*
 - iii. Fabricated Metal Products, Group II*, 8,000 square feet maximum. The use shall not result in the release of hazardous materials. Uses limited to:
 - 1. Heating equipment, except electric and warm air; and plumbing fixtures;
 - 2. Screw machine products, and bolts, nuts, screws, rivets and washers;
 - 3. Miscellaneous fabricated products
 - iv. Food and Kindred Products, Group I and II*
 - v. Leather and Wood Products, Group I**
 - vi. Measuring, Analyzing and Controlling Instruments*
 - c. Processing and Warehousing
 - d. Rental or Leasing Establishment, Group III
 - e. Research and Development Laboratories, Group IV
 - f. Wholesale Establishment, Group I**

*Use limited to units within buildings I and II only that are setback a minimum of 100 feet from any residentially zoned property under separate ownership per Section 4-2014(d) of the Land Development Code (LDC).

**Use limited to units within buildings I and II only that are setback a minimum of 330 feet from any residentially zoned property under separate ownership per Section 4-2014(d) of the LDC.

4. Schedule of Uses (Buildings III and IV) no outdoor display, storage or sales:

- a. Mini-Warehouse
- b. Vehicle and Equipment Dealer, Group I, subject to Condition 12.

5. Schedule of Uses (Buildings V and VI) no outdoor display, storage or sales:

- a. Restaurant, Group I, II, III and IV, with the option for outdoor dining; provided: (1) Adequate pedestrian clearance, (2) no outdoor live entertainment, (3) adequate parking provided, and (4) where applicable, perimeter plantings, in conformance with this ordinance and the Land Development Code requirements at the time of local development order.
- b. Consumption on Premises, when associated with a Restaurant or Bar and Cocktail Lounge use, as conditioned.
- c. Bar and Cocktail Lounge, provided: (1) Building VI only, (2) no outdoor seating or entertainment, and (3) hours of operations not to past midnight.
- d. Package Store

6. Property Development Regulations:

Regulation	Standards
Front / Street Setback	25 feet
Side Setback (adjacent to residential)	30 feet
Side Setback (adjacent to commercial)	15 feet
Rear Setback	40 feet
Max. Lot Coverage	40%
Max. Height	30 feet
Min. Building Separation	20 feet
Min. Open Space	20%
Max. Intensity Commercial	39,500 square feet
Max Intensity Storage/Warehouse	80,000 square feet
Max. Intensity Light Industrial	70,000 square feet

7. Transportation Conditions:

- a. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the City of Bonita Springs Land Development Code may be required to obtain local development order approval.
- b. Given site constraints and proximity to Old US 41 Road, semi-trucks/tractor trailers over 40 feet are not permitted within the site or to provide deliveries to the site.

- i. At time of local development order, the Applicant shall delineate the use conditions in their lease/owner documents, as well as the applicable signage and enforcement methods.
 - c. A cross-access easement to the North, as depicted on the Master Concept Plan attached herein, ("Exhibit A") will be recorded upon approval of a local development order.
 - d. At the time of local development order, the Applicant shall coordinate with the City of Bonita Springs Public Works Department for any/all work within and/or connecting to City maintained Rights-of-Way for any/all additional/separate permitting, design requirements, and inspections.
 - e. At the time of local Development Order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet or exceed the intent of the design standards provided by Chapters 3 and 4 of the City of Bonita Springs Land Development Code, the City of Bonita Springs Long Range Bicycle Pedestrian Master Plan, any applicable City of Bonita Springs Public Works Department requirements and standards for construction of pedestrian and bicycle infrastructure, and all appropriate design standards otherwise required, except as necessitated by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association.
8. Environmental Conditions:
- a. Per the Tree Advisory Board recommendation, four heritage trees proposed to be removed shall be replaced with 20-foot-tall trees, at a minimum 4- inch diameter breast height, in a number equivalent to 109 inches in diameter breast height in order to fully replace the three heritage trees in better condition (Trees 134 and 139 and one (1) unmarked Laurel Oak). The Applicant shall work with Staff on their replacement locations and species recommendations using the approved replacement species listing (Recommended Native Trees and Palms for use in the City of Bonita Springs). For each heritage tree replacement above the fourth tree used to meet this requirement, those trees may be credited as two (2) general trees, as long as the required general tree number is not decreased by more than 50%.
9. All fencing shall be consistent with Chapter 4, Article VI, Division 17 of LDC.
- a. Where chain link fencing is proposed, green or black powder-coating is required, with a continuous visual screen.
10. Parking / Loading:
- a. Final parking ratios shall be determined at time of a local development order consistent with the Land Development Code for the uses requested.
 - b. Parking within gated areas may not be used towards the total site count where inaccessible to other uses.

- c. All loading and unloading shall take place within designated loading zones or within the unit. Loading is not permitted to obstruct the 24' drive aisles.
 - d. Drive aisles shall be paved in accordance with the LDC.
11. All use activity shall take place within the units, with the doors closed, except when entering or exiting each unit.
- a. No outdoor display, sales or storage shall occur.
12. Mini-Warehousing:
- a. Use Restrictions. At time of local development order, the Applicant shall submit a copy of the restrictive covenants for the condominium (or other legal entity) that addresses, at minimum, the following:
 - i. Auto repair, boat repair, and repair of similar items is prohibited.
 - ii. Units are not intended to be, nor shall they operate as a dwelling unit, as defined in LDC Section 4-2.
 - iii. Operation of a business in individual storage units is prohibited, except:
 - 1. Vehicles may be shown for sale purposes on an ancillary basis, where the administrative office is located elsewhere.
 - iv. Open Storage, outdoor display and sale of merchandise is prohibited.
 - v. The storage and handling of any hazardous materials shall be in accordance with the Materials Safety Data Sheet for that specific product as identified with the Environmental Protection Agency and applicable state and National Fire Protection Association regulations.
13. In areas where proposed landscape or other buffers overlap or cross with existing or proposed BSU easements and/or utilities, BSU will require the Applicant meet the requirements per BSU Standard Specifications regarding Landscaping and/or BSU Easements.
14. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviation approved as part of this planned development. This includes Supplementary District Regulations not specifically listed.
15. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the City of Bonita Springs Comprehensive Plan provisions.

Deviations:

- 1. A deviation from Section 3-291(a) of the LDC which requires a driveway separation of 660 feet on arterial roadways; to allow a separation of 459.51

feet to nearest driveway the north and 587.29 feet from the nearest driveway to the south.

2. A deviation from Section 3-417(b) which requires all new commercial components of planned development districts must provide building perimeter plantings, these planting areas must be located abutting all sides of the building, (not including the loading area); to allow perimeter planting not be located abutting all sides of the building.
3. A deviation from Section 4-1022(4), which establishes distance requirements for Consumption on Premises and Off-Premises from any religious facility, school (noncommercial), day care center (child), park or dwelling unit; to allow no separation distance requirement for consumption on premises and off-premises.

Exhibits:

- A. Legal Description and Sketch of the Subject Property
- B. Master Concept Plan

Attachments:

- A. Staff Informational Analysis

SECTION TWO: EFFECTIVE DATE

This Ordinance shall take effect immediately upon of adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 15th day of October, 2025.

AUTHENTICATION:

Mayor City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote: Carr Corrie
Purdon Fullick
Fitzpatrick Bogacz
Gibson

Date filed with City Clerk: _____

BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: COMMERCIAL PLANNED DEVELOPMENT REZONING (CPD)
CASE NUMBER: PD24-117097-BOS
HEARING DATE: September 16, 2025
PLANNER: Mary Tornberg, Esq., AICP, Senior Planner

APPLICATION SUMMARY:

- A. Applicant: FREP (OLD 41) DEVELOPMENT LP
- B. Agent: Patty Kulak, RVi Planning + Landscape Architecture
- C. Request: A request to rezone approximately 10 acres ± from the Commercial Planned Development (CPD) zoning district to a Commercial Planned Development (CPD) zoning district, to develop up to six buildings with a maximum of 39,500 square feet of commercial uses, 80,000 square feet of self-storage/mini-warehouse uses and 70,000 square feet of light industrial uses.
- D. Location: The subject property is located at 25211 Old 41 Road, Bonita Springs, FL 34135. STRAP: 22-47-25-B1-00002.4010.
- E. Future Land Use Map Designation: General Commercial
- F. Current Zoning: Commercial Planned Development (CPD)
- G. Current Land Use: Landscape Supply Facility

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

BACKGROUND:

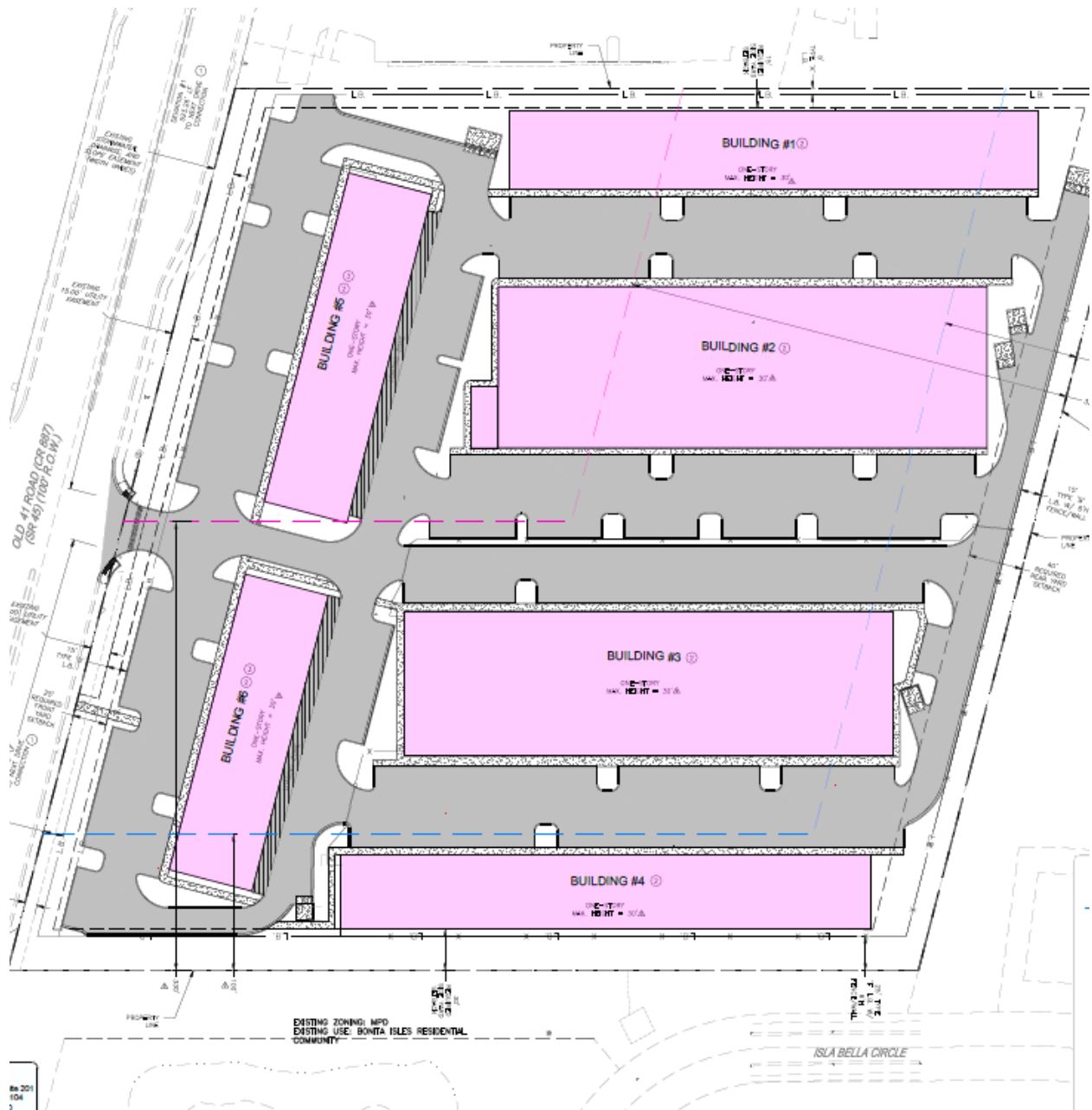
History and Overview

The subject property is requesting to rezone the parcel from Commercial Planned Development (CPD) to a new Commercial Planned Development (CPD). The Applicant is the current owner of the property.

The parcel was previously rezoned to Commercial Planned Development pursuant to Zoning Ordinance ZBA-04-16, which allowed for a variety of commercial, retail, and mini-warehouse uses. Pursuant to LDC Section 4-303, the Master Concept Plan approved in Zoning Ordinance ZBA-04-16 was valid for five years from the date the planned development was approved. That MCP is now expired, requiring the adoption of a new MCP or a rezone in order for development to occur.

The request seeks three (3) deviations, which are analyzed further below.

The request includes six buildings, to allow for a variety of retail, commercial, office, professional service, mini-warehouse, manufacturing and light industrial uses. No residential uses are proposed. The Master Concept Plan can be found in **Exhibit B** and below.



Title: Master Concept Plan

Source: Applicant

THE PURPOSE OF PLANNED DEVELOPMENT ZONING

The purpose and intent of the various planned development districts is to further implement the Goals, Objectives, and Policies of the Bonita Springs Comprehensive Plan (Bonita Plan) by providing some degree of flexibility in planning and designing developments as defined in [Land Development Code \(LDC\) Section 4-200\(2\)](#). Pursuant to LDC Section 4-737, the intent of the CPD district is to further the general purpose of planned developments set forth in LDC Section 4-400(2) as it relates to commercial development. The principal uses of any commercial planned development are generally

the retail sale and distribution of consumer goods and services, or the provision of standard office space for various purposes, including the delivery of professional services (including health care, short of inpatient facilities), or financial services, or for the administration of business and general business purposes. Ancillary uses which may be permitted in the commercial planned development district include permanent human habitation in multiple-family buildings and townhouses, transient housing in hotel or motel rooms, health care facilities, and other limited institutional uses and selected light industrial uses.

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

REQUEST

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

ALL BUILDINGS

- Administrative Offices
- Animals: Clinic or Kennel, Indoor Only, No Outdoor Runs
- Auto Parts Store
- Auto Repair and Service, Groups I and II, Indoor Only
- Banks and Financial Establishments, Groups I and II
- Boat Parts Store
- Boat Repair and Service, Indoor Only
- Boat Sales
- Building Material Sales and Service, Groups I and II
- Business Services, Groups I and II
- Cleaning and Maintenance Services
- Contractor and Builders, Groups I and II
- Fences, Walls
- Food and Beverage Service, Limited
- Food Stores, Groups I and II
- Hardware Store
- Hobby, Toy, and Game Shops
- Household and Office Furnishing, Group I
- Lawn and Garden Supply Store
- Manufacturing of:
 - Food and Kindred Products, Group I
- Nonstore Retailers: All Groups
- Paint, Glass, and Wallpaper Store
- Personal Services, All Groups
- Pet Service

- Pet Shop
- Printing and Publishing
- Processing and Warehousing
- Real Estate Sales Office
- Recreational Facilities, Groups I and IV
- Recreational Facilities, Private
 - On-site
 - Off-site
- Religious Facilities
- Rental or Leasing Establishment, Groups I, II, and III
- Repair Shops, Groups I, II, and III
- Research and Development Laboratories: Groups II and IV
- Retail and Wholesale Sales
- Schools
 - Commercial
 - Noncommercial
- Special Retail Store: Groups I, II, and III
- Storage, Indoor
- Studios
- Wholesale Establishment, Groups III and IV
- Vehicle and Equipment Dealer, Groups I, II, III, and IV

BUILDINGS 1 & 2 ONLY

- Wholesale Establishment, Group I
- Manufacturing of:
 - Apparel Products*
 - Electric Machinery and Equipment*
 - Fabricated Metal Products, Group II*
 - Food and Kindred Products, Group II*
 - Leather Products, Group I*
 - Lumber and Wood Products, Group I**
 - Measuring, Analyzing and Controlling Instruments*

*USE LIMITED TO UNITS WITHIN BUILDINGS 1 AND 2 ONLY THAT ARE SETBACK A MINIMUM OF 100 FEET FROM ANY RESIDENTIALLY ZONED PROPERTY UNDER SEPARATE OWNERSHIP PER LDC SECTION 4-2014(D).

*USE LIMITED TO UNITS WITHIN BUILDINGS 1 AND 2 ONLY THAT ARE SETBACK A MINIMUM OF 330 FEET FROM ANY RESIDENTIALLY ZONED PROPERTY UNDER SEPARATE OWNERSHIP PER LDC SECTION 4-2014(D).

BUILDINGS 3 & 4 ONLY

- Warehouse: Mini, Public, or Private

BUILDINGS 5 & 6 ONLY

- Restaurants, Groups I, II, III and IV
- Consumption on Premises
- Bar and Cocktail Lounge
- Package Store

Property Development Regulations and Deviations

Development is to be conducted in accordance with the Land Development Code (LDC) Chapters 3 (Development Standards) and Chapter 4 (Zoning). Conditions and deviations set forth in the adopted zoning ordinance may augment the standard development regulations such as property development standards, buffering, deviations and any associated conditions of approval.

The property development regulations are included in **Condition 3**. Deviations may be requested during the review process in accordance with [LDC Sec. 3-81\(b\)](#) and [LDC Sec. 4-326](#). The current planned development request includes three (3) deviations. Staff's analysis and recommendation on the deviation request are included later in this Staff Report. The deviation request and associated justification by the Applicant is included in the Applicant's Analysis in **Attachment "B."**

Site Development Regulations:

- | | |
|---|---------|
| i. Planned Development Setback: | |
| 1. Front/Street: | 25 feet |
| 2. Side (Adjacent to Residential): | 30 feet |
| 3. Side (Adjacent to Commercial): | 15 feet |
| 4. Rear: | 40 feet |
| ii. Maximum Building Height: | 30 feet |
| iii. Minimum Building Separation: | 20 feet |
| iv. Maximum Lot Coverage: | 40% |
| v. Minimum Open Space: | 20% |
| vi. Maximum Intensity | |
| 1. 39,500 square feet for commercial/retail uses | |
| 2. 80,000 square feet for storage/mini-warehouse uses | |
| 3. 70,000 square feet for light industrial uses | |

DEVIATIONS:

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

1. Enhances the achievement of the objectives of the planned development; and

2. Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.

Three (3) deviations are being requested as part of this planned development rezoning request, found below and in **Exhibit C**. The request language, Applicant justification, and Staff response are shown below.

1. Deviation (1) requests relief from LDC Section 3-291(a), which requires a driveway separation of 660 feet on arterial roadways; to allow a separation of 459.51 feet to the nearest driveway to the north and 587.29 feet to the nearest driveway to the south.

Applicant's Justification: The CPD will utilize the existing ingress and egress drive isle during the redevelopment of the site. However, this access location does not comply with the 660-foot separation requirement on arterial roadways within the City of Bonita Springs.

The current ingress/egress location has been in use as the main access point to the site. Maintaining this location leverages an established access point without creating new impacts on surrounding roadways, access locations, or traffic flow.

The property has 675 feet of frontage on Old 41 Rd and existing access points on neighboring properties restrict the proposed MCP from providing an alternative access point that would meet the separation distance required on arterial roads. Maintaining the existing driveway location allows for the continued efficient operation of the site without the need for disruptive modifications that would still result in the need for the deviation given the street frontage. The current location is optimal for site access and has been designed to accommodate the site's specific needs for the new development, including traffic flow, loading/unloading zones, and pedestrian access. The access location will comply with all other development standards in the LDC.

Based on the Applicant's request and justification, Staff recommends **APPROVAL** of the deviation request.

2. Deviation (2) requests a deviation from LDC Section 3-417(b) which requires all new commercial components of planned development districts must provide building perimeter plantings, these planting areas must be located abutting all sides of the building (not including the loading area); to allow perimeter planting not be located abutting all sides of the building.

Applicant's Justification: The permitted uses within the CPD allow for various commercial, storage, and mini-warehouse uses throughout the site, some of which

may require vehicular access inside the buildings. This necessity restricts the placement of required plantings surrounding the buildings on all sides.

In lieu of full perimeter plantings around each building, the design incorporates landscaped end caps, which serve as inviting common areas for patrons and employees to enjoy during their leisure time. These spaces will create small pockets of greenery, offering areas for relaxation and gathering, fostering a sense of community within the development.

Additionally, to further support landscaping and community interaction goals, the site design features landscape islands within the parking areas. These islands will include trees and greenery to enhance the visual appeal of the site and provide much-needed shade and cooling in the parking zones.

By focusing on key areas as the Old 41 Road buffer, parking lot landscape islands and communal green spaces, the development maintains the intent of the landscape code while providing additional functional and aesthetic benefits. This approach ensures the site will be visually appealing, environmentally responsible, and equipped with thoughtfully designed common spaces that enhance the overall experience for visitors and employees. We believe this deviation strikes a balance between practical site needs and landscaping goals, resulting in a harmonious and well-integrated development.

Based on the Applicant's request, proposed site plan, and justification, Staff recommends **APPROVAL** of the deviation request as the project will still meet the required number of plantings.

3. Deviation (3) requests a deviation from LDC Section 4-1022(4), which establishes distance requirements for Consumption on Premises and Off-Premises from any religious facility, school (noncommercial), day care center (child), park or dwelling unit; to allow no separation distance requirement for consumption on premises and off-premises.

Applicant's Justification: All proposed uses are consistent with the intent of the Commercial Planned Development (CPD) zoning district, which is designed to promote a mix of uses and flexible site design. The CPD includes several compatibility measures to mitigate impacts, including a 25-foot Type F landscape buffer with a fence along the southern property boundary to provide a visual and physical separation from adjacent residential uses.

Consumption-related activities will occur within enclosed buildings or designated outdoor areas that comply with applicable noise, lighting and operational standards. The project's internal circulation and site design further minimize potential conflicts by limiting external access and concentrating commercial activity internally.

The subject site is primarily surrounded by commercial and conservation uses, with no direct access through residential neighborhoods. As such, the deviation will not result in adverse impacts and is necessary to support the integrated mix of uses envisioned for the CPD, contributing to the site's economic viability and functional design.

Based on the Applicant's request and justification, Staff requires additional analysis and does not have a recommendation of the requested deviation.

Comprehensive Plan Considerations

This project was reviewed for compliance with the City of Bonita Springs Comprehensive Plan, including future land use, transportation, and infrastructure elements. The project is located within the General Commercial future land use category. Additional Staff Analysis is included in **Attachment "A."** The Applicant's Analysis is included in **Attachment "B."**

Transportation Summary Analysis

The project was reviewed by the City's Traffic Engineer and Public Works. A further analysis will take place at time of local development order. The project will comply with Complete Streets Requirements. Additionally, the project limits truck access to 40-foot long vehicles. No semi-truck/tractor trailers beyond that length will be permitted, as conditioned.

Infrastructure Summary Analysis

The City's potable water and sanitary sewer utility franchise, Bonita Springs Utilities, has reviewed the request and did not raise any concerns regarding potential burdens on infrastructure, or infrastructure availability. As a result, it is the Staff opinion that the project is consistent with the Infrastructure Element of the Bonita Plan.

CONCLUSIONS:

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

Pursuant to the City's LDC, the Applicant is required to hold two (2) neighborhood meetings. The first meeting was held on September 9, 2024, with twelve members of public present. Questions about viewsheds, lighting, and proposed units and hours were asked. The Applicant held their second meeting on August 19, 2025, providing notice to current owners within the notification zone, with attendance from five members of the public. No questions were asked after the project presentation was provided. Additional methods of public notice included mailed notices to properties within 375 feet of the property, property-posting signs along rights-of-way, and a legal ad in the Fort Myers News-Press for the Zoning Board public hearing. Letters of support and opposition are included in your packet for review and consideration in **Attachment "C"**.

The rezoning request was evaluated by Community Development for planning, zoning, engineering, environmental, floodplain, multimodal and transportation impacts. Bonita Springs Public Works, Bonita Springs Utilities and the Bonita Springs Tree Advisory Board also reviewed the request. The proposed development, as conditioned, is consistent with the requirements and standards of the City of Bonita Springs Comprehensive Plan and LDC. A detailed City Staff analysis is included in **Attachment A** of the Staff Report.

RECOMMENDATION:

Staff recommends **APPROVAL, subject to conditions**, of Petition PD24-117097-BOS, Old 41 Commercial Planned Development (CPD), which proposes a rezoning with the adoption of a Master Concept Plan, schedule of uses and property development regulations. This recommendation of APPROVAL is subject to the following conditions:

Conditions:

1. The development of this project must be consistent with the 2-page Master Concept Plan titled "The Foundry Master Concept Plan," prepared by Davidson Engineering, last revised June 19, 2025, (**Exhibit B**), except as modified by the conditions below.

The total maximum intensity may not exceed 39,500 square feet of commercial/retail uses, 80,000 square feet of storage/mini-warehouse uses, and 70,000 square feet of light industrial uses.

2. **Schedule of Uses** (underlining and strikethrough to delineate recommendation based on proposed uses):

ALL BUILDINGS I, II, V and VI- No outdoor storage, sale or display permitted.

- Administrative Offices
- Animals: Clinic or Kennel, Indoor Only, No Outdoor Runs
- Auto Parts Store
- Auto Repair and Service, Groups I and II, ~~Indoor Only~~
- Banks and Financial Establishments, Groups I and II
- Boat Parts Store
- Boat Repair and Service, ~~Indoor Only~~
- ~~Boat Sales~~
- Building Material Sales and Service, ~~Groups I and II~~
- Business Services, Groups I and II
- Cleaning and Maintenance Services
- Contractor and Builders, Groups I and II
- Fences, Walls
- Food and Beverage Service, Limited, when ancillary to Recreational Facilities
- Food Stores, Groups I and II

- Hardware Store
- Hobby, Toy, and Game Shops
- Household and Office Furnishing, Group I
- Lawn and Garden Supply Store
- ~~Manufacturing of:~~
 - ~~Food and Kindred Products, Group I~~
- Nonstore Retailers: All Groups
- Paint, Glass, and Wallpaper Store
- Personal Services, Groups I, II, and III ~~All Groups~~
- Pet Service
- Pet Shop
- Place of Worship
- Printing and Publishing, when ancillary to a retail store
- ~~Processing and Warehousing~~
- Real Estate Sales Office
- Recreational Facilities, Groups I and IV
- ~~Recreational Facilities, Private~~
 - ~~On-site~~
 - ~~Off-site~~
- ~~Religious Facilities~~
- Rental or Leasing Establishment, Groups I, II, ~~and III~~
- Repair Shops, Groups I, II, and III
 - Group III limited to: Antique Refurbishing and Re-Upholstering Shops
- Research and Development Laboratories: Groups II ~~and IV~~
- ~~Retail and Wholesale Sales~~
- Schools
 - Commercial
 - ~~Noncommercial~~
- Special Retail Store: Groups I, II, and III
- Storage, Indoor
- Studios
- Wholesale Establishment, Groups III ~~and IV~~
- Vehicle and Equipment Dealer, Groups I, II, III, ~~and IV~~

BUILDINGS 1 & 2 ONLY- No outdoor display, storage or sale permitted.

- Auto Repair & Service, Group II
- Manufacturing of:
 - Apparel Products*
 - Electric Machinery and Equipment*
 - ~~Fabricated Metal Products, Group II*~~
 - Food and Kindred Products, Groups I & II*
 - Leather Products, Group I*
 - Lumber and Wood Products, Group I**
 - Measuring, Analyzing and Controlling Instruments*

- Processing and Warehousing
- Rental or Leasing Establishment, Group III
- Research and Development Laboratories, Group IV
- Wholesale Establishment, Group I

*USE LIMITED TO UNITS WITHIN BUILDINGS 1 AND 2 ONLY THAT ARE SETBACK A MINIMUM OF 100 FEET FROM ANY RESIDENTIALLY ZONED PROPERTY UNDER SEPARATE OWNERSHIP PER LDC SECTION 4-2014(D).

*USE LIMITED TO UNITS WITHIN BUILDINGS 1 AND 2 ONLY THAT ARE SETBACK A MINIMUM OF 330 FEET FROM ANY RESIDENTIALLY ZONED PROPERTY UNDER SEPARATE OWNERSHIP PER LDC SECTION 4-2014(D).

BUILDINGS 3 & 4 ONLY- No outdoor display, storage or sale permitted.

- Warehouse: Mini, ~~Public, or Private~~
- Vehicle and Equipment Dealer, Group I, subject to Condition 9

BUILDINGS 5 & 6 ONLY

- Restaurants, Groups I, II, III and IV
- Consumption on Premises, when associated with a Restaurant use
- ~~Bar and Cocktail Lounge~~
- Package Store

3. Property Development Regulations:

a. Setbacks:

- | | |
|---|---------|
| i. Front/Street: | 25 feet |
| ii. Side (Adjacent to Residential): | 30 feet |
| iii. Side (Adjacent to Commercial): | 15 feet |
| iv. Rear: | 40 feet |
| | |
| v. Maximum Building Height: | 30 feet |
| vi. Minimum Building Separation: | 20 feet |
| vii. Maximum Lot Coverage: | 40% |
| viii. Minimum Open Space: | 20% |
| ix. Maximum Intensity | |
| 1. 39,500 square feet for commercial/retail uses | |
| 2. 80,000 square feet for storage/mini-warehouse uses | |
| 3. 70,000 square feet for light industrial uses | |

4. Transportation Conditions:

- a. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the City of Bonita Springs Land Development Code may be required to obtain local development order approval.

- b. Given site constraints and proximity to Old US 41 Road, semi-trucks/tractor trailers over 40 feet are not permitted within the site or to provide deliveries to the site.
 - i. At time of local development order, the Applicant shall delineate the use conditions in their lease/owner documents, as well as the applicable signage and enforcement methods.
 - c. A cross-access easement to the North, as depicted on the Master Concept Plan attached herein, ("Exhibit A") will be recorded upon approval of a local development order.
 - d. At the time of local development order, the Applicant shall coordinate with the City of Bonita Springs Public Works Department for any/all work within and/or connecting to City maintained Rights-of-Way (ROW's) for any/all additional/separate permitting, design requirements, and inspections.
 - e. At the time of local Development Order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet or exceed the intent of the design standards provided by Chapters 3 and 4 of the City of Bonita Springs Land Development Code, the City of Bonita Springs Long Range Bicycle Pedestrian Master Plan, any applicable City of Bonita Springs Public Works Department requirements and standards for construction of pedestrian and bicycle infrastructure, and all appropriate design standards otherwise required, except as necessitated by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).
5. Environmental Conditions
- a. Per the Tree Advisory Board recommendation, four heritage trees proposed to be removed shall be replaced with 20-foot-tall trees, at a minimum 4- inch diameter breast height, in a number equivalent to 109 inches in diameter breast height in order to fully replace the three heritage trees in better condition (Trees 134 and 139 and one (1) unmarked Laurel Oak). The Applicant shall work with Staff on their replacement locations and species recommendations using the approved replacement species listing (Recommended Native Trees and Palms for use in the City of Bonita Springs). For each heritage tree replacement above the fourth tree used to meet this requirement, those trees may be credited as two (2) general trees, as long as the required general tree number is not decreased by more than 50%.
6. All fencing shall be consistent with LDC Chapter 4, Article VI, Division 17.
- a. Where chain link fencing is proposed, green or black powder-coating is required, with a continuous visual screen.
7. Parking/ Loading
- a. Final parking ratios shall be determined at time of a local development order consistent with the Land Development Code (LDC) for the uses requested.

- b. Parking within gated areas may not be used towards the total site count where inaccessible to other uses.
 - c. All loading and unloading shall take place within designated loading zones or within the Unit. Loading is not permitted to obstruct the 24' drive aisles.
 - d. Drive aisles shall be paved in accordance with the LDC.
- 8. All use activity shall take place within the Units, with the doors closed, except when entering or exiting the Unit.
 - a. No outdoor display, sales or storage shall occur.
- 9. Mini-Warehousing:
 - a. Use Restrictions. At time of local development order, the Applicant shall submit a copy of the restrictive covenants for the condominium (or other legal entity) that addresses, at minimum, the following:
 - i. Auto repair, boat repair, and repair of similar items is prohibited.
 - ii. Units are not intended to be, nor shall they operate as a dwelling unit, as defined in LDC Section 4-2.
 - iii. Operation of a business in individual storage units is prohibited, except:
 - 1. Vehicles may be shown for sale purposes on an ancillary basis, where the administrative office is located elsewhere.
 - iv. Open Storage, outdoor display and sale of merchandise is prohibited.
 - v. The storage and handling of any hazardous materials shall be in accordance with the Materials Safety Data Sheet for that specific product as identified with the Environmental Protection Agency and applicable state and National Fire Protection Association (NFPA) regulations.
- 10. In areas where proposed landscape or other buffers overlap or cross with existing or proposed BSU easements and/or utilities, BSU will require the Applicant meet the requirements per BSU Standard Specifications regarding Landscaping and/or BSU Easements.
- 11. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviation approved as part of this planned development. This includes Supplementary District Regulations not specifically listed.
- 12. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the City of Bonita Springs Comprehensive Plan provisions.

SUBJECT PROPERTY:

The Applicant indicates the STRAP number is: 22-47-25-B1-00002.4010.

EXHIBITS:

- A. Certified Sketch of the Subject Property
- B. Master Concept Plan
- C. Schedule of Deviations and Justifications
- D. Applicant's Narrative

ATTACHMENTS:

- A. Staff Informational Analysis
 - i. Background and Informational Analysis
- B. Applicant's Backup Application Materials

RECOMMENDATION (Revised 9/29/25):

Staff recommends **APPROVAL, subject to conditions**, of Petition PD24-117097-BOS, Old 41 Commercial Planned Development (CPD), which proposes a rezoning with the adoption of a Master Concept Plan, schedule of uses and property development regulations. This recommendation of APPROVAL is subject to the following conditions:

Conditions:

1. The development of this project must be consistent with the 2-page Master Concept Plan titled “The Foundry Master Concept Plan,” prepared by Davidson Engineering, last revised June 19, 2025, (**Exhibit B**), except as modified by the conditions below.

The total maximum intensity may not exceed 39,500 square feet of commercial/retail uses, 80,000 square feet of storage/mini-warehouse uses, and 70,000 square feet of light industrial uses.

2. **Schedule of Uses**

BUILDINGS I, II, V and VI- No outdoor storage, sale or display permitted.

- Administrative Offices
- Animals: Clinic or Kennel, Indoor Only, No Outdoor Runs
- Auto Parts Store
- Auto Repair and Service, Group I
- Banks and Financial Establishments, Groups I and II
- Boat Parts Store
- Boat Repair and Service
- Building Material Sales
- Business Services, Groups I and II
- Cleaning and Maintenance Services
- Contractor and Builders, Groups I and II
- Fences, Walls
- Food and Beverage Service, Limited, when ancillary to Recreational Facilities
- Food Stores, Groups I and II
- Hardware Store
- Hobby, Toy, and Game Shops
- Household and Office Furnishing, Group I
- Lawn and Garden Supply Store
- Nonstore Retailers: All Groups
- Paint, Glass, and Wallpaper Store
- Personal Services, Groups I, II, III, and IV
 - Group IV limited exclusively to tattoo parlors, by appointment only and with hours limited to 11 pm, 7 days per week
- Pet Service

- Pet Shop
- Place of Worship
- Printing and Publishing, when ancillary to a retail store
- Real Estate Sales Office
- Recreational Facilities, Commercial, Groups I and IV
- Rental or Leasing Establishment, Groups I, II
- Repair Shops, Groups I, II, and III
 - Group III limited to: Antique Refurbishing and Re-Upholstering Shops
- Research and Development Laboratories, Group II
- Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted use.
- Schools
 - Commercial
- Special Retail Store: Groups I, II, and III
- Storage, Indoor
- Studios
- Wholesale Establishment, Group III
- Vehicle and Equipment Dealer, Groups I, II, III

BUILDINGS I & II ONLY- No outdoor display, storage or sale permitted.

- Auto Repair & Service, Group II
- Manufacturing of:
 - Apparel Products*
 - Electric Machinery and Equipment*
 - Fabricated Metal Products, Group II*, 8,000 square feet maximum. The use shall not result in the release of hazardous materials. Uses limited to:
 - Heating equipment, except electric and warm air; and plumbing fixtures;
 - Screw machine products, and bolts, nuts, screws, rivets and washers;
 - Miscellaneous fabricated products
 - Food and Kindred Products, Groups I* & II*
 - Leather Products, Group I*
 - Lumber and Wood Products, Group I**
 - Measuring, Analyzing and Controlling Instruments*
- Processing and Warehousing
- Rental or Leasing Establishment, Group III
- Research and Development Laboratories, Group IV
- Wholesale Establishment, Group I**

*USE LIMITED TO UNITS WITHIN BUILDINGS I AND II ONLY THAT ARE SETBACK A MINIMUM OF 100 FEET FROM ANY RESIDENTIALLY ZONED PROPERTY UNDER SEPARATE OWNERSHIP PER LDC SECTION 4-2014(D).

**USE LIMITED TO UNITS WITHIN BUILDINGS I AND II ONLY THAT ARE SETBACK A MINIMUM OF 330 FEET FROM ANY RESIDENTIALLY ZONED PROPERTY UNDER SEPARATE OWNERSHIP PER LDC SECTION 4-2014(D).

BUILDINGS III & IV ONLY- No outdoor display, storage or sale permitted.

- Warehouse: Mini
- Vehicle and Equipment Dealer, Group I, subject to Condition 9

BUILDINGS V & VI ONLY

- Restaurants, Groups I, II, III and IV, with the option of outdoor dining, provided:
 - Adequate pedestrian clearance
 - No outdoor live entertainment
 - Adequate parking provided, and
 - Where applicable, perimeter plantings, in conformance with this ordinance and the Land Development Code requirements at the time of local development order
- Consumption on Premises, when associated with a Restaurant or Bar and Cocktail Use, as conditioned
- Bar and Cocktail Lounge, limited to:
 - Building 5 only
 - No outdoor seating or entertainment
 - Hours of operation may not exceed 12:00 am
- Package Store

3. Property Development Regulations:

a. Setbacks:

- | | |
|---|---------|
| i. Front/Street: | 25 feet |
| ii. Side (Adjacent to Residential): | 30 feet |
| iii. Side (Adjacent to Commercial): | 15 feet |
| iv. Rear: | 40 feet |
| | |
| v. Maximum Building Height: | 30 feet |
| vi. Minimum Building Separation: | 20 feet |
| vii. Maximum Lot Coverage: | 40% |
| viii. Minimum Open Space: | 20% |
| ix. Maximum Intensity | |
| 1. 39,500 square feet for commercial/retail uses | |
| 2. 80,000 square feet for storage/mini-warehouse uses | |
| 3. 70,000 square feet for light industrial uses | |

4. Transportation Conditions:

- a. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the City of Bonita Springs Land Development Code may be required to obtain local development order approval.
- b. Given site constraints and proximity to Old US 41 Road, semi-trucks/tractor trailers over 40 feet are not permitted within the site or to provide deliveries to the site.
 - i. At time of local development order, the Applicant shall delineate the use conditions in their lease/owner documents, as well as the applicable signage and enforcement methods.
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- e. At the time of local Development Order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet or exceed the intent of the design standards provided by Chapters 3 and 4 of the City of Bonita Springs Land Development Code, the City of Bonita Springs Long Range Bicycle Pedestrian Master Plan, any applicable City of Bonita Springs Public Works Department requirements and standards for construction of pedestrian and bicycle infrastructure, and all appropriate design standards otherwise required, except as necessitated by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).

5. Environmental Conditions

- a. Per the Tree Advisory Board recommendation, four heritage trees proposed to be removed shall be replaced with 20-foot-tall trees, at a minimum 4- inch diameter breast height, in a number equivalent to 109 inches in diameter breast height in order to fully replace the three heritage trees in better condition (Trees 134 and 139 and one (1) unmarked Laurel Oak). The Applicant shall work with Staff on their replacement locations and species recommendations using the approved replacement species listing (Recommended Native Trees and Palms for use in the City of Bonita Springs). For each heritage tree replacement above the fourth tree used to meet this requirement, those trees may be credited as two (2) general trees, as long as the required general tree number is not decreased by more than 50%.

6. All fencing shall be consistent with LDC Chapter 4, Article VI, Division 17.

- a. Where chain link fencing is proposed, green or black powder-coating is required, with a continuous visual screen.

7. Parking/ Loading

- a. Final parking ratios shall be determined at time of a local development order consistent with the Land Development Code (LDC) for the uses requested.
 - b. Parking within gated areas may not be used towards the total site count where inaccessible to other uses.
 - c. All loading and unloading shall take place within designated loading zones or within the Unit. Loading is not permitted to obstruct the 24' drive aisles.
 - d. Drive aisles shall be paved in accordance with the LDC.
8. All use activity shall take place within the Units, with the doors closed, except when entering or exiting the Unit.
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 - i. Auto repair, boat repair, and repair of similar items is prohibited.
 - ii. Units are not intended to be, nor shall they operate as a dwelling unit, as defined in LDC Section 4-2.
 - iii. Operation of a business in individual storage units is prohibited, except:
 1. Vehicles may be shown for sale purposes on an ancillary basis, where the administrative office is located elsewhere.
 - iv. Open Storage, outdoor display and sale of merchandise is prohibited.
 - v. The storage and handling of any hazardous materials shall be in accordance with the Materials Safety Data Sheet for that specific product as identified with the Environmental Protection Agency and applicable state and National Fire Protection Association (NFPA) regulations.
10. In areas where proposed landscape or other buffers overlap or cross with existing or proposed BSU easements and/or utilities, BSU will require the Applicant meet the requirements per BSU Standard Specifications regarding Landscaping and/or BSU Easements.
11. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviation approved as part of this planned development. This includes Supplementary District Regulations not specifically listed.
12. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the City of Bonita Springs Comprehensive Plan provisions.

**City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals**

(Draft) Meeting Minutes

Tuesday, September 16, 2025
9:00 a.m.

1. CALL TO ORDER

In the absence of the Chair and Vice Chair, City Clerk Sheffield called the meeting to order at 9:03 a.m. and presided over the selection of temporary chair to preside over today's meeting. Board Member Benson nominated Board Member Waterhouse to serve as temporary chair; Seconded by Board Member Galloway; the motion carried 5-0.

2. PLEDGE OF ALLEGIANCE

Board Member Gambrell led the Pledge of Allegiance.

3. ROLL CALL

Present: Waterhouse, Gambrell, Benson, Galloway, and Winn

Absent: Chairman Rascio (excused)

Remote: Hershenson (via Zoom)

Board Member Waterhouse made a motion to allow Member Hershenson to participate and vote at today's meeting via zoom; Seconded by Board Member Winn. The motion carried 5-0

4. PUBLIC HEARINGS

EACH CASE WILL INCLUDE A PUBLIC COMMENT PERIOD AT THE CONCLUSION OF THE APPLICANT AND STAFF PRESENTATION

A. CASE NAME: OLD 41 COMMERCIAL PLANNED DEVELOPMENT (PD24-117097-BOS)

A REQUEST TO REZONE APPROXIMATELY 10 +/- ACRES FROM THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING DISTRICT, TO DEVELOP UP TO SIX BUILDINGS WITH A MAXIMUM OF 39,500 SQUARE FEET OF COMMERCIAL USES, 80,000 SQUARE FEET OF SELF-STORAGE/MINI-WAREHOUSE USES AND 70,000 SQUARE FEET OF LIGHT INDUSTRIAL USES.

The City Clerk read the case title into the record. City Attorney Rooney swore in all those who intended to give testimony. Mary Tornberg, Senior Planner with Community Development, provided a brief introduction of the request, stating the previous zoning application expired in 2009. The new application covers new conditions. Staff recommends approval.

Francesca Passidomo of CYK Law Firm opened the presentation for the applicant, introduced the project team, and provided a brief overview of the project. She was followed by Conor McBroom representing owner/applicant Forager Real Estate, who provided an overview of the firm, which has owned the property since July 2024.

Next, Patty Kulak with RVi Planning presented an overview of the property's history and the Master Concept Plan. The project, which has a single entrance off of Old 41, consists of 6 buildings with commercial retail along the frontage of Old 41 Road. She further reviewed the three deviation requests.

Next, Robert Diericks with JMDG Architecture detailed the layout and height and elevation of each building. He was followed by Sabrina McCabe with RVi Planning, who discussed site lighting, landscape buffers, and landscape throughout the site. They are keeping a lot of the existing vegetation.

Next, Christian Casey with Atwell reviewed the environmental aspects, stating a site survey was conducted in August of 2024 with a finding of no listed species and no indigenous habitat. He was followed by Brandon Copper with Davidson Engineering, who detailed the existing utilities, water, fire and sewer with a decrease in the building's footprint. Mr. Copper stated there is no existing stormwater management, they will be installing an "Underground Chamber System Design." Mr. Copper also answered questions from the Board regarding the Underground Chamber System.

Next, Yury Bykau with TR Transportation Consultants reviewed the traffic study and trip generation. He stated there will be a reduction of 78% of PM peak hour trips. He was followed by Patty Kulak who wrapped up the applicants presentation with an overview of the neighborhood meetings and a review of the schedule of uses and changes. She also answered questions from Board members.

Mary Tornberg, Senior Planner with Community Development, reviewed key points of the staff report and staff recommended conditions. Ms. Tornberg, along with John Dulmer, Director, Community Development, answered questions from Board members regarding construction traffic, surface water and requirements.

Chair pro tem Waterhouse called for public comments; seeing none, she asked for a motion. Board Member Benson made a motion to recommend approval of the rezone request with the staff's proposed conditions; Seconded by Board Member Gambrell. The Clerk recorded a roll call vote - **The motion carried 6-0.**

5. APPROVAL OF MINUTES: Meeting of August 19, 2025

Member Winn motioned to approve the minutes; Seconded by Member Benson. **The motion carried 6-0.**

6. UPDATE ON PREVIOUS CASES: Provided by Jackie Genson, Planning and Zoning Manager.

7. PUBLIC COMMENT - None

8. NEXT MEETING: The next meeting is scheduled for October 14, 2025.

9. ADJOURNMENT: There being no further business, the meeting adjourned at 10:09 a.m.

Prepared by:

Teresa C. Grimes, Senior Records & Compliance Clerk

APPROVED:

BONITA SPRINGS ZONING BOARD

Date: _____

AUTHENTICATED:

Anthony Rascio, Chairman



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

**City of Bonita Springs
City Council
Draft Meeting Minutes**

October 1, 2025
9:00 a.m.

1. **Call to Order** - Mayor Gibson called the meeting to order at 9:00 a.m.
2. **Invocation** - Provided by Pastor Steven Knight of Turning Point Church.
3. **Pledge of Allegiance** - Led by Mayor Gibson.
4. **Roll Call**

Present: 7 Council Member Bogacz, Deputy Mayor Purdon, Council Member Carr, Mayor Gibson, Council Member Corrie, Council Member Fullick, Council Member Fitzpatrick.

5. **Public Comment on Agenda Items**

Alyona Ushe - Commented in support of agenda item 9A, Liles Plaza Vision Study.

6. **Ceremonial Presentations and Proclamations:**

- A. **Recognition of Commander Blake Lee upon his retirement from the Lee County Sheriff's Office and for his distinguished leadership of the Bonita Springs Community Policing Unit.**

Commander Lee, accompanied by his family and several members of the Lee County Sheriff's Office, was presented with a Certificate of Recognition, which was read aloud by Mayor Gibson.

- B. **Recognition of Arleen Hunter for 20 years of services to the City of Bonita Springs.**

Certificate presented to Arleen Hunter.

7. **Public Hearings - Zoning and Land Use:**

- A. (FIRST READING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY TEN (10) +/- ACRES FROM THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING DESIGNATION TO A COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING DESIGNATION, TO DEVELOP UP TO SIX (6) BUILDINGS WITH A MAXIMUM OF 39,500 SQUARE FEET OF COMMERCIAL USES, 80,000 SQUARE FEET OF SELF-STORAGE/MINI-WAREHOUSE USES AND 70,000 SQUARE FEET OF LIGHT INDUSTRIAL USES; LOCATED AT 25211 OLD 41 ROAD, STRAP NUMBER: 22-47-25-B1-00002.4010, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-10-240)

The City Clerk read the title block into the record, and the City Attorney administered the oath to those intending to provide testimony. Mary Tornberg, Senior Planner with Community Development, provided a brief introduction of the applicant's request, and stated the Zoning Board voted to recommend approval, and Staff recommends approval subject to revised conditions that she distributed to Council. (Staff presentation on file in the clerk's office). Next, Francesca Passidomo of CYK Law Firm opened the presentation on behalf of the applicant, providing

a brief overview of the project. She was followed by Conor McBroom, President of Forager Real Estate, who provided an overview of the firm, which has owned the property since July 2024.

Next, Patty Kulak with RVi Planning presented an overview of the property's history and the Master Concept Plan. The project, which has a single entrance off of Old 41, consists of 6 buildings with commercial retail along the frontage of Old 41 Road. She further reviewed the three deviation requests. Next, Robert Diericks with JMDG Architecture detailed the layout and height and elevation of each building, followed by Sabrina McCabe with RVi Planning, who discussed site lighting, landscape buffers, and landscape. Next, Christian Casey with Atwell reviewed the environmental aspects, stating a site survey was conducted in August of 2024 with a finding of no listed species and no indigenous habitat.

Next, Brandon Copper with Davidson Engineering reviewed utilities and stormwater. Mr. Copper stated there is no existing stormwater management - they will be installing an Underground Chamber System Design. He was followed by Yury Bykau with TR Transportation Consultants who reviewed the traffic impact study and trip generation. He noted the proposed zoning will result in a reduction of 78% of PM peak hour trips.

Next, Ms. Kulak wrapped up the applicants presentation with a review of the schedule of uses, building specific uses, and neighborhood information meetings held. She also responded to questions and comments from Council members. (Applicant presentation on file in the Clerk's office).

Mayor Gibson called for public comments; seeing none and no additional staff or Council member comments, he announced that the ordinance will move to second reading.

10:19 a.m. - Mayor Gibson recessed the meeting for a break.

10:30 a.m. - Mayor Gibson reconvened the meeting.

Clerk's Note - At 10:29 a.m., Council Member Carr excused herself and left the meeting, as she had a previously scheduled appointment.

- B. (FIRST READING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY 4.6 +/- ACRES FROM THE TWO-FAMILY CONSERVATION (TFC-2) ZONING DESIGNATION TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONING DESIGNATION, TO DEVELOP UP TO FORTY-TWO (42) DWELLING UNITS; LOCATED AT 11035, 11089, 11113, 11125 DEAN STREET, STRAP NUMBERS 36-47-25-B4-00064.0000, 36-47-25-B4-00063.0000, 36-47-25-B4-00062.0010, 36-47-25-B4-00065.0000, 36-47-25-B4-00064.0010, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-10-241)**

The City Clerk read the title block into the record. The City Attorney administered the oath to those intending to provide testimony and he introduced the item, recapping the agreed-upon mediated settlement reached during the recent FLUEDRA mediation process. He and Special Land Use Counsel David Theriaque recommend going forward. Mary Tornberg, Senior Planner with Community Development, stated today's hearing was advertised in accordance with Florida Statute. Next, Noel Davies, representing the applicant, reviewed the key points of the mediated settlement agreement, which included the reduction of residential units from 48 to 42.

Mayor Gibson called for public comments:

Al Barrack - A neighboring resident, expressed concerns that included density, the lack of a substantial reduction in units, and negative neighborhood impacts.

Seeing no additional public comments, Mayor Gibson announced that the ordinance will move to second reading on October 15.

8. Consent Agenda Items:

*At the City Clerk's request, Mayor Gibson pulled Consent Agenda item 8B for discussion. Council Member Corrie motioned to approve the remaining consent agenda items; Seconded by Council Member Fullick. **The motion carried 6-0.***

A. Approve minutes from the City Council Budget Hearing held on September 17, 2025.

B. Approve minutes from the City Council Regular Meeting held on September 17, 2025.

*The City Clerk stated that Council Member Carr requested a modification to the draft minutes to include her affirmed statement during Mayor and Council Member Reports, "Prayers for Charlie Kirk and his family." Deputy Mayor Purdon motioned to approve the minutes as amended; seconded by Council Member Bogacz. **The motion carried 6-0.***

C. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Helene.

D. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Milton.

E. Approve Interlocal Agreement with Lee County for transit services within the City of Bonita Springs. (Green Sheet 25-10-233)

F. Authorize the execution of the Bilateral Waiver of Conflict of Interest between the City and 3HWA, thereby enabling the finalization of the settlement agreement previously approved by City Council on May 7, 2025. (Green Sheet 25-10-234)

G. Approve the special event permit for the Veterans Day Service and temporary road closure of Old US 41 Road from Wilson Street to Ragsdale Street from approximately 8:00 am to 11:00 am on Tuesday, November 11, 2025. (Green Sheet 25-10-235)

H. Approve a Resolution to engage ten (10) firms for the City's Construction Manager at Risk Continuing Services Contractor (CN 25-17) and authorize staff to enter into negotiations with the selected firms. (Green Sheet 25-10-236)

I. Approve agreement with GrantWorks, Inc. for Grant Management Services for the Pennsylvania Avenue Corridor Improvement Project. (Green Sheet 25-10-237)

J. Approve the City Manager Employment Agreement, with the terms approved by City Council at the Budget Hearing on September 17, 2025. (Green Sheet 25-10-238)

K. Recommendation to continue an Urban County Cooperation Agreement with Lee County and authorize the Mayor to execute a Joint Resolution for the U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Entitlement funds for FY 2026, 2027 and 2028. (Green Sheet 25-10-239)

L. Approve a Resolution to engage four (4) firms for the City's Special Event Services (CN 25-23) and authorize staff to enter into negotiations with the selected firms. (Green Sheet 25-10-243)

9. Presentations:

A. Presentation by DPZ CoDesign of the draft Liles Plaza Vision Study. (Green Sheet 25-10-244)

Mr. Xavier Iglesias, Senior Project Manager at DPZ CoDesign, presented the draft Vision Study remotely (presentation on file in the Clerk's office). A discussion followed that included project phasing, funding sources, potential public-private partnerships, and obtaining input from the Art In Public Places Board.

*Council Member Corrie motioned to accept the draft study and direct staff to explore implementation strategies and develop a phasing plan; Seconded by Council Member Bogacz. **The motion carried 6-0.***

10. City Attorney Items:

The City Attorney informed Council Members that he is drafting the E-Bike Ordinance and requested they email suggestions for potential pedal-only zones to be included in the draft.

11. City Manager Items:

A. Presentation of the July Financial Report. (Green Sheet 25-10-242)

Finance Director Lisa Roth presented the July Financial Report (on file in the City Clerk's office).

B. Presentation of Building Permit Fee Schedule Update. (Green Sheet 25-10-245)

Jacqueline Genson, Planning and Zoning Manager, gave the presentation which included a review of direct and indirect costs associated with the permit lifecycle, revenue projections for FY 25-26 with and without fee adjustments, and comparative fee data from neighboring jurisdictions. She noted that value-based permit fees have not been adjusted since 2009. Ms. Genson also responded to questions from Council Members (Presentation on file in the Clerk's office).

*Council Member Corrie motioned for staff to bring back a proposed Fee Schedule Update at a future meeting and additional comparative data from other jurisdictions; Seconded by Council Member Bogacz. **The motion carried 6-0.***

City Manager Updates

- The City was notified by the Florida Department of Environmental Protection (FDEP) that the approved legislative appropriation in the amount of \$2.5 million for the emergency beach nourishment project will need to be modified to a reimbursement request. This is due to the work having been completed in the previous fiscal year. Representative Botana will provide a letter of support to the FDEP.*
- The Lee County Legislative Hearing is scheduled for 9:00 am, October 28. Mayor Gibson will present the Council approved Bonita Springs Legislative Priorities.*
- Staff from Senator Rick Scott's office have requested use of space at City Hall for open office hours to be held a few times a year.*

12. Mayor and Council Member Reports

Council Member Bogacz - Shared encouraging news about the Bonita Springs Fire District Battalion Chief who is steadily recovering after being struck by a vehicle while responding to an emergency. She encouraged the community to continue to keep him in prayers.

Deputy Mayor Purdon - Proposed reducing the public speaker time allotment from four minutes to three, citing efficiency and alignment with the Lee County Commission and neighboring municipalities. By consensus, Council directed staff to bring back a revision to the applicable section of the Administrative Code.

Council Member Corrie - Provided updates on Bonita Wonder Gardens initiatives, noting that the Flamingo Night Shelter project has entered the permitting phase, and an initial meeting was held regarding the proposed animal care facility. He also noted that Representative Botana reached out to him about a potential Memorandum of Understanding with Lee County for beautification efforts along Bonita Beach Road west of U.S. 41.

Council Member Fullick - Shared that Representative Botana reached out to him regarding a potential Memorandum of Understanding with Lee County for the beautification of Bonita Beach Road west of U.S. 41. He also provided an update on initiatives of the Art in Public Places Board.

Council Member Fitzpatrick - Requested that further discussions and planning related to improvements on Bonita Beach Road also include the I-75 interchange and the segment east of I-75.

Mayor Gibson - Asked for prayers for Israel as the two-year anniversary of the October 7 attack approaches, and prayers for the injured Battalion Chief. He also noted that October 14 has been designated as a National Day of Remembrance for Charlie Kirk.

13. Public Comment

Marlane Rodak - Spoke on behalf of local Chapters of the Florida Native Plant Society regarding the importance of preserving and restoring the remaining upland plant areas in Bonita Springs.

Alexander Grantt - Spoke in support of passenger train service in SW Florida.

14. Adjournment - Mayor Gibson reminded everyone that the Oct. 15th meeting is scheduled for 5:30 p.m. There being no further business, the meeting adjourned at 12:31 p.m.

Prepared by:

Michael J. Sheffield, City Clerk

APPROVED BY CITY COUNCIL

Date: _____

Mike Gibson, Mayor

ITEM TITLE: Approve Amendment #1 to contracts with Lee County Recovery and Resiliency Planning Program for U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery for the grant awards for the City’s Mobility Study and the Parks Master Plan transferring grant allocations from the Parks Master Plan to the Mobility Study.

REQUESTOR: Elly Soto McKuen, Senior Project Manager and Nicole Perino, Parks and Recreation Director

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 3) Community Aesthetics, 5) Strengthen City Finances, 7) Economic Development

BACKGROUND: The City received a Parks Master Plan and Mobility Study planning grant from the Lee County Recovery and Resiliency Planning Program as part of the U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery (HUD CDBG-DR) direct allocation as a result of Hurricane Ian’s devastation to Lee County. Grant award contracts for both the Parks Master Plan (BSC 24-06-122) and the Mobility Study (BSC 24-06-121) were approved by City Council on July 16, 2024, both in the grant amount of \$500,000 each.

Subsequent negotiations with the consultant for the Parks Master Plan, Berry Dunn McNeil & Parker, LLC, was executed on February 26, 2025 with a contract amount of \$447,687, leaving an unallocated grant award balance of \$50,000± for the Parks Master Plan.

Simultaneously the Mobility Study was being negotiated with the consultant, ADEAS-Q, LLC. The Mobility Plan’s consultant proposal was over the \$500,000 grant allocation. During negotiations city staff and ADEAS-Q each agreed to reduce the scope of work in order to execute a contract for \$499,798. The contract for the Mobility Study was executed by City Council on September 9, 2025. The disappointment of having to reduce much needed tasks prompted staff to approach Lee County to reallocate the unused grant funds from the parks master plan to the mobility study.

Staff was able to discuss the issue of having to remove important tasks from the Mobility Study based on price with Lee County. Through numerous discussions between city and county staff the County approved the reallocation of \$460,000 grant award for the Parks Master Plan and \$540,000 for the Mobility Study. The parks master plan grant allocation will remain at \$460,000 for any unexpected expenditures over the approved contract amount of \$447,687.

Funding is budgeted in the Parks Master Plan Capital Improvement Project 30.601.572.3100 and funding is budgeted in the Mobility Study in account number 30.250.541.3100.

STAFF RECOMMENDATION: Approve Amendment #1 to contracts with the Lee County Recovery and Resiliency Planning Program

ATTACHMENTS:

1. Amendment #1 – Park Master Plan and Lee County
2. Amendment #1 – Mobility Study and Lee County

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Matt Feeney

CDBG-DR SUBRECIPIENT CONTRACT AMENDMENT

The following information is provided pursuant to 2 CFR 200.332(a)(1)

Federal Award Identification Number (FAIN)/ HUD CDBG-DR Grant No.:	B-23-UN-12-0002
Assistance Listing Number (formerly CFDA #):	14.218 Community Development Block Grants/Entitlement Grants
Federal Register Notice & Public Law:	FR-6393-N-01: PL-117-328
Federal Award (HUD Grant Agreement) Date:	11/20/2023
Agreement No.:	DR10144
Activity Description:	Bonita Springs Citywide Parks and Recreation Master Plan
Amendment No.:	Amendment No. 1
Effective Date:	October 6, 2025
Responsible Entity (RE):	Lee County, FL
Lead and Responsible Department:	Office of Strategic Resources and Government Affairs
CDBG-DR Funding Source/Program:	US Department of Housing and Urban Development
Subrecipient Name:	City of Bonita Springs

Summary of Contract Amendments Being Made:

This amendment decreases the award amount for the Bonita Springs Citywide Parks and Recreation Master Plan (DR10144) by \$40,000. The funds are reallocated to the Bonita Springs Mobility Plan (DR10143). The Parks and Recreation Plan will retain \$460,000, with \$12,313 in unspent balance reserved for potential programmatic overages.

This budget adjustment results in a net zero change to the overall Recovery & Resiliency Planning Project budget and does not require Board approval.

Project Name	Original Award Amount	Change	Amendment #1 New Total
Citywide Parks and Recreation Master Plan (DR10144)	\$500,000	-\$40,000	\$460,000
Mobility Plan (DR10143)	\$500,000	+\$40,000	\$540,000

Official County Contact for Award: CDBG-DR Program Manager, Strategic Resources and Government Affairs;
2115 Second St., Fort Myers, FL 33901; Phone: (239) 533-2315; Email: DRnotices@leegov.com

**AMENDMENT TO SUBRECIPIENT CONTRACT FOR COMMUNITY DEVELOPMENT
BLOCK GRANT– DISASTER RECOVERY (CDBG-DR) FUNDING**

Contract Number: DR10144

Activity Description: Bonita Springs Citywide Parks and Recreation Master Plan

Amendment Number: Amendment No. 1

Effective Date: October 6, 2025

Parties:

- **HUD Grantee:** Lee County, FL
- **Subrecipient:** City of Bonita Springs
- **WHEREAS,** Lee County, a political subdivision and charter county of the State of Florida, hereinafter referred to as “COUNTY,” and the City of Bonita Springs, hereinafter referred to as “SUBRECIPIENT,” entered into a Subrecipient Contract for Community Development Block Grant-Disaster Recovery (CDBG-DR) funding on August 1, 2024, in the amount of \$500,000; and

WHEREAS, the COUNTY and SUBRECIPIENT desire to amend the Subrecipient Contract to decrease the award amount by \$40,000 to allow a corresponding increase in the Bonita Springs Mobility Plan (DR10143).

NOW, THEREFORE, the parties agree to amend the Subrecipient Contract as follows:

- **Original Award:** \$500,000
- **Decrease:** –\$40,000
- **Revised Award:** \$460,000

The reallocation of \$40,000 supports the Bonita Springs Mobility Plan (DR10143).

This budget amendment decreases DR10144 and increases DR10143 in equal amounts. The adjustment results in a net zero change to the overall Recovery & Resiliency Planning Project budget and therefore does not require Board approval.

All other terms and conditions of the original Subrecipient Contract remain in full force and effect.

[The remainder of this page intentionally left blank]

IN WITNESS THEREOF, SUBRECIPIENT and COUNTY have caused this Agreement, and all Agreement Exhibits, Attachments, Reports, and Forms as Indicated on the subrecipient Agreement Document Checklist to be executed by their undesigned officials as duly authorized.

City of Bonita Springs

BY: _____
Michael S. Gibson, Mayor

Date: _____

BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FL

BY: _____
Chairman/Vice-Chairman

APPROVED AS TO FORM FOR THE RELIANCE OF LEE COUNTY ONLY

County Attorney's Office

CDBG-DR SUBRECIPIENT CONTRACT AMENDMENT

The following information is provided pursuant to 2 CFR 200.332(a)(1)

Federal Award Identification Number (FAIN)/ HUD CDBG-DR Grant No.:	B-23-UN-12-0002
Assistance Listing Number (formerly CFDA #):	14.218 Community Development Block Grants/Entitlement Grants
Federal Register Notice & Public Law:	FR-6393-N-01: PL-117-328
Federal Award (HUD Grant Agreement) Date:	11/20/2023
Agreement No.:	DR10143
Activity Description:	Bonita Springs Mobility Plan
Amendment No.:	Amendment No. 1
Effective Date:	October 6, 2025
Responsible Entity (RE):	Lee County, FL
Lead and Responsible Department:	Office of Strategic Resources and Government Affairs
CDBG-DR Funding Source/Program:	US Department of Housing and Urban Development
Subrecipient Name:	City of Bonita Springs

Summary of Contract Amendments Being Made:
This amendment increases the award amount for DR10143 by \$40,000, with funds reallocated from the Bonita Springs Citywide Parks and Recreation Master Plan (DR10144). The revised contract total is \$540,000.

This adjustment results in a net zero budget change to the Recovery & Resiliency Planning Project and does not require Board approval.

Project Name	Original Award Amount	Proposed Change	Proposed Award Amount
Mobility Plan (DR10143)	\$500,000	+\$40,000	\$540,000
Citywide Parks and Recreation Master Plan (DR10144)	\$500,000	-\$40,000	\$460,000

**AMENDMENT TO SUBRECIPIENT CONTRACT FOR COMMUNITY DEVELOPMENT
BLOCK GRANT– DISASTER RECOVERY (CDBG-DR) FUNDING**

Contract Number: DR10143

Activity Description: Bonita Springs Mobility Plan

Amendment Number: Amendment No. 1

Effective Date: October 6, 2025

Parties:

- **HUD Grantee:** Lee County, FL
- **Subrecipient:** City of Bonita Springs
- **WHEREAS,** Lee County, a political subdivision and charter county of the State of Florida, hereinafter referred to as “COUNTY,” and the City of Bonita Springs, hereinafter referred to as “SUBRECIPIENT,” entered into a Subrecipient Contract for Community Development Block Grant-Disaster Recovery (CDBG-DR) funding on August 1, 2024, in the amount of \$500,000; and

WHEREAS, the COUNTY and SUBRECIPIENT desire to amend the Subrecipient Contract to increase the award amount by \$40,000, with funds reallocated from the Bonita Springs Citywide Parks and Recreation Master Plan (DR10144).

NOW, THEREFORE, the parties agree to amend the Subrecipient Contract as follows:

- **Original Award:** \$500,000
- **Increase:** +\$40,000
- **Revised Award:** \$540,000

The increase of \$40,000 is directly tied to the corresponding reduction in the Parks and Recreation Plan (DR10144).

This budget amendment increases DR10143 and decreases DR10144 in equal amounts. The adjustment results in a net zero change to the Recovery & Resiliency Planning Project budget and therefore does not require Board approval.

All other terms and conditions of the original Subrecipient Contract remain in full force and effect.

[The remainder of this page intentionally left blank]

IN WITNESS THEREOF, SUBRECIPIENT and COUNTY have caused this Agreement, and all Agreement Exhibits, Attachments, Reports, and Forms as Indicated on the subrecipient Agreement Document Checklist to be executed by their undesigned officials as duly authorized.

City of Bonita Springs

BY: _____
Michael S. Gibson, Mayor

Date: _____

BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FL

BY: _____
Chairman/Vice-Chairman

APPROVED AS TO FORM FOR THE RELIANCE OF LEE COUNTY ONLY

County Attorney's Office

ITEM TITLE: Authorize staff to enter into a contract with Tech-Tronics Productions, Inc. for the City's annual Happy Haunts Immersive Halloween Stroll.

REQUESTOR: Lora Taylor, Director of Communications & Facilities

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

The City of Bonita Springs Happy Haunts Immersive Halloween Stroll is scheduled for October 23, 2025-October 31, 2025, from 7pm-10pm.

On October 1, 2025, City Council approved the award of Competitive Negotiation Bid (CN 25-23) contract to Tech-Tronics Productions, Inc. for special event services.

The proposed contractual service from Tech-Tronics Productions, Inc. for lighting and sound totals \$81,286.

Funding is available for the Happy Haunts Immersive Halloween Stroll in the 2025-2026 fiscal budget, Halloween Deco & Stroll special events line item 00.430.574.4828.

STAFF RECOMMENDATION: Authorize staff to contract with Tech-Tronics Productions, Inc. for the City's annual Happy Haunts Immersive Halloween Stroll.

ATTACHMENTS:

1. Happy Haunts Immersive Halloween Stroll Flyer
2. Proposed Contract with Tech-Tronics Productions, Inc.

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Lora Taylor

Save the Date

HAPPY HAUNTS

IMMERSIVE HALLOWEEN STROLL

DOWNTOWN BONITA SPRINGS
RIVERSIDE PARK AND SURROUNDING AREAS

Oct. 23- 31st
7pm-10PM



www.cityofbonitasprings.org
239-949-6262

**DOWNTOWN BONITA SPRINGS BUSINESSES ARE
ENCOURAGED TO LIGHT UP AND DECORATE TO
ENHANCE THE EXPERIENCE.**



CITY OF BONITA SPRINGS

HALLOWEEN DECOR CONTEST



ALONG OLD 41 FROM
BONITA BEACH TO BERNWOOD

THE CITY OF BONITA SPRINGS IS ASKING
DOWNTOWN BUSINESSES TO DECORATE
THEIR BUSINESS IN HALLOWEEN DECOR.
EACH PARTICIPATING BUSINESS WILL BE
JUDGED ON THE NIGHT OF OCTOBER
22ND. THE 1ST, 2ND, AND 3RD PLACE
WINNERS WILL BE PICKED AND THE
WINNERS WILL BE ANNOUNCED AT THE
NOVEMBER 5TH COUNCIL MEETING.



**CITY OF BONITA SPRINGS PROFESSIONAL SERVICE/SERVICE PROVIDER AGREEMENT
CHANGE ORDER/SUPPLEMENTAL TASK AUTHORIZATION**

☐ Change Order Number: N/A

☒ Supplemental Task Authorization Number: STA 1

(A Change Order or Supplemental Task Authorization Requires Approval by the City Manager for Expenditures under \$50,000 or Approval by the Bonita Springs City Council for Expenditures over \$50,000).

MISC. CONTRACT: Special Event Services / SOLICITATION NUMBER: CN 25-23

PROJECT NAME: Halloween Stroll / CONTRACT NUMBER:

CONSULTANT: Tech-Tronics Productions, Inc. / ACCOUNT NUMBER: 00.430.574.4828

REQUESTED BY: Lora Taylor Communications / DATE OF REQUEST: October 6, 2025

Upon the completion and execution of this Change Order or Supplemental Task Authorization by both parties the Consultant is authorized to and shall proceed with the following:

EXHIBIT A:	SCOPE OF PROFESSIONAL SERVICE:	DATED: October 6, 2025
EXHIBIT B:	COMPENSATION & METHOD OF PAYMENT:	DATED: October 6, 2025
EXHIBIT C:	TIME AND SCHEDULE OF PERFORMANCE:	DATED: October 6, 2025
EXHIBIT D:	CONSULTANT'S ASSOCIATED SUB-CONSULTANT(S)/SUB-CONTRACTOR(S):	DATED: October 6, 2025
EXHIBIT E:	PROJECT GUIDELINES AND CRITERIA:	DATED: October 6, 2025

Consultant certifies that it is not on the Scrutinized Companies that Boycott Israel List or engaged in a boycott of Israel. Pursuant to Florida Statute §287.135, the City may immediately terminate this Agreement at its sole option if the Consultant is found to have submitted a false certification; or if the Consultant is placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement. As provided in Florida Statute 287.135(8), if federal law ceases to authorize these contracting prohibitions then they shall become inoperative.

If this Agreement is for more than one million dollars, the Consultant certifies that it is also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Consultant is found to have submitted a false certification; or if the Consultant is placed on the Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize these contracting prohibitions then they shall become inoperative.

This space intentionally left blank

It is understood and agreed that the acceptance of this modification by the Consultant constitutes an accord and satisfaction. All the remaining terms in the original Agreement remain the same.

ACCEPTED:

ATTEST:

CITY APPROVAL:



Consultant Signature

City Clerk

City Manager (Under \$50,000)

DAVID MEDINA

Print Name

Date

Date Approved

4224 Fowler St #1

Address

Approved By

Approved By:

FT MYERS FL 33901

Address

City Attorney's Office

Mayor, City Council for Bonita Springs

10/6/25

Date Accepted

Date Approved

Date Approved

Corporate Seal

Exhibit A

Scope of Professional Services
Halloween Stroll

Date: October 6, 2025

☐ Change Order Number: N/A

☒ Supplemental Task Authorization Number: STA 1

Section 1 Changes to Professional Services

The Scope of Professional Services as set forth in Exhibit A of the Professional Services Agreement is hereby supplemented or changed, so that the Consultant shall provide and perform the following professional services, tasks or work as a supplement to or change to the Scope of Services previously agreed to and authorized.

Section 2 Tasks

Pursuant to the general scope of the basic services stated herein above, the Consultant shall perform all services and/or work necessary to complete the following task(s) and/or provide the following item(s) which are enumerated to correspond to the task(s) and/or item(s) set forth in Compensation and Method of Payment.

Halloween Stroll Event work in the amount of \$81,286.00 as per attached invoices from Tech-Tronics Productions dated August 7, 2025.

Exhibit B

Compensation and Method of Payment
Halloween Stroll

Date: October 6, 2025

☐ Change Order Number: N/A

☒ Supplemental Task Authorization Number: STA 1

Section 1 Change(s) in Compensation

The compensation the Consultant shall be entitled to receive for providing and performing the supplemented or changed services, tasks or work as set forth and enumerated in the Scope of Professional Services set forth in this Change Order or Supplemental Task Authorization, attached hereto shall be as follows:

NOTE: A lump sum (LS) or not-to-exceed (NTE) amount of compensation to be paid the Consultant should be established and set forth below for each task or sub-task described and authorized in the Scope of Professional Services. Tasks to be paid on a work-in-progress payment basis should be identified (WIPP).

Task Number	Task Title	Amount of Compensation	Indicate Basis of Compensation LS or NTE	If Applicable Indicate (WIPP)
STA 1	Halloween Stroll Event Work	\$81,286.00	NTE	
TOTAL		\$81,286.00		

Compensation and Method of Payment – Page 2
Halloween Stroll

Section 2 Summary of Change(s) in Compensation

Pursuant to and in consideration of the change(s) in the Scope of Professional Services set forth in this Change Order or Supplemental Task Authorization, the compensation the City has previously agreed to pay to the Consultant, as set forth in the Professional Services Agreement, shall be changed to be as follows:

Section/Task Number	Section/Task Name	Compensation in the Basic Agreement	Adjustment(s) by Previous CO or STA Nos.	Adjustment(s) Due to this CO or STA	Summary of Changed Compensation
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
					\$ 0.00
TOTAL		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Exhibit C

Time and Schedule of Performance
Halloween Stroll

Date: October 6, 2025

☐ Change Order Number: N/A

☒ Supplemental Task Authorization Number: STA.1

Section 1 Change(s) In Time and Schedule of Performance

The time and schedule of completion for the various phases or tasks required to provide and perform the services, tasks or work set forth in this Change Order or Supplemental Task Authorization is as follows:

Phase and/or Task Reference As Enumerated in Scope of Professional Services	Name or Title of Phase and/or Task	Number of Calendar Days For Completion of Each Phase and/or Task	Cumulative Number of Calendar Days for Completion From Date of Notice to Proceed

Time and Schedule of Performance – Page 2
Halloween Stroll

Section 2 Summary of the Impact of Change(s) in Time and Schedule of Performance on the Overall Project

Pursuant to and in consideration of the changes in the Scope of Professional Services in this Change Order or Supplemental Task Authorization, the time and schedule the City and the Consultant have previously agreed to for all of the work to be done under the Professional Service Agreement shall be changed as follows:

Phase and/or Task Reference As Enumerated in Scope of Professional Services	Name or Title of Phase and/or Task	Number of Calendar Days For Completion of Each Phase and/or Task	Cumulative Number of Calendar Days for Completion From Date of Notice to Proceed

EXHIBIT D

Consultant's Associated Sub-Consultant(s) and Subcontractor(s)
Halloween Stroll

Date: October 6, 2025

☐ Change Order Number: N/A

☒ Supplemental Task Authorization Number: STA 1

Consultant has identified the following sub-consultant(s) and/or subcontractor(s) which may be engaged to assist the Consultant in providing and performing the services, tasks or work required under this Change Order or Supplemental Task Authorization:

(If none, enter the word "none" in the space below.)

Service and/or Work to be Provided or Performed	Name and Address of Individual or Firm	Sub-Consultant Services are Exempted from Prime Consultant's Insurance Coverage (Yes or No)

EXHIBIT E

Project Guidelines and Criteria
Halloween Stroll

Date: October 6, 2025

☐ Change Order Number: N/A

☒ Supplemental Task Authorization Number: STA 1

As a supplement or change to the project guidelines and criteria set forth in the Professional Services Agreement, the City has established the following guidelines, criteria, goals, objectives, constraints, schedule, budget and/or requirements which shall serve as a guide to the Consultant in performing the services, tasks or work to be provided pursuant to the professional services set forth in this Change Order or Supplemental Task Authorization as follows:

(If none, enter the word "none" in the space below)

Item No. 1

None

EXHIBIT F

Certification Regarding Debarment, Suspension,
Ineligibility and Voluntary Exclusion

Vendor Covered Transactions

- (1) The prospective vendor certifies, by submission of this Agreement, that neither it nor its principles are presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the vendor is unable to certify to the above statement, the prospective vendor shall attach an explanation to this form.

VENDOR:

TECH-TRONICS PRODUCTIONS INC
Company Name

DUNS Number

D. B. M. L.
Signature

10/6/25
Date

DAVID MEDINA
Print Name

4224 FOWLER ST #1
Street Address

FT MYERS FL 33901
City State Zip Code

For City of Bonita Springs use only

To access the debarment search: <https://www.sam.gov/SAM> > Search Records tab > Enter DUNS number > Click Search

Company: ☐ is debarred ☐ is not debarred

Verified by:

Name

Date

TECH-TRONICS PRODUCTIONS, INC.
 4224 FOWLER ST #1
 FT MYERS FL 33901
 239-939-7747 fax 239-939-2069
 www.tech-tronicsinc.com

Estimate

Date	Estimate #
8/7/2025	9682

Name / Address
CITY OF BONITA SPRINGS 9101 BONITA BEACH ROAD BONITA SPRINGS, FL. 34135 ATTN: ACCOUNTS PAYABLE

		Rep	PROJECT	
		DM	10/31/25 LIGHTING	
Item	Description	Qty	Cost	Total
PRODUCTION	LIGHTING PRODUCTION ON 10/31/25 AT RIVERSIDE PARK IN BONITA SPRINGS FROM 530PM TO 9PM.		0.00	0.00
PRODUCTION	AIRSTAR BALLOON LIGHT FOR PICTURE AREA	2	450.00	900.00
PRODUCTION	GEYSER FOG MACHINE WITH RGB LED LIGHTS	4	45.00	180.00
PRODUCTION	FOG MACHINE	1	35.00	35.00
PRODUCTION	BATTERY UP LIGHT (PURPLE AND ORANGE)	36	32.00	1,152.00
PRODUCTION	ELECTRIC CABLE PACKAGE	1	150.00	150.00
PRODUCTION	MINI BALLOON LIGHTS FOR AROUND PUMPKIN PATCH SET WITH ORANGE LIGHT	6	100.00	600.00
PRODUCTION	FOG FLUID	5	35.00	175.00
TECH	ON SITE TECH	2	650.00	1,300.00
SETUP	EQUIPMENT SETUP / TEAR DOWN CHARGE	2	675.00	1,350.00
DELIVERY	DELIVERY, PICKUP CHARGE (CHARGED EACH DIRECTION)	2	250.00	500.00
PRODUCTION	GRASS AREA BEHIND STAGE			
PRODUCTION	2 HEAD BATTERY LIGHT TO LIGHT TREES. WITH STAND	6	125.00	750.00
PRODUCTION	HAZE/FOG MACHINE	2	50.00	100.00
PRODUCTION	HAZE FLUID	4	35.00	140.00
PRODUCTION	HANDICAPPED CABLE BRIDGE TO ACROSS SIDEWALKS.	16	12.00	192.00
	CITY OF BONITA TO SUPPLY ELECTRIC OUTLET WITHIN 25' OF EACH FOG MACHINE LOCATION			
	SET-UP 10/31/25 AT 1PM			
	EVENT 10/31/25 FROM 530PM TO 9PM			
	TEAR DOWN 10/31/25 9PM			
ON ACCEPTANCE PLEASE SIGN AND RETURN.		Subtotal		
		Sales Tax (6.5%)		
		Total		

Signature
 00.430.574.4828

Lisa Taylor

TECH-TRONICS PRODUCTIONS, INC.
 4224 FOWLER ST #1
 FT MYERS FL 33901
 239-939-7747 fax 239-939-2069
 www.tech-tronicsinc.com

Estimate

Date	Estimate #
8/7/2025	9684

Name / Address
CITY OF BONITA SPRINGS 9101 BONITA BEACH ROAD BONITA SPRINGS, FL. 34135 ATTN: ACCOUNTS PAYABLE

		Rep	PROJECT	
		DM	LIGHTING BANYAN TR...	
Item	Description	Qty	Cost	Total
PRODUCTION	SOUND AND LIGHTING SYSTEM IN PARK AND ACROSS THE STREET IN BANYAN TREE AREA FOR 9 DAYS 10/23/25 TO 10/31/25		0.00	0.00
PRODUCTION	LIGHTED ORBS	16	135.00	2,160.00
PRODUCTION	400' COLORED MARKET LIGHTS	400	5.00	2,000.00
PRODUCTION	FOG MACHINE	1	700.00	700.00
PRODUCTION	EXTENSION CORDS	25	8.00	200.00
PRODUCTION	GENERATOR	1	3,000.00	3,000.00
PRODUCTION	FUEL	1	1,000.00	1,000.00
PRODUCTION	DISTRO FOR GENERATOR	1	800.00	800.00
PRODUCTION	FEEDER CABLE FOR GENERATOR	1	300.00	300.00
PRODUCTION	MARKET LIGHT POLES	7	250.00	1,750.00
PRODUCTION	FOG FLUID	2	35.00	70.00
SETUP	EQUIPMENT SETUP CHARGE 5 DAYS	1	2,560.00	2,560.00
SETUP	EQUIPMENT TEAR DOWN CHARGE 2 DAYS	1	2,000.00	2,000.00
MATERIALS	MATERIALS FOR INSTALL	1	1,300.00	1,300.00
TECH	RIGGERS	1	800.00	800.00
DELIVERY	DELIVERY, PICKUP CHARGE (CHARGED EACH DIRECTION)	2	200.00	400.00
	EVENT DATES: 10/23/25 TO 10/31/25			
ON ACCEPTANCE PLEASE SIGN AND RETURN.		Subtotal		
		Sales Tax (6.5%)		
		Total		

Signature _____
00.430.574.4828 

TECH-TRONICS PRODUCTIONS, INC.
 4224 FOWLER ST #1
 FT MYERS FL 33901
 239-939-7747 fax 239-939-2069
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Estimate

Date	Estimate #
8/7/2025	9685

Name / Address
CITY OF BONITA SPRINGS 9101 BONITA BEACH ROAD BONITA SPRINGS, FL. 34135 ATTN: ACCOUNTS PAYABLE

Rep	PROJECT
DM	LIGHTING COMMUNIT...

Item	Description	Qty	Cost	Total
PRODUCTION	SOUND AND LIGHTING SYSTEM IN PARK AND ACROSS THE STREET IN BANYAN TREE AREA FOR 9 DAYS 10/23/25 TO 10/31/25		0.00	0.00
PRODUCTION	100 WATT PANEL LIGHT	40	135.00	5,400.00
PRODUCTION	FOG MACHINE	1	700.00	700.00
PRODUCTION	EXTENSION CORDS	25	8.00	200.00
PRODUCTION	LADDERS	4	100.00	400.00
PRODUCTION	FOG FLUID	2	35.00	70.00
SETUP	EQUIPMENT SETUP CHARGE 5 DAYS	1	2,000.00	2,000.00
SETUP	EQUIPMENT TEAR DOWN CHARGE 2 DAYS	1	640.00	640.00
TECH	ON SITE TECH	9	750.00	6,750.00
DELIVERY	DELIVERY, PICKUP CHARGE (CHARGED EACH DIRECTION)	2	200.00	400.00
			Subtotal	\$16,560.00
			Sales Tax (6.5%)	\$0.00
			Total	\$16,560.00

Signature

00.430.574.4828

Lora Taylor

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 4224 FOWLER ST #1
 FT MYERS FL 33901
 239-939-7747 fax 239-939-2069
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Estimate

Date	Estimate #
8/7/2025	9686

Name / Address
CITY OF BONITA SPRINGS 9101 BONITA BEACH ROAD BONITA SPRINGS, FL. 34135 ATTN: ACCOUNTS PAYABLE

Rep	PROJECT
DM	2025 LIGHTING ROAD

Item	Description	Qty	Cost	Total
PRODUCTION	SOUND AND LIGHTING SYSTEM IN PARK AND ACROSS THE STREET IN BANYAN TREE AREA FOR 9 DAYS 10/23/25 TO 10/31/25		0.00	0.00
PRODUCTION	COLORADO LED SPOT	60	135.00	8,100.00
PRODUCTION	EXTENSION CORDS	25	8.00	200.00
PRODUCTION	LIFT SET UP AND TEAR DOWN	1	2,500.00	2,500.00
SETUP	EQUIPMENT SETUP CHARGE 5 DAYS	1	2,000.00	2,000.00
SETUP	EQUIPMENT TEAR DOWN CHARGE 2 DAYS	1	640.00	640.00
TECH	RIGGERS	1	800.00	800.00
DELIVERY	DELIVERY, PICKUP CHARGE (CHARGED EACH DIRECTION)	2	200.00	400.00
ON ACCEPTANCE PLEASE SIGN AND RETURN.		Subtotal\$14,640.00		

Signature _____

00.430.574.4828

Lora Taylor

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 www.tech-tronicsinc.com

Estimate

Date	Estimate #
8/7/2025	9687

Name / Address
CITY OF BONITA SPRINGS 9101 BONITA BEACH ROAD BONITA SPRINGS, FL. 34135 ATTN: ACCOUNTS PAYABLE

		Rep	PROJECT	
		DM	SOUND/LIGHTING RIVE...	
Item	Description	Qty	Cost	Total
PRODUCTION	SOUND AND LIGHTING SYSTEM IN PARK AND ACROSS THE STREET IN BANYAN TREE AREA FOR 9 DAYS 10/23/25 TO 10/31/25		0.00	0.00
PRODUCTION	EXTENSION CORDS	25	8.00	200.00
PRODUCTION	70V SPEAKERS	3	200.00	600.00
PRODUCTION	70V AMP	1	200.00	200.00
PRODUCTION	LIFT SET UP AND TEAR DOWN	1	2,500.00	2,500.00
PRODUCTION	80 WATT PANEL LIGHT	150	70.00	10,500.00
PRODUCTION	SPEAKER WIRE	1	300.00	300.00
SETUP	EQUIPMENT SETUP CHARGE 5 DAYS	1	2,000.00	2,000.00
SETUP	EQUIPMENT TEAR DOWN CHARGE 2 DAYS	1	640.00	640.00
DELIVERY	DELIVERY, PICKUP CHARGE (CHARGED EACH DIRECTION)	2	200.00	400.00
ON ACCEPTANCE PLEASE SIGN AND RETURN.		Subtotal		
		Sales Tax (6.5%)		
		Total		

Signature

00.430.574.4828

Lora Taylor

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4224 FOWLER ST #1
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239-939-7747 fax 239-939-2069
www.tech-tronicsinc.com

Estimate

Date	Estimate #
8/7/2025	9688

Name / Address
CITY OF BONITA SPRINGS 9101 BONITA BEACH ROAD BONITA SPRINGS, FL. 34135 ATTN: ACCOUNTS PAYABLE

Rep	PROJECT
DM	SOUND STAGE ROOF

Item	Description	Qty	Cost	Total
PRODUCTION	SOUND SYSTEM HUNG FROM BAND SHELL ROOF WITH SPEAKERS AIMED FRONT AND SIDES FOR 9 DAYS 10/23/25 TO 10/31/25 SPEAKERS AIMED AT AREA BEHIND BAND SHELL AUTOMATIC MUSIC TURN ON (4:30PM) AND TURN OFF (9:00PM) CLIENT TO SUPPLY MUSIC PLAY LIST BY OCTOBER 1 2025. START DATE 10/23/25 END DATE 10/31/25	1	6,182.50	6,182.50

ON ACCEPTANCE PLEASE SIGN AND RETURN.	Subtotal	\$6,182.50
	Sales Tax (6.5%)	\$0.00
	Total	\$6,182.50

Signature _____

ITEM TITLE: Discuss the potential of providing a resource map that illustrates City Council District boundaries and the communities within each, and provide direction to staff.

REQUESTOR: Council Member Corrie

AGENDA SECTION: Mayor and Council Member Items

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

A recent News-Press article featured a map from a neighboring community that illustrated the elected officials' districts and the communities within each. Creating a similar map for the City of Bonita Springs may provide residents with a more accessible way to determine their respective council district.

I requested staff review the map featured in the article and offer guidance on how we might develop a comparable map for the City. I wish to discuss with Council the possibility of publishing this resource on the City's website and providing direction to staff. I have asked that staff provide handout materials at the meeting.

RECOMMENDATION: City Council's pleasure.

ATTACHMENTS: None

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield

ITEM TITLE: Presentation from PFM Financial Advisors of the Standard and Poor's Bond Rating.

REQUESTOR: Lisa Griggs Roth, CPA, Director of Financial and Administrative Services

AGENDA SECTION: City Manager Items

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

On April 16, 2025, City Council directed staff to obtain a Standard and Poor's (S&P) Bond Rating.

The City's Financial Advisor, Julie Santamaria with PFM Financial Advisors LLC will provide a presentation on the bond rating.

RECOMMENDATION: Receive presentation

ATTACHMENTS: S&P Rating report

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Lisa Griggs Roth

October 6, 2025

City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, FL 34135
Attention: Lisa Griggs Roberson, Director

Re: ***Bonita Springs, Florida***

Dear Lisa Griggs Roberson

Pursuant to your request for an S&P Global Ratings rating on the above-referenced entity, S&P Global Ratings has assigned a rating of "AA+" . S&P Global Ratings views the outlook for this rating as stable. A copy of the rationale supporting the rating is enclosed.

This letter constitutes S&P Global Ratings' permission for you to disseminate the above-assigned ratings to interested parties in accordance with applicable laws and regulations. However, permission for such dissemination (other than to professional advisors bound by appropriate confidentiality arrangements or to allow the Issuer to comply with its regulatory obligations) will become effective only after we have released the ratings on standardandpoors.com. Any dissemination on any Website by you or your agents shall include the full analysis for the rating, including any updates, where applicable. Any such dissemination shall not be done in a manner that would serve as a substitute for any products and services containing S&P Global Ratings' intellectual property for which a fee is charged.

To maintain the rating, S&P Global Ratings must receive all relevant financial and other information, including notice of material changes to financial and other information provided to us and in relevant documents, as soon as such information is available. Relevant financial and other information includes, but is not limited to, information about direct bank loans and debt and debt-like instruments issued to, or entered into with, financial institutions, insurance companies and/or other entities, whether or not disclosure of such information would be required under S.E.C. Rule 15c2-12. You understand that S&P Global Ratings relies on you and your agents and advisors for the accuracy, timeliness and completeness of the information submitted in connection with the rating and the continued flow of material information as part of the surveillance process. Please send all information via electronic delivery to pubfin_statelocalgovt@spglobal.com. If SEC rule 17g-5 is applicable, you may post such information on the appropriate website. For any information not available in electronic format or posted on the applicable website,

Please send hard copies to:

S&P Global Ratings
Public Finance Department
55 Water Street
New York, NY 10041-0003

The rating is subject to the Terms and Conditions, if any, attached to the Engagement Letter applicable to the rating. In the absence of such Engagement Letter and Terms and Conditions, the rating is subject to the attached Terms and Conditions. The applicable Terms and Conditions are incorporated herein by reference.

S&P Global Ratings is pleased to have the opportunity to provide its rating opinion. For more information please visit our website at www.standardandpoors.com. If you have any questions, please contact us. Thank you for choosing S&P Global Ratings.

Sincerely yours,

S&P Global Ratings
a division of Standard & Poor's Financial Services LLC

vs
enclosures

cc: ***Julie Santamaria, Director***
PFM Financial Advisors LLC

S&P Global Ratings
Terms and Conditions Applicable To Public Finance Credit Ratings

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All Credit Rating Actions in S&P Global Ratings' Sole Discretion. S&P Global Ratings may assign, raise, lower, suspend, place on CreditWatch, or withdraw a credit rating, and assign or revise an Outlook, at any time, in S&P Global Ratings' sole discretion. S&P Global Ratings may take any of the foregoing actions notwithstanding any request for a confidential or private credit rating or a withdrawal of a credit rating, or termination of a credit rating engagement. S&P Global Ratings will not convert a public credit rating to a confidential or private credit rating, or a private credit rating to a confidential credit rating.

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No Third Party Beneficiaries. Nothing in any credit rating engagement, or a credit rating when issued, is intended or should be construed as creating any rights on behalf of any third parties, including, without limitation, any recipient of a credit rating. No person is intended as a third party beneficiary of any credit rating engagement or of a credit rating when issued.

Research Update:

Bonita Springs, FL Assigned 'AA+' Issuer Credit Rating; Outlook Is Stable

October 7, 2025

Overview

- S&P Global Ratings assigned its 'AA+' issuer credit rating (ICR) to the city of [Bonita Springs, Fla.](#)
- The outlook is stable.
- The rating reflects the application of our [Methodology For Rating U.S. Governments](#), Sept. 9, 2024.

Rationale

Security

The city does not have any public debt. Roughly \$8 million in bank loans and a \$2 million state loan are currently outstanding. In the coming months, the city is considering obtaining a line of credit to provide local matching funds for grant applications related to a park trail development along a former railway.

Credit highlights

The 'AA+' rating reflects Bonita Springs' track record of positive financial performance, history of sizable available reserves, proactive management, and very limited debt and liabilities. The strengths are offset by county-based Gross County Product (GCP) per capita and per capital personal income (PCPI) metrics that are weaker than the nation as well as slightly weaker local income metrics compared with many higher rated peers.

The economy is growing; however, with consistent increases in population and market values. Bonita Springs encompasses about 40 square miles within Lee County in southwestern Florida, between Fort Myers and Naples. The city's tax base is primarily residential and has experienced consistent growth in recent years due to population increases and demand for housing in this region of the state.

Primary Contact

Stephen Doyle
New York
1-214-765-5886
stephen.doyle
@spglobal.com

Secondary Contact

Timothy W Barrett
Washington DC
1-202-383-2232
timothy.barrett
@spglobal.com

This economic growth has translated to positive revenue trends, supporting general fund financial performance that is stronger than most similarly rated peers. Additionally, the city operates using a “government light” model that limits the number of staff hired directly and instead utilizes intergovernmental partnerships and contractual agreements for services such as policing, utilities, and cybersecurity preparation. For fiscal 2025, the city projects another sizable surplus due to similar trends, though officials are monitoring the potential for a slowdown in revenues compared with the last few years. The fiscal 2026 budget reflects a decline in general fund reserves as a portion is allocated to the capital projects fund, but operations are expected to remain balanced. We understand that the city’s committed fund balance, which is sizable as of fiscal 2024, is likely to fluctuate with the completion of capital projects in the coming years so we have not included this amount in our calculation of available reserves. Nevertheless, available reserves in the general fund are sizable compared with operating revenues even when capturing just the unassigned and assigned portions.

Despite continued capital needs and plans in the coming years and the potential for some slowdown in revenues, we expect the city to maintain balanced-to-positive operations, given its forward-looking budgeting practices, capital planning, and limited service needs.

Given a lack of additional debt plans, we expect the city’s debt service costs and per capita debt to remain stable or slightly increase during the next few years. While some employees participate in the Florida Retirement System, the city’s liability is relatively small, and the plan’s funded ratio is just over 80%. The city’s series 2014 bank loan can be accelerated upon an event of default per the loan documents. However, we do not view this as a contingent liquidity risk given the city’s cash position and available reserves. While the city maintains a debt policy, it does not currently outline specific limitations on the amount of debt the city can issue; however, officials are in the process of adding quantitative limitations.

The rating also reflects our view of the city’s:

- Gross county product per capita and per capita personal incomes that lag the national level; however, local incomes outpace the county and nation. Population, GCP, and tax base trends are all trending positive, supporting increasing revenues.
- Track record of positive financial performance and increasing reserves that are expected to continue, driven by stable or growing operating revenue and relatively limited service demands due to the use of contracted services or interlocal agreements.
- Budgeting practices, long-term planning, and financial policies that guide its financial trajectory in a way that maintains positive financial performance, outside of intention capital spending, and sizable reserves while incorporating future challenges and capital needs. Management has also taken steps to mitigate cybersecurity risk.
- Limited current costs and per capita liabilities given limited debt, a small pension liability associated with the Florida Retirement System. The city is planning to obtain a line of credit in the coming months but there are no long-term debt plans currently.
- For more information on our institutional framework assessment for Florida municipalities, see ["Institutional Framework Assessment: Florida Local Governments,"](#) Sept. 9, 2024.

Environmental, social, and governance

We view the city’s physical risks as elevated given its location on the southwestern coast of Florida, which exposes it to chronic and acute physical risks, including hurricanes and sea-level rise. However, city management has experience operating through these types of risks and the

Bonita Springs, FL Assigned 'AA+' Issuer Credit Rating; Outlook Is Stable

city has taken steps to increase resiliency and financial flexibility, which we believe somewhat mitigates these risks. We view social and governance risks as neutral within our credit rating analysis.

Outlook

The stable outlook reflects our view of the city's trend of positive operating performance, limited debt and retirement liabilities, and significant available reserves, which can support capital needs and provide liquidity during weather events.

Downside scenario

We could lower the rating if the city's available reserves decline materially on a sustained basis or if additional debt issuance, while currently unexpected, weakens our view of the city's debt and liability profile.

Upside scenario

We could raise the rating if the city's county-based or local economic metrics improve to levels more in line with higher rated peers, assuming all other rating factors remain stable or improve.

Bonita Springs, Florida--credit summary

Institutional framework (IF)	2
Individual credit profile (ICP)	1.43
Economy	2.5
Financial performance	1
Reserves and liquidity	1
Management	1.65
Debt and liabilities	1.00

Bonita Springs, Florida--key credit metrics

	Most recent	2024	2023	2022
Economy				
Real GCP per capita % of U.S.	--	--	71	72
County PCPI % of U.S.	--	--	94	93
Market value (\$000s)	--	20,318,742	15,072,884	14,121,142
Market value per capita (\$)	--	345,428	265,578	247,705
Top 10 taxpayers % of taxable value	--	3.4	3.1	2.9
County unemployment rate (%)	--	3.5	3.3	3.4
Local median household EBI % of U.S.	--	118	114	116
Local per capita EBI % of U.S.	--	151	147	153
Local population	--	58,822	56,755	57,008
Financial performance				
Operating fund revenues (\$000s)	--	30,062	26,916	24,055
Operating fund expenditures (\$000s)	--	17,605	15,081	14,038
Net transfers and other adjustments (\$000s)	--	(3,547)	(4,159)	(2,525)

Bonita Springs, Florida--key credit metrics

	Most recent	2024	2023	2022
Operating result (\$000s)	--	8,910	7,676	7,492
Operating result % of revenues	--	29.6	28.5	31.1
Operating result three-year average %	--	29.8	25.0	--
Reserves and liquidity				
Available reserves % of operating revenues	--	62.1	78.7	87.1
Available reserves (\$000s)	--	18,683	21,187	20,948
Debt and liabilities				
Debt service cost % of revenues	--	2.7	2.7	9.1
Net direct debt per capita (\$)	193	193	187	208
Net direct debt (\$000s)	11,365	11,365	10,625	11,845
Direct debt 10-year amortization (%)	96	96	92	89
Pension and OPEB cost % of revenues	--	--	--	--
NPLs per capita (\$)	--	77	88	69
Combined NPLs (\$000s)	--	4,540	4,991	3,931

Financial data may reflect analytical adjustments and are sourced from issuer audit reports or other annual disclosures. Economic data is generally sourced from S&P Global Market Intelligence, the Bureau of Labor Statistics, Claritas, and issuer audits and other disclosures. Local population is sourced from Claritas. Claritas estimates are point in time and not meant to show year-over-year trends. GCP--Gross county product. PCPI--Per capita personal income. EBI--Effective buying income. OPEB--Other postemployment benefits. NPLs--Net pension liabilities.

Ratings List

New Issue Ratings

ICR

Long Term Rating

AA+/Stable

New Rating

Local Government

Bonita Springs, FL Unlimited Tax General Obligation

AA+/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at <https://disclosure.spglobal.com/ratings/en/regulatory/ratings-criteria> for further information. A description of each of S&P Global Ratings' rating categories is contained in "S&P Global Ratings Definitions" at <https://disclosure.spglobal.com/ratings/en/regulatory/article/-/view/sourceId/504352>. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings referenced herein can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

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ITEM TITLE: Presentation of the August Financial Report.

REQUESTOR: Lisa Griggs Roth, CPA, Director of Financial and Administrative Services

AGENDA SECTION: City Manager's Items

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

Staff will be providing a brief presentation on the attached fiscal year to date financial report for August 31, 2025. This report is for eleven months of operations in the 2024-2025 fiscal year.

STAFF RECOMMENDATION: Receive presentation and report.

ATTACHMENTS:

1. Presentation
2. Financial Report

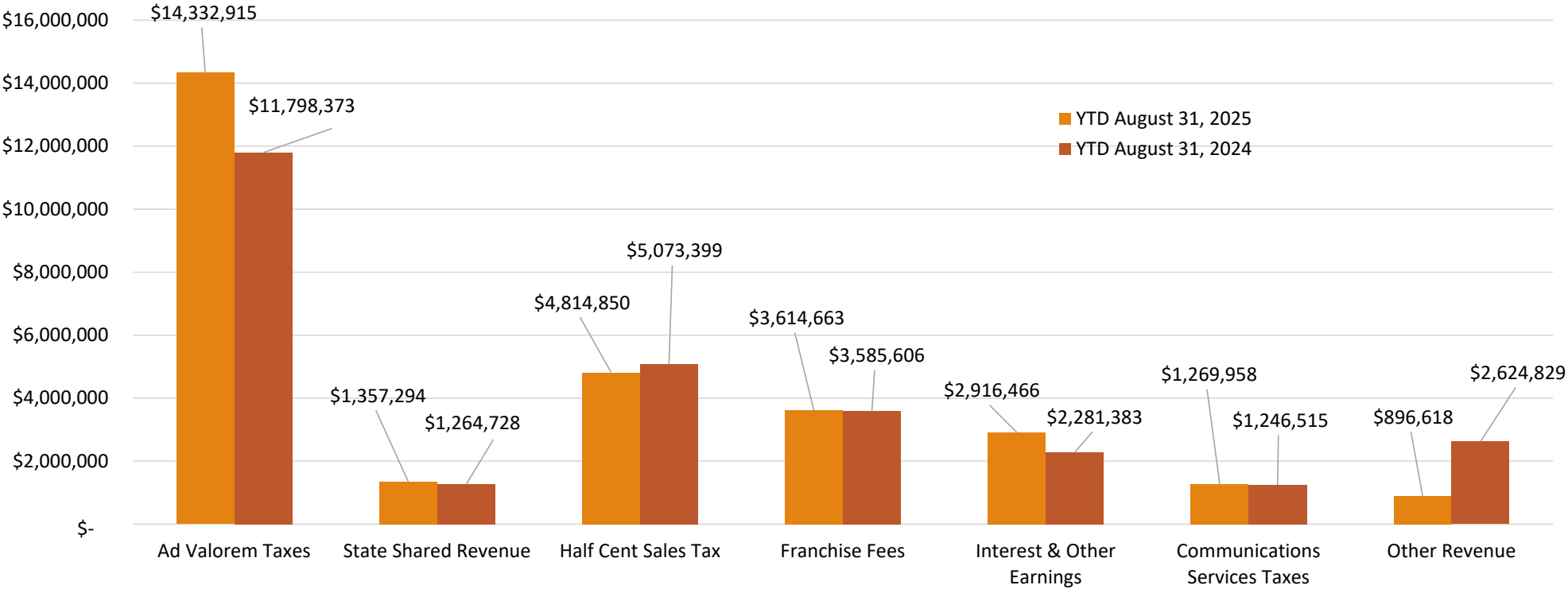
REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Lisa Griggs Roth

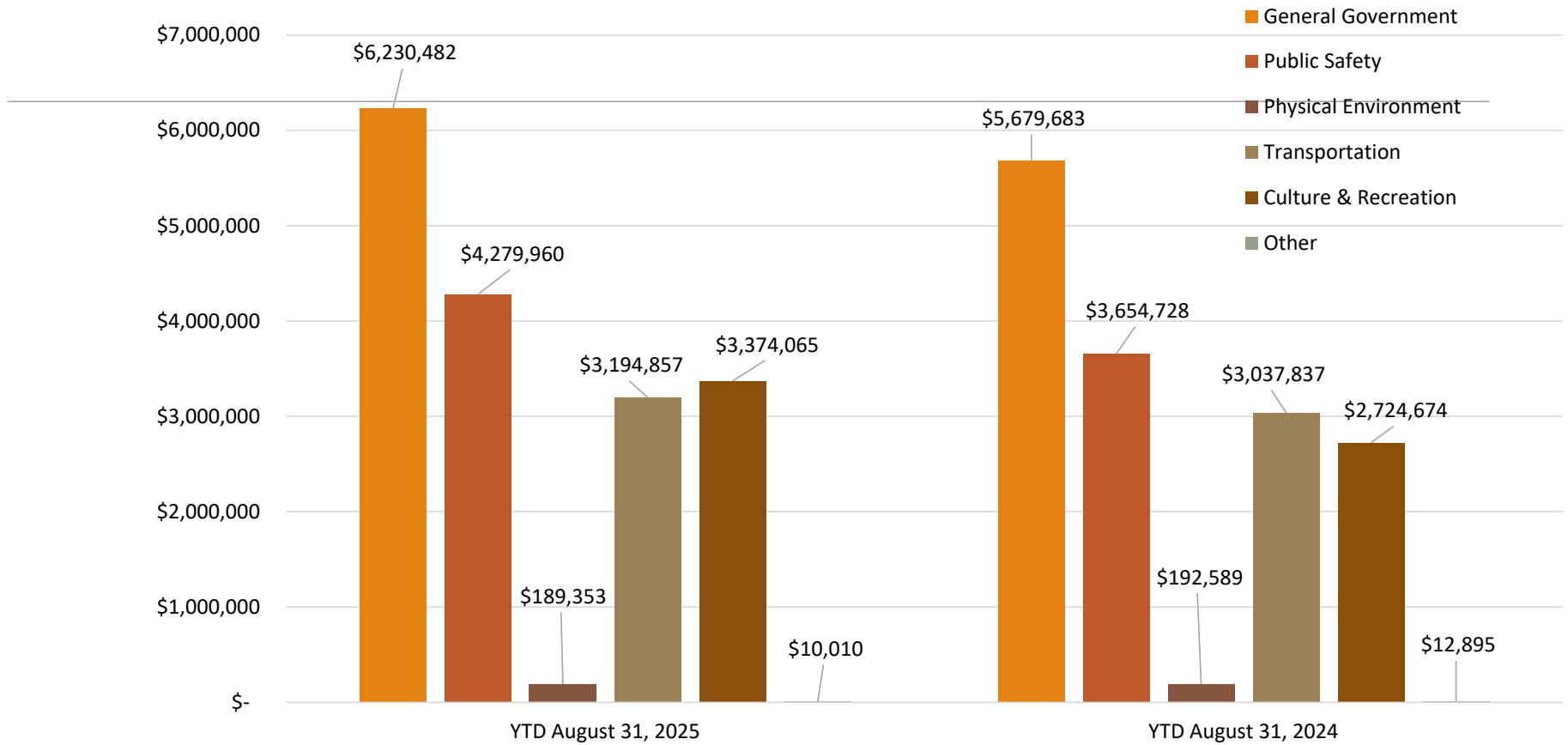
August Financial Report



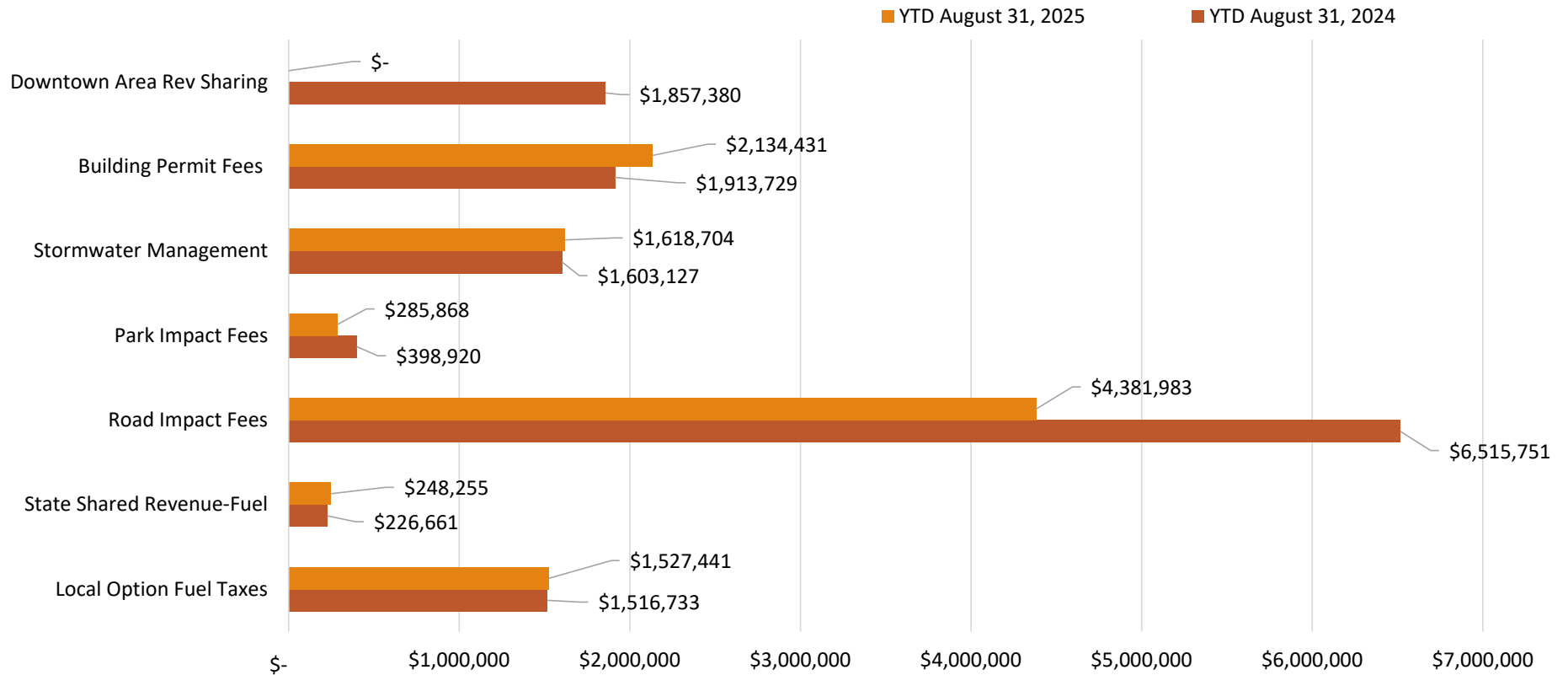
General Fund Revenue



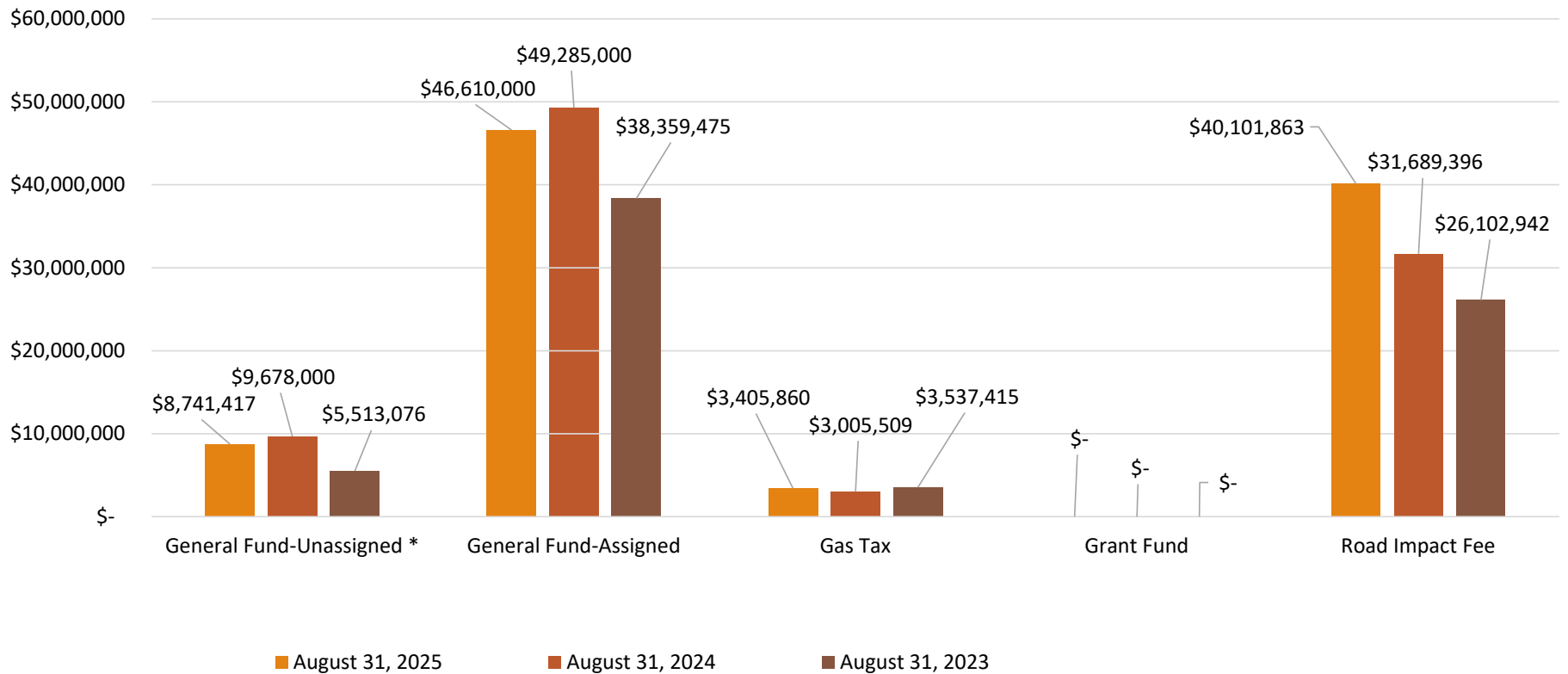
General Fund Expenditures



Restricted Revenue

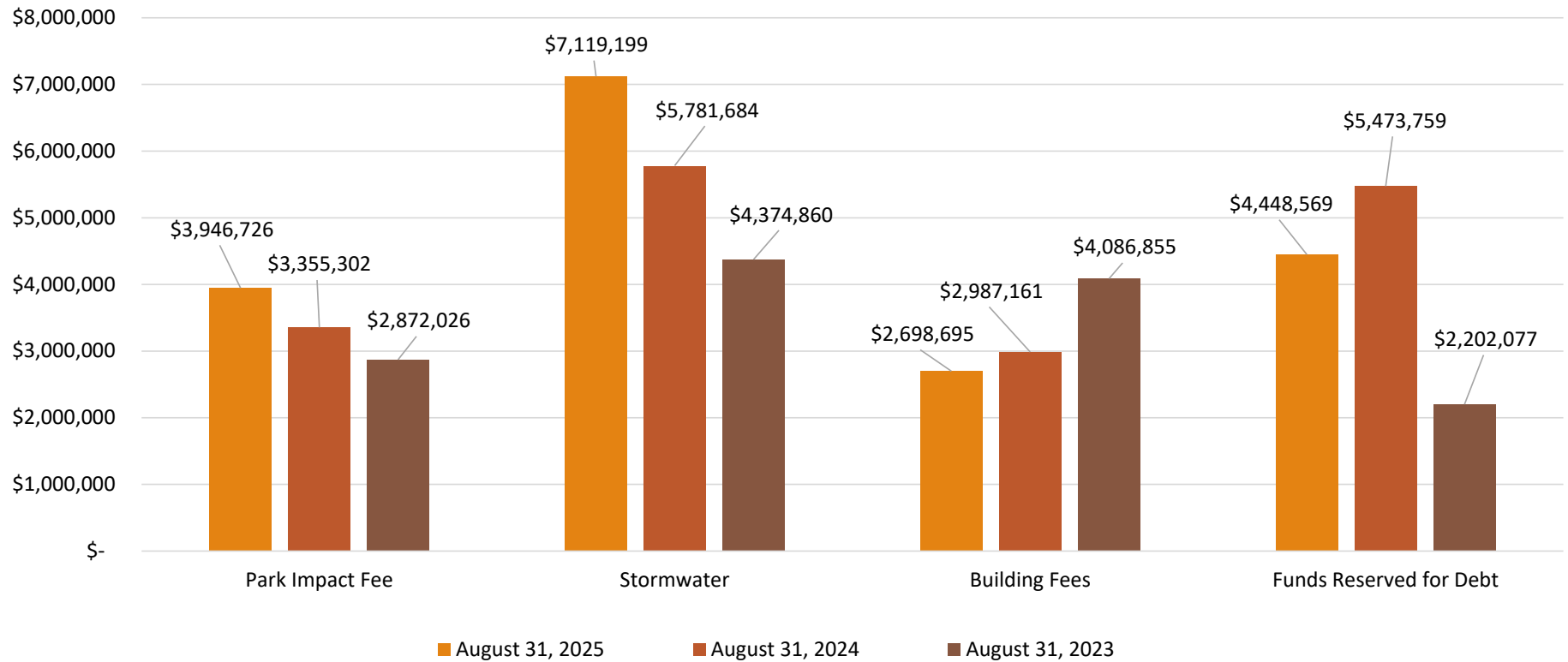


Cash Balances



* General fund unassigned fund balance will be calculated at the end of the fiscal year along with the audit completion.

Cash Balances



Thank you...

City Council discussion and
direction to Staff.

City of Bonita Springs, Florida
Balance Sheet
As of August 31, 2025

	Special Revenue Funds										
	General Fund	Gas Tax	Grants	Impact Fee Funds		Stormwater Management	Building Fees	Downtown Area Revenue Sharing	Debt Service Funds	Capital Project Fund	Total Governmental Funds
				Road	Park						
ASSETS											
Cash and cash equivalents	\$ 55,351,417	\$ 3,405,860	\$ -	\$ 40,101,863	\$ 3,946,726	\$ 7,119,199	\$ 2,698,695	\$ 2,400,115	\$ 2,000,000	\$ 48,454	\$ 117,072,329
Receivables (net)	402,030	-	-	-	-	-	-	-	-	-	402,030
Due from other govt	-	-	542,622	-	-	-	-	-	-	-	542,622
Due from other funds	7,735,897	-	-	-	-	-	-	-	-	-	7,735,897
Total assets	\$ 63,489,344	\$ 3,405,860	\$ 542,622	\$ 40,101,863	\$ 3,946,726	\$ 7,119,199	\$ 2,698,695	\$ 2,400,115	\$ 2,000,000	\$ 48,454	\$ 125,752,878
LIABILITIES AND FUND BALANCES											
Liabilities:											
Accounts and contracts payable	\$ 11,059	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,059
Accrued liabilities	1,005,614	-	-	-	-	-	-	-	-	-	1,005,614
Due to other funds	-	-	7,735,897	-	-	-	-	-	-	-	7,735,897
Due to other governments	43,472	-	-	41,155	-	-	-	-	-	-	84,627
Unearned Revenue	5,121	-	122,083	-	-	-	-	-	-	-	127,204
Total liabilities	1,065,266	-	7,857,980	41,155	-	-	-	-	-	-	8,964,401
Total fund balances, beginning of the year	55,065,182	3,108,793	(1,842,950)	35,777,833	3,689,301	5,728,028	3,252,713	3,473,759	2,000,000	4,167	110,256,826
Revenues and Other Financing Sources over (under) Expenditures and Other Financing Uses	7,358,896	297,067	(5,472,408)	4,282,875	257,425	1,391,171	(554,018)	(1,073,644)	-	44,287	6,531,651
Fund balances	62,424,078	3,405,860	(7,315,358)	40,060,708	3,946,726	7,119,199	2,698,695	2,400,115	2,000,000	48,454	116,788,477
Total liabilities and fund balances	\$ 63,489,344	\$ 3,405,860	\$ 542,622	\$ 40,101,863	\$ 3,946,726	\$ 7,119,199	\$ 2,698,695	\$ 2,400,115	\$ 2,000,000	\$ 48,454	\$ 125,752,878



City of Bonita Springs, FL

General Fund Budget Report

Group Summary

For Fiscal: 2024-2025 Period Ending: 08/31/2025

RevAccountType;ExpFinStmntLineItem	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 00 - General Fund					
Revenue					
311 - Ad Valorem Taxes	13,439,500.00	13,439,500.00	0.00	14,332,914.93	-893,414.93
315 - Communications Services Taxes	1,340,000.00	1,340,000.00	124,807.91	1,269,957.67	70,042.33
316 - Local Business Taxes	30,000.00	30,000.00	8,443.59	18,230.80	11,769.20
323 - Franchise Fees	3,948,200.00	3,948,200.00	480,478.30	3,614,663.16	333,536.84
329 - Other Permits, Fees & Special Assessment	46,100.00	46,100.00	9,710.00	89,645.00	-43,545.00
335 - State Shared Revenue	7,483,034.00	7,483,034.00	607,974.99	6,172,143.70	1,310,890.30
341 - General Government	280,000.00	280,000.00	15,486.88	354,251.89	-74,251.89
343 - Physical Environment	112,200.00	112,200.00	9,050.00	99,750.00	12,450.00
347 - Culture/Recreation	95,300.00	95,300.00	5,420.49	94,914.17	385.83
349 - Other Charges for Services	80,700.00	80,700.00	5,960.86	58,430.53	22,269.47
351 - Judgements, Fines-Traffic	22,400.00	22,400.00	5,176.93	58,860.09	-36,460.09
354 - Fines Local Ordinance	120,000.00	120,000.00	1,350.00	34,908.47	85,091.53
361 - Interest & Other Earnings	1,500,000.00	1,500,000.00	269,360.26	2,916,466.46	-1,416,466.46
362 - Rents & Royalties	65,000.00	65,000.00	2,716.00	66,110.03	-1,110.03
366 - Contributions	0.00	0.00	0.00	960.00	-960.00
369 - Other Misc Revenues	8,000.00	8,000.00	1,530.00	20,556.84	-12,556.84
Revenue Total:	28,570,434.00	28,570,434.00	1,547,466.21	29,202,763.74	-632,329.74
Expense					
51 - General Government	8,089,841.00	8,205,470.00	767,871.14	6,230,482.24	1,974,987.76
52 - Public Safety	4,824,968.00	4,824,968.00	106,680.17	4,279,959.69	545,008.31
53 - Physical Environment	459,034.00	459,034.00	5,179.98	189,353.05	269,680.95
54 - Transportation	4,422,527.44	4,500,106.44	270,371.26	3,194,857.43	1,305,249.01
55 - Economic Environment	28,100.00	28,100.00	0.00	0.00	28,100.00
56 - Human Services	136,410.00	136,410.00	0.00	10,010.00	126,400.00
57 - Culture & Recreation	4,435,516.00	4,608,225.00	285,698.90	3,374,064.90	1,234,160.10
58 - Other Uses/Transfers Out	13,840,678.00	45,074,932.00	578,283.60	4,565,139.95	40,509,792.05
Expense Total:	36,237,074.44	67,837,245.44	2,014,085.05	21,843,867.26	45,993,378.18
Fund: 00 - General Fund Surplus (Deficit):	-7,666,640.44	-39,266,811.44	-466,618.84	7,358,896.48	-46,625,707.92
Total Surplus (Deficit):	-7,666,640.44	-39,266,811.44	-466,618.84	7,358,896.48	



General Fund Department Expenditures Excluding Transfers

City of Bonita Springs, FL

Group Summary

For Fiscal: 2024-2025 Period Ending: 08/31/2025

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 00 - General Fund					
101 - City Council	428,100.00	428,100.00	33,006.36	382,309.42	45,790.58
102 - Boards & Committees	96,000.00	96,000.00	0.00	2,535.00	93,465.00
201 - City Manager	510,950.00	510,950.00	63,902.68	496,137.58	14,812.42
211 - Planning & Zoning	2,121,000.00	2,121,000.00	232,512.36	1,832,350.93	288,649.07
220 - Law Enforcement/Security	3,306,920.00	3,306,920.00	4,162.00	3,100,399.02	206,520.98
230 - Neighborhood Services	1,424,048.00	1,424,048.00	101,134.40	1,137,118.54	286,929.46
240 - Information Technologies	445,450.00	445,450.00	12,878.56	281,365.21	164,084.79
250 - Public Works	4,828,161.44	4,905,740.44	275,551.24	3,377,634.87	1,528,105.57
260 - Emergency Management	94,000.00	94,000.00	1,383.77	42,442.13	51,557.87
270 - Non-Departmental Expenditures	881,700.00	881,700.00	35,416.77	379,539.07	502,160.93
301 - City Attorney	633,000.00	633,000.00	63,955.50	354,787.41	278,212.59
401 - Administrative Services	937,110.00	943,561.00	63,497.42	583,185.92	360,375.08
402 - City Hall	330,930.00	330,930.00	26,868.89	252,375.99	78,554.01
410 - Human Resources	75,700.00	75,700.00	6,126.95	47,655.35	28,044.65
430 - Communications	1,637,351.00	1,637,351.00	70,690.60	1,283,583.98	353,767.02
501 - Finance	1,071,450.00	1,180,628.00	179,665.77	1,022,669.43	157,958.57
601 - Parks & Recreation Administration	949,494.00	969,494.00	63,360.92	715,198.56	254,295.44
602 - Recreation Center	558,592.00	573,088.00	32,228.74	441,135.18	131,952.82
603 - Community Park & Ball Fields	261,793.00	265,675.00	21,234.54	204,585.38	61,089.62
604 - Community Pool	649,819.00	703,030.00	48,312.73	555,322.71	147,707.29
605 - Riverside Park	295,440.00	327,429.00	9,951.06	241,379.35	86,049.65
606 - Park Maintenance	4,100.00	4,100.00	0.00	2,821.06	1,278.94
609 - Formerly Community Hall/Sherriff Substation	18,171.00	18,171.00	518.29	6,269.24	11,901.76
610 - Dog Park	107,878.00	107,878.00	7,599.22	42,344.36	65,533.64
611 - Beach Parks	31,152.00	46,152.00	206.96	7,787.02	38,364.98
612 - Hickory Blvd. North ROW	10,000.00	10,000.00	0.00	0.00	10,000.00
613 - BS Soccer Complex	146,815.00	146,815.00	17,676.85	113,531.93	33,283.07
614 - Kentucky Street Park	4,500.00	4,500.00	4,200.00	4,200.00	300.00
615 - Liles Hotel	94,255.00	99,255.00	16,649.22	78,319.56	20,935.44
617 - Bonita Nature Place	63,953.00	63,953.00	1,530.29	28,797.41	35,155.59
618 - Windsor Road Preserve	7,995.00	7,995.00	13.79	5,376.78	2,618.22
620 - Marni Fields	123,941.00	123,941.00	34,264.94	113,497.53	10,443.47
621 - BS River Park	52,978.00	57,259.00	1,458.71	35,494.84	21,764.16
622 - Cullum's Bonita Trail	20,300.00	20,300.00	1,050.00	12,127.19	8,172.81
623 - Carpenter Lane Canoe & Kayak	1,289.00	1,289.00	0.00	537.60	751.40
624 - Leitner Creek Neighborhood Park	14,053.00	38,903.00	200.00	8,706.18	30,196.82
626 - Oak Creek Preserve	6,000.00	6,000.00	500.00	2,225.00	3,775.00
629 - Oak Creek Kayak Launch	5,000.00	5,000.00	0.00	0.00	5,000.00
631 - Former Library Building	146,508.00	146,508.00	4,091.92	82,500.58	64,007.42
883 - Veterans	500.00	500.00	0.00	480.00	20.00
Fund: 00 - General Fund Total:	22,396,396.44	22,762,313.44	1,435,801.45	17,278,727.31	5,483,586.13
Total Surplus (Deficit):	-22,396,396.44	-22,762,313.44	-1,435,801.45	-17,278,727.31	



City of Bonita Springs, FL

Special Revenue Funds Budget Report Group Summary

For Fiscal: 2024-2025 Period Ending: 08/31/2025

RevAccountType;ExpFinStmntLineItem	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 10 - Gas Tax Fund					
Revenue					
312 - Local Option Taxes	1,772,200.00	1,772,200.00	143,327.43	1,527,440.75	244,759.25
335 - State Shared Revenue	291,200.00	291,200.00	35,768.16	248,255.37	42,944.63
361 - Interest & Other Earnings	82,000.00	82,000.00	4,999.44	76,510.52	5,489.48
Revenue Total:	2,145,400.00	2,145,400.00	184,095.03	1,852,206.64	293,193.36
Expense					
54 - Transportation	1,304,138.08	1,304,138.08	44,818.30	1,297,861.68	6,276.40
58 - Other Uses/Transfers Out	428,990.00	2,875,305.00	400.00	257,277.49	2,618,027.51
Expense Total:	1,733,128.08	4,179,443.08	45,218.30	1,555,139.17	2,624,303.91
Fund: 10 - Gas Tax Fund Surplus (Deficit):	412,271.92	-2,034,043.08	138,876.73	297,067.47	-2,331,110.55
Fund: 13 - Grant Fund					
Revenue					
331 - Federal Grants	0.00	27,565,831.00	1,575,555.09	4,525,533.00	23,040,298.00
334 - State Grants	1,311,750.00	21,496,684.50	147,197.70	639,709.84	20,856,974.66
337 - Local Gvmt Grants	40,000.00	40,000.00	17,967.00	31,224.50	8,775.50
381 - Transfers In	40,000.00	40,000.00	0.00	0.00	40,000.00
Revenue Total:	1,391,750.00	49,142,515.50	1,740,719.79	5,196,467.34	43,946,048.16
Expense					
52 - Public Safety	80,000.00	80,000.00	27,752.50	814,233.85	-734,233.85
57 - Culture & Recreation	0.00	9,639.00	0.00	0.00	9,639.00
58 - Other Uses/Transfers Out	1,311,750.00	49,052,876.50	545,187.47	9,854,641.98	39,198,234.52
Expense Total:	1,391,750.00	49,142,515.50	572,939.97	10,668,875.83	38,473,639.67
Fund: 13 - Grant Fund Surplus (Deficit):	0.00	0.00	1,167,779.82	-5,472,408.49	5,472,408.49
Fund: 14 - Road Impact Fee Fund					
Revenue					
324 - Impact Fees	2,650,000.00	2,650,000.00	188,199.90	4,381,982.81	-1,731,982.81
361 - Interest & Other Earnings	1,000,000.00	1,000,000.00	90,508.44	1,014,370.52	-14,370.52
Revenue Total:	3,650,000.00	3,650,000.00	278,708.34	5,396,353.33	-1,746,353.33
Expense					
58 - Other Uses/Transfers Out	3,299,667.00	28,202,108.00	196,851.93	1,113,478.41	27,088,629.59
Expense Total:	3,299,667.00	28,202,108.00	196,851.93	1,113,478.41	27,088,629.59
Fund: 14 - Road Impact Fee Fund Surplus (Deficit):	350,333.00	-24,552,108.00	81,856.41	4,282,874.92	-28,834,982.92
Fund: 16 - Park Impact Fee Fund					
Revenue					
324 - Impact Fees	210,000.00	210,000.00	8,469.90	285,867.90	-75,867.90
361 - Interest & Other Earnings	100,000.00	100,000.00	5,900.44	86,388.52	13,611.48
Revenue Total:	310,000.00	310,000.00	14,370.34	372,256.42	-62,256.42
Expense					
58 - Other Uses/Transfers Out	0.00	5,014,166.00	3,582.00	114,831.25	4,899,334.75
Expense Total:	0.00	5,014,166.00	3,582.00	114,831.25	4,899,334.75
Fund: 16 - Park Impact Fee Fund Surplus (Deficit):	310,000.00	-4,704,166.00	10,788.34	257,425.17	-4,961,591.17
Fund: 18 - Stormwater Management					
Revenue					
325 - Special Assessments - Charges for Public Services	1,590,000.00	1,590,000.00	0.00	1,618,703.72	-28,703.72
361 - Interest & Other Earnings	50,000.00	50,000.00	10,349.44	135,187.82	-85,187.82
Revenue Total:	1,640,000.00	1,640,000.00	10,349.44	1,753,891.54	-113,891.54
Expense					
53 - Physical Environment	746,047.96	746,047.96	55,774.57	362,720.78	383,327.18

Special Revenue Funds Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

RevAccountType;ExpFinStmntLineItem	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
58 - Other Uses/Transfers Out	700,000.00	4,200,000.00	0.00	0.00	4,200,000.00
Expense Total:	1,446,047.96	4,946,047.96	55,774.57	362,720.78	4,583,327.18
Fund: 18 - Stormwater Management Surplus (Deficit):	193,952.04	-3,306,047.96	-45,425.13	1,391,170.76	-4,697,218.72
Fund: 19 - Building Fees Fund					
Revenue					
322 - Building Permits	2,000,000.00	2,000,000.00	176,685.52	2,134,430.92	-134,430.92
361 - Interest & Other Earnings	10,000.00	10,000.00	5,975.42	87,218.55	-77,218.55
Revenue Total:	2,010,000.00	2,010,000.00	182,660.94	2,221,649.47	-211,649.47
Expense					
52 - Public Safety	2,979,500.00	2,979,500.00	17,277.26	2,726,865.09	252,634.91
58 - Other Uses/Transfers Out	0.00	642,795.00	0.00	48,802.34	593,992.66
Expense Total:	2,979,500.00	3,622,295.00	17,277.26	2,775,667.43	846,627.57
Fund: 19 - Building Fees Fund Surplus (Deficit):	-969,500.00	-1,612,295.00	165,383.68	-554,017.96	-1,058,277.04
Fund: 23 - Downtown Area Revenue Sharing					
Revenue					
311 - Ad Valorem Taxes	845,800.00	845,800.00	0.00	0.00	845,800.00
Revenue Total:	845,800.00	845,800.00	0.00	0.00	845,800.00
Expense					
58 - Other Uses/Transfers Out	1,073,644.00	1,073,644.00	0.00	1,073,644.00	0.00
Expense Total:	1,073,644.00	1,073,644.00	0.00	1,073,644.00	0.00
Fund: 23 - Downtown Area Revenue Sharing Surplus (Deficit):	-227,844.00	-227,844.00	0.00	-1,073,644.00	845,800.00
Total Surplus (Deficit):	69,212.96	-36,436,504.04	1,519,259.85	-871,532.13	



City of Bonita Springs, FL

Debt Service Funds Budget Report

Group Summary

For Fiscal: 2024-2025 Period Ending: 08/31/2025

RevAccountType;ExpFinStmntLineItem	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 20 - 2011 Debt Fund					
Expense					
51 - General Government	2,000,000.00	2,000,000.00	0.00	0.00	2,000,000.00
Expense Total:	2,000,000.00	2,000,000.00	0.00	0.00	2,000,000.00
Fund: 20 - 2011 Debt Fund Total:	2,000,000.00	2,000,000.00	0.00	0.00	2,000,000.00
Fund: 21 - 2014 Debt Fund					
Revenue					
381 - Transfers In	1,073,644.00	1,073,644.00	0.00	1,073,644.00	0.00
Revenue Total:	1,073,644.00	1,073,644.00	0.00	1,073,644.00	0.00
Expense					
51 - General Government	1,073,644.00	1,073,644.00	0.00	1,073,644.00	0.00
Expense Total:	1,073,644.00	1,073,644.00	0.00	1,073,644.00	0.00
Fund: 21 - 2014 Debt Fund Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00
Fund: 22 - 2020 Debt Fund					
Revenue					
381 - Transfers In	459,062.00	459,062.00	404,531.00	459,062.00	0.00
Revenue Total:	459,062.00	459,062.00	404,531.00	459,062.00	0.00
Expense					
51 - General Government	459,062.00	459,062.00	404,531.00	459,062.00	0.00
Expense Total:	459,062.00	459,062.00	404,531.00	459,062.00	0.00
Fund: 22 - 2020 Debt Fund Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00
Total Surplus (Deficit):	-2,000,000.00	-2,000,000.00	0.00	0.00	



City of Bonita Springs, FL

Capital Project Funds Budget Report

Group Summary

For Fiscal: 2024-2025 Period Ending: 08/31/2025

ExpFinStmntLineItem;RevAccountType	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 30 - Cap Projects Fund					
Revenue					
366 - Contributions	1,367,625.00	2,867,625.00	4,166.67	44,286.37	2,823,338.63
381 - Transfers In	18,997,023.00	131,538,111.50	911,052.00	15,476,419.42	116,061,692.08
Revenue Total:	20,364,648.00	134,405,736.50	915,218.67	15,520,705.79	118,885,030.71
Expense					
51 - General Government	3,790,000.00	10,034,432.00	3,979.98	303,752.76	9,730,679.24
52 - Public Safety	400,000.00	400,000.00	0.00	0.00	400,000.00
53 - Physical Environment	5,007,000.00	51,824,503.50	544,574.28	11,096,287.11	40,728,216.39
54 - Transportation	5,778,657.00	57,437,706.00	277,511.84	3,137,013.31	54,300,692.69
57 - Culture & Recreation	5,388,991.00	14,709,095.00	84,985.90	939,365.74	13,769,729.26
Expense Total:	20,364,648.00	134,405,736.50	911,052.00	15,476,418.92	118,929,317.58
Fund: 30 - Cap Projects Fund Surplus (Deficit):	0.00	0.00	4,166.67	44,286.87	-44,286.87
Fund: 31 - Other Capital Projects Fund					
Revenue					
381 - Transfers In	85,000.00	3,025,009.00	8,722.00	18,690.00	3,006,319.00
Revenue Total:	85,000.00	3,025,009.00	8,722.00	18,690.00	3,006,319.00
Expense					
55 - Economic Environment	0.00	78,381.00	0.00	0.00	78,381.00
57 - Culture & Recreation	85,000.00	2,946,628.00	8,722.00	18,690.00	2,927,938.00
Expense Total:	85,000.00	3,025,009.00	8,722.00	18,690.00	3,006,319.00
Fund: 31 - Other Capital Projects Fund Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00
Total Surplus (Deficit):	0.00	0.00	4,166.67	44,286.87	

ITEM TITLE: Receive presentation on proposed Building Fee Schedule Adjustments and provide direction to staff.

REQUESTOR: John Dulmer, Community Development Director; Jacqueline Gensen, Planning and Zoning Manager

AGENDA SECTION: City Manager Items

STRATEGIC PRIORITY: Government Transparency

BACKGROUND: At the October 1, 2025, City Council meeting, staff was directed to provide additional information regarding building permit fees for the City of Cape Coral, City of Naples, City of Fort Myers, Village of Estero, and Lee and Collier counties. The building permit fee comparisons are presented for informational purposes only.

While the State of Florida has restricted the use of building permit fees and the balance a municipality can maintain in reserve, each community has unique capital and operating expenditures. Jurisdictions included within this presentation have utilized their own local perspective on how to finance their respective building departments along with corresponding revenue structures to support those costs. Staff has compared these fees to the best extent possible, recognizing that jurisdiction specific calculations do not provide a like for like comparison when presented in table format.

The comparison includes three examples: two based on value-based fees and one using flat fees, covering a sample of the most common permit types. Additionally, Community Development has included the building permit fee schedules for each jurisdiction.

Direction was also provided to bring back a resolution incorporating the proposed October 1, 2025, fee schedule adjustments.

Summary of Proposed Adjustments:

1. Update ICC Building Valuation to the February 2025 Table.
2. Increase Flat Fees for accessory structures, demolition, windows/doors, fences, plumbing, electrical, gas, roofing, and solar permits.
3. Convert Certain Flat Fees to Value-Based: For permits requiring extensive review and inspections (e.g., detached garages).
4. Modify the Remodel and Build Out construction permits discounts for consistency with other discounts (e.g., private provider)
5. Introduce New Fee Types: Including Temporary Certificate of Completion/Occupancy and Change in Contractor.

STAFF RECOMMENDATION: Receive presentation on proposed Building Fee Schedule Adjustments and provide direction to staff.

ATTACHMENTS:

- 1) Building Fee Schedule Adjustment Presentation Update
- 2) Fee Schedules: City of Cape Coral, City of Ft. Myers, City of Naples, Village of Estero, and Lee and Collier counties
- 3) Resolution with Proposed Building Fee Schedule Adjustments

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Department Director:	John Dulmer



Fee Schedule Proposed Adjustments

- ▶ Update ICC Building Valuation Data (2008 → 2025)
- ▶ Reduce remodel discount from 60% to 50%.
- ▶ Increase existing flat fees
- ▶ Introduce new flat fees (e.g., Temporary Certificates of Occupancy and Change in Contractor)



Proposed Fee Adjustments Valuation-Based Comparison

- ▶ Single-Family Residence Example
 - New Construction 2,000 sq. feet

Jurisdiction – ICC Year	Valuation	Permit / Plan Fee
Bonita – 2008	\$193,660	\$1,829
Bonita – 2025	\$338,180	\$2,782
Estero – 2025	\$338,180	\$2,883
Ft. Myers – 2025	\$338,180	\$3,143
Cape Coral – Based on Sq. Ft.	N/A	\$1,446
Naples – Based on Sq. Ft.	N/A	\$1,350
Collier County – 2006	\$188,120	\$440
Lee County – Based on Sq. Ft.	N/A	\$655

Note: Inspection fees are included unless otherwise noted below.

- Naples: Initial inspection \$100/hour, partial inspection \$60, re-inspection \$60-\$85; plus 6% electronic permitting surcharge of the permit fee.
- Collier County: Permit and Plan review fees are per submittal. \$65 per inspection and \$130 for time-specific. Fees shown include structural, mechanical, electrical, and plumbing; additional fees apply for Gas and FEMA scopes of work.



Proposed Fee Adjustments Valuation-Based Comparison

- ▶ Commercial Building Example (Car Wash)
 - New Construction 3,376 sq. feet

Jurisdiction – ICC Year	Valuation	Permit / Plan Fee
Bonita – 2008	\$351,779	\$3,441
Bonita – 2025	\$698,697	\$5,928
Estero – 2025	\$698,697	\$6,221
Ft. Myers – 2025	\$698,697	\$5,055
Cape Coral – Based on Sq. Ft.	N/A	\$2,591
Naples – Based on Sq. Ft.	N/A	\$2,279
Collier County – 2006	\$352,488	\$743
Lee County – Based on Sq. Ft.	N/A	\$1,038

Note: Inspection fees are included unless otherwise noted below.

- Naples: Initial inspection \$100/hour, partial inspection \$60, re-inspection \$60-\$85; plus 6% electronic permitting surcharge of the permit fee.
- Collier County: Permit and Plan review fees are per submittal. \$65 per inspection and \$130 for time-specific. Fees shown include structural, mechanical, electrical, and plumbing; additional fees apply for Gas and FEMA scopes of work.



Proposed Fee Adjustments

Flat Fees Comparison

Permit Type	Bonita	Estero ¹	Ft. Myers ²	Cape Coral	Naples ³	Collier County ⁴	Lee County ⁵
Plumbing Permit	\$100	\$225	\$150	\$140	\$125	Value Based	\$100
Electric Permit	\$150	\$225	\$150	\$80-\$220	\$70-\$125	Value Based	\$75
Gas Permit	\$150	\$225	\$150	\$361	N/A	Value Based	N/A
Roof Permit (R)	\$200	\$200	\$150	\$75	\$100	Value Based	\$85
Roof Permit (C)	\$200	\$200	\$210	\$75	\$100	Value Based	\$100
Demolition (R)	\$125	\$150	\$346	\$127	\$0.30 per sq. ft.	\$20	\$125
Demolition (C)	\$125	\$250	\$346	\$341	\$0.30 per sq. ft.	\$20	\$125

- ¹Estero: Fees shown apply only to Residential Plumbing, Gas, and Electric scopes of work.
- ²Ft. Myers: Demolition base fee plus \$0.10 per square foot of gross building area to be demolished.
- ³Naples: Minimum fees shown; additional fee per square foot over the minimum. Initial inspection \$100/hour, partial inspection \$60, re-inspection \$60-\$85; plus 6% electronic permitting surcharge of the permit fee.
- ⁴Collier County: \$50 min for Trades and Pools, \$20 min fee for Demolition. \$65 per inspection (\$130 for time-specific).
- ⁵Lee County: Plumbing - \$.03 per sq. ft./\$100 min ; Electrical - \$.10 per amp/\$75 min.

Building Permit Miscellaneous Fees

At time of submittal, a 15% non-refundable deposit is required.

Effective July 6, 2009 - Building Permit Fees Only. Additional fees may apply.

Effective October 1, 2010 a 3% surcharge fee will be added to all permits associated with the enforcement of the Florida Building Code.

Work Item	Fee	
After hours special inspection	\$	160.00
Air Conditioning Change Out*	\$	100.00
ALS Impact Fee		
Residential New Construction	\$	35.15 per dwelling unit
Non 1 & 2 Family	\$	0.0091 per sq. ft.
Antenna/tower and equipment	\$	361.00
Awning/Shutter with Electric- Commercial*	\$	300.00
Awning/Shutter with Electric-Residential*	\$	147.00
Awnings / shutters – Commercial	\$	200.00
Awnings / shutters – Residential	\$	107.00
Boat Canopy	\$	147.00
Boatlifts / davits - Commercial (Stand Alone Permit Only)	\$	220.00
Boatlifts / davits - Residential (Stand Alone Permit Only)	\$	107.00
Building Move – Commercial*	\$	487.00
Building Move – Residential*	\$	467.00
Canopy - Commercial-(gas station)*	\$	381.00
Captains Walk - Residential	\$	120.00
Carport – Commercial*	\$	268.00
Certificate of Use Building Plan Review (Change of Occupancy)	\$	26.00
Certificate of Use - handicap compliance	\$	53.00
Commercial Irrigation Well	\$	381.00
Completion Permit/Extension Fee - Commercial	\$	126.00
Completion Permit/Extension Fee - Residential	\$	115.00
Computer reports and duplicate records	\$	26.00
Concrete Dock	\$	280.00
Concrete Wall/entry wall	\$	192.00
Demolition – Commercial*	\$	341.00
Demolition – Residential*	\$	127.00
Documents - block and lot zoning book	\$	26.00
Dumpster Enclosure - Commercial	\$	200.00
Duplicate Permit Board	\$	26.00
Electrical Misc - with Plan Review*	\$	220.00
Electrical Misc - with no Plan Review*	\$	80.00
Elevator Shaft*	\$	401.00
Enclosure - Commercial (New Construction)*	\$	188.00
Enclosure - Residential (New Construction)*	\$	168.00
Enclosure Replacement/Screen Room Pan*	\$	284.00
Fences – Commercial**	\$	148.00
Fences - Concrete Fence*	\$	328.00
Fences – Residential**	\$	107.00

Building Permit Miscellaneous Fees

At time of submittal, a 15% non-refundable deposit is required.

Fire Impact		
Non 1 & 2 Family (Located in a structure that is less than thirty feet (30') in height and less than 30,000 square feet in gross floor area)	\$ 0.149	per sq. ft.
(Located in a structure that is thirty feet (30') or more in height and/or 30,000 square feet or more in gross floor area)	\$ 0.153	per sq. ft.
Residential New Construction (Located in a structure that is less than thirty feet (30') in height and less than 30,000 square feet in gross floor area)	\$ 574.96	per dwelling unit
(Located in a structure that is thirty feet (30') or more in height and/or 30,000 square feet or more in gross floor area)	\$ 591.58	per dwelling unit
Fire Permit Fees		
Non 1 & 2 Family	\$ 40.00	Minimum
New Construction based on valuation	\$ 2.45	per \$1,000
Miscellaneous/Renovation	\$ 40.00	Minimum
based on valuation	\$ 7.85	per \$1,000
Fire Alarm – Commercial*	\$ 180.00	
Fire Sprinkler – Commercial* (Permit Processing Only on Behalf of Fire Dept.)	\$ 40.00	
Fire Suppression – Commercial* (Permit Processing Only on Behalf of Fire Dept.)	\$ 40.00	
Firewall* (Permit Other than New Construction)	\$ 457.00	
Fountain - Commercial	\$ 521.00	
Fuel Tank*	\$ 381.00	
Gazebo*	\$ 427.00	
General Permit** (Any Unclassified Permit)	\$ 507.00	
Generator Permit*	\$ 387.00	
Impact Fees (Road)		
Single Family Dwelling	\$ 3,347.00	
Two-Family Dwelling or Duplex	\$ 4,695.00	
Multi-Family Dwelling	\$ 2,347.00	per unit
Hotel / Motel	\$ 2,520.00	per room
Retail/Shopping Center	\$ 5,709.00	per 1,000 sq. ft.
Bank	\$ 9,060.00	per 1,000 sq. ft.
Car Wash, Self Service	\$ 1,897.00	per stall
Convenience Store w/Gas Sales	\$ 12,679.00	per 1,000 sq. ft.
Golf Course (open to the public)	\$ 971.00	per acre
Movie Theater	\$ 8,369.00	per 1,000 sq. ft.
Restaurant, Sit-Down	\$ 7,329.00	per 1,000 sq. ft.
Restaurant, Fast-Food	\$ 14,384.00	per 1,000 sq. ft.
House of Worship	\$ 1,664.00	per 1,000 sq. ft.
Office General	\$ 2,634.00	per 1,000 sq. ft.
Office Medical	\$ 8,634.00	per 1,000 sq. ft.
Hospital	\$ 4,200.00	per 1,000 sq. ft.
Nursing Home	\$ 1,458.00	per 1,000 sq. ft.
Day Care Center	\$ 4,629.00	per 1,000 sq. ft.
Elem/Sec. School (private)	\$ 802.00	per 1,000 sq. ft.
Industrial Park	\$ 2,310.00	per 1,000 sq. ft.
Warehouse	\$ 1,646.00	per 1,000 sq. ft.
Mini-Warehouse	\$ 572.00	per 1,000 sq. ft.
Time Share	\$ 2,347.00	per Dwelling
Mobile Home/RV Park	\$ 1,747.00	per Pad
Impact Fee Deferral Lien	\$ 120.00	

Building Permit Miscellaneous Fees

At time of submittal, a 15% non-refundable deposit is required.

Kitchen Hood* - Commercial	\$	180.00	
Landscaping fee - 1 and 2 Family Residences - Other than New Construction	\$	68.00	
Landscaping fee - Commercial - Other than New Construction	\$	248.00	
Lawn Irrigation - Commercial	\$	160.00	
Lawn Irrigation - Residential	\$	66.00	
Marine Improvements - Commercial (Other than Seawalls, Concrete Docks, and Retaining Walls)	\$	244.00	
Marine Improvements - Residential (Other than Seawalls, Concrete Docks, and Retaining Walls)	\$	175.00	
Mechanical Misc* - Miscellaneous Permits Other than New Construction	\$	199.00	
Miscellaneous Demo- partial	\$	135.00	
Monitor Well	\$	207.00	
Natural Gas*	\$	361.00	
Notarize	\$	10.00	
Paint Booth*	\$	530.00	
Park Impact	\$	1,115.00	per living unit
Parking Lot (Site Development Review)	\$	320.00	
Permit extension - 2nd & subsequent extensions - Commercial	\$	27.00	
Permit extension - 2nd & subsequent extensions - Residential	\$	27.00	
Permit extension - First - Commercial	\$	27.00	
Permit extension - First - Residential	\$	27.00	
Piling	\$	320.00	
Plan Re-submittal first time - Residential (While there is no charge for a first re-submittal for Code item corrections, applications whose drawings and supporting documents are deficient, (i.e.: missing sections from the mechanical or structural drawings), are checked for sufficiency to assign a permit number. However, failure to attach all technical documentation will require a first time re-submittal fee. This fee will not be charged for Code correction comments or requests for additional documentation, only for technically incomplete applications and supporting documents.)	\$	160.00	
Plan Re-submittal, first time - Commercial (While there is no charge for a first re-submittal for Code item corrections, applications whose drawings and supporting documents are deficient, (i.e.: missing sections from the mechanical or structural drawings), are checked for sufficiency to assign a permit number. However, failure to attach all technical documentation will require a first time re-submittal fee. This fee will not be charged for Code correction comments or requests for additional documentation, only for technically incomplete applications and supporting documents.)	\$	549.00	
Plan Re-submittal, 2nd and third - Commercial	\$	449.00	
Plan Re-submittal, 2nd and third - Residential	\$	104.00	
Plan Re-submittal, 4th time (4x the plan review fee) - Commercial	\$	-	
Plan Re-submittal, 4th time (4x the plan review fee) - Residential	\$	-	
Play equipment	\$	341.00	
Plug Permits (Well Permits)	\$	187.00	
Plumbing Misc* - Miscellaneous Permits Other than New Construction	\$	140.00	
Plumbing Re-pipe*	\$	180.00	
POD - Commercial Zoning Permit	\$	40.00	
POD - Residential (temporary storage unit) Zoning Permit	\$	40.00	
Police Protection Impact Fee			
Residential New Construction	\$	596.55	per dwelling unit
Non 1 & 2 Family	\$	0.1543	per sq. ft.

Building Permit Miscellaneous Fees

At time of submittal, a 15% non-refundable deposit is required.

Pool Deck Addition*	\$	361.00	
Propane tank & lines- commercial*	\$	240.00	
Propane tank & lines- residential*	\$	167.00	
Re-inspection Fee First re-inspection, per discipline - Commercial/Residential	\$	48.00	
Re-inspection Fee Second re-inspection of like kind - Commercial/Residential	\$	67.00	
Re-inspection Fee Third re-inspection of like kind - Commercial/Residential	\$	86.00	
Re-inspection Fee Fourth and subsequent re-inspections of like kind (4x \$48) - Commercial/Residential	\$	192.00	
Re-stamp fee, per set of plans	\$	64.00	
Retaining walls – Commercial**	\$	320.00	
Retaining walls – Residential**	\$	207.00	
Revision Fee - Building	\$	96.00	
Revision Fee - Electrical	\$	136.00	
Revision Fee - Mechanical	\$	136.00	
Revision Fee - Plumbing	\$	136.00	
Right of Way Construction Permit Fees			
Right-of-way review (except for Telecommunications companies)	\$	99.00	
Driveway, culverts stakeout and appurtenant work (per access cut)	\$	99.00	
Sod, swale stakeout and appurtenant work (minimum fee for improvements up to 80 linear feet)	\$	62.00	
(additional fee for improvements in excess of 80 linear feet)	\$	.78	per ft.
Curb, gutter, sidewalk, sod and pavement (minimum fee for improvements up to 80 linear feet)	\$	800.00	
(additional fee for improvements in excess of 80 linear feet)	\$	5.85	per ft.
Miscellaneous improvement of existing construction	\$	160.00	
Restaking, whenever necessary	\$	170.00	
Roofing Miscellaneous	\$	100.00	
Sales Trailer/Construction Trailer*	\$	441.00	
School Impact Fees			
Single Family	\$	2879.10	
Single Family Admin. Fee	\$	86.37	
Multi-Family (Duplex, Townhouse, etc.)	\$	1114.58	per unit
Multi-Family Admin. Fee	\$	33.45	per unit
Scrape and Fill - Commercial	\$	160.00	
Scrape and Fill - Residential	\$	120.00	
Seawall Alternative	\$	267.00	
Seawall - Commercial	\$	200.00	
Seawall - Residential	\$	147.00	
Seawall Repair	\$	240.00	
Sheds - Residential	\$	167.00	
Sign – Electrical*	\$	99.00	
Sign Foundation*	\$	127.00	
Single Domestic Well	\$	347.00	
Slabs - Commercial (Other than New Construction)	\$	162.00	
Slabs - Residential (Other than New Construction)	\$	113.00	
Soffit / Fascia – Commercial*	\$	180.00	
Soffit / Fascia – Residential*	\$	87.00	
Solar Heater*	\$	87.00	
Spa – Commercial*	\$	441.00	
Spa – Residential*	\$	255.00	
Spa -Above Ground*	\$	147.00	
Stop Work Order - Commercial	\$	187.00	
Stop Work Order - Residential	\$	107.00	

Building Permit Miscellaneous Fees

At time of submittal, a 15% non-refundable deposit is required.

Storm-Water Fee	
Storm-water Fee - Retention plans review and related inspections for commercial, industrial, professional, and multi-family (not including duplexes)	\$ 397.00
Surface water miscellaneous	\$ 40.00
Storm-water Fee, driveway, culvert Process Only (Other than New Construction)	\$ 26.00
Storm-water Re-sod Process Only (Other than New Construction)	\$ 26.00
Surface Water Miscellaneous	\$ 40.00
Swimming Pools – Commercial*	\$ 561.00
Swimming Pools – Residential*	\$ 307.00
Swimming Pools - Above Ground with electric	\$ 87.00
Temporary electrical pole - Commercial	\$ 147.00
Temporary electrical pole - Residential	\$ 60.00
Test Boring	\$ 307.00
Tiki Huts/Chiki Huts	\$ 200.00
Underground Fire Line*	\$ 40.00
Walk-in cooler* (Stand Alone Permit)	\$ 461.00
Window and Door Replacement – Commercial*	\$ 147.00
Window and Door Replacement – Residential*	\$ 113.00
Note: Permit Types with a * represents an added surcharge fee per the state of 3% to be applied based on Building Permit cost. Permit Types with ** represents a 3% surcharge fee that may or may not be applied. A 3% surcharge fee will be applied to all New Construction/Additions/Remodels and any other additional permits that require signed and sealed plans. Surcharge fee is passed on Building Permit cost only.	

Schedule of New Construction Fees (Plan Check & Inspection Combined)
(All Construction Types)

			Construction Types: I A/B and II A/B		Construction Types: III A/B and IV A/B		Construction Types: V A/B	
IBC Class	IBC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
A-1	Assembly uses with fixed seating, See IBC Code Section 303							
-	-	1,000	2,774	27.20	2,312	22.67	1,850	18.14
-	-	5,000	3,863	8.15	3,219	6.79	2,575	5.43
-	-	10,000	4,270	7.07	3,558	5.90	2,846	4.72
-	-	20,000	4,977	4.94	4,148	4.11	3,318	3.29
-	-	50,000	6,458	6.11	5,381	5.09	4,305	4.07
-	-	100,000	9,513	9.51	7,928	7.93	6,342	6.35
A-2	Assembly uses intended for food and drink, not classified below - See IBC Code Section 303							
-	-	1,000	2,843	27.98	2,369	23.31	1,895	18.65
-	-	5,000	3,962	8.34	3,302	6.95	2,641	5.57
-	-	10,000	4,379	7.25	3,649	6.04	2,919	4.83
-	-	20,000	5,103	5.07	4,253	4.22	3,402	3.38
-	-	50,000	6,624	6.29	5,520	5.24	4,416	4.19
-	-	100,000	9,765	9.77	8,138	8.14	6,510	6.51
A-2.1	Auditorium - See IBC Code Section 303							
-	-	350	2,203	61.38	1,836	51.15	1,469	40.92
-	-	1,750	3,062	18.53	2,552	15.44	2,042	12.35
-	-	3,500	3,386	16.01	2,822	13.34	2,258	10.67
-	-	7,000	3,947	11.19	3,290	9.32	2,631	7.46
-	-	17,500	5,122	13.76	4,268	11.46	3,415	9.17
-	-	35,000	7,529	21.51	6,274	17.93	5,019	14.34
A-2.1	Restaurant - See IBC Code Section 303							
-	-	500	3,362	63.53	2,802	52.94	2,242	42.36
-	-	2,500	4,633	20.06	3,861	16.72	3,089	13.37
-	-	5,000	5,135	16.88	4,279	14.06	3,423	11.25
-	-	10,000	5,978	11.84	4,982	9.86	3,986	7.89
-	-	25,000	7,754	14.08	6,462	11.73	5,170	9.38
-	-	50,000	11,273	22.55	9,394	18.79	7,515	15.03
A-3 - 5	Small Assembly Buildings - See IBC Code Section 303							
-	-	100	2,249	215.37	1,874	179.48	1,499	143.58
-	-	500	3,111	66.76	2,593	55.64	2,074	44.51
-	-	1,000	3,445	56.75	2,870	47.30	2,297	37.84
-	-	2,000	4,013	39.76	3,344	33.13	2,675	26.51
-	-	5,000	5,205	47.96	4,337	39.97	3,470	31.97
-	-	10,000	7,603	76.03	6,336	63.36	5,069	50.69
A	Tenant Improvements - See IBC Code Section 303							
-	-	150	1,264	77.55	1,054	64.63	843	51.70
-	-	750	1,730	25.42	1,442	21.18	1,153	16.94
-	-	1,500	1,920	20.92	1,600	17.43	1,280	13.94
-	-	3,000	2,234	14.72	1,862	12.26	1,490	9.81
-	-	7,500	2,896	17.05	2,414	14.21	1,931	11.36
-	-	15,000	4,175	27.83	3,479	23.19	2,783	18.56
B	Banks - See IBC Code Section 304							
-	-	250	2,357	88.89	1,964	74.07	1,571	59.26
-	-	1,250	3,246	28.15	2,705	23.46	2,164	18.77
-	-	2,500	3,598	23.65	2,999	19.71	2,399	15.77
-	-	5,000	4,189	16.58	3,491	13.82	2,793	11.06
			Construction Types: I A/B and II A/B		Construction Types: III A/B and IV A/B		Construction Types: V A/B	
IBC Class	IBC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
-	-	12,500	5,432	19.70	4,527	16.42	3,622	13.13
-	-	25,000	7,895	31.58	6,579	26.32	5,264	21.05
B	Laundromat - See IBC Code Section 304							
-	-	200	2,262	105.74	1,885	88.12	1,508	70.50

-	-	1,000	3,107	33.89	2,590	28.25	2,072	22.60
-	-	2,000	3,446	28.26	2,873	23.55	2,298	18.84
-	-	4,000	4,012	19.82	3,344	16.52	2,675	13.22
-	-	10,000	5,201	23.37	4,334	19.47	3,467	15.58
-	-	20,000	7,538	37.69	6,281	31.41	5,025	25.13
B	Medical Office - See IBC Code Section 304							
-	-	1,000	3,478	32.98	2,898	27.48	2,318	21.99
-	-	5,000	4,797	10.35	3,998	8.63	3,198	6.90
-	-	10,000	5,315	8.75	4,429	7.30	3,543	5.84
-	-	20,000	6,190	6.13	5,159	5.10	4,127	4.08
-	-	50,000	8,027	7.33	6,689	6.11	5,351	4.88
-	-	100,000	11,689	11.69	9,741	9.74	7,793	7.79
B	Offices - See IBC Code Section 304							
-	-	400	2,615	62.82	2,180	52.35	1,744	41.88
-	-	2,000	3,620	19.39	3,017	16.16	2,414	12.92
-	-	4,000	4,008	16.51	3,341	13.76	2,672	11.00
-	-	8,000	4,668	11.57	3,890	9.65	3,113	7.72
-	-	20,000	6,057	14.00	5,048	11.66	4,038	9.33
-	-	40,000	8,856	22.14	7,380	18.45	5,904	14.76
B	Occupancy Tenant Improvements - See IBC Code Section 304							
-	-	150	1,655	101.22	1,379	84.35	1,103	67.49
-	-	750	2,263	33.34	1,886	27.78	1,508	22.22
-	-	1,500	2,513	27.36	2,094	22.80	1,676	18.24
-	-	3,000	2,923	19.23	2,436	16.03	1,949	12.82
-	-	7,500	3,788	22.23	3,157	18.53	2,526	14.82
-	-	15,000	5,456	36.38	4,547	30.31	3,638	24.25
B	Other/High Rise Office Building - See IBC Code Section 304							
-	-	1,000	3,962	39.10	3,301	32.58	2,641	26.06
-	-	5,000	5,525	11.61	4,604	9.68	3,683	7.74
-	-	10,000	6,106	10.12	5,088	8.43	4,070	6.74
-	-	20,000	7,118	7.07	5,931	5.90	4,745	4.72
-	-	50,000	9,239	8.79	7,699	7.33	6,159	5.87
-	-	100,000	13,635	13.64	11,363	11.36	9,090	9.09
B	Other/High Rise Offices—Phased Permits - See IBC Code Section 304							
-	-	1,000	4,030	39.86	3,358	33.23	2,687	26.58
-	-	5,000	5,624	11.79	4,687	9.83	3,749	7.86
-	-	10,000	6,214	10.30	5,178	8.58	4,142	6.86
-	-	20,000	7,244	7.21	6,036	6.01	4,829	4.81
-	-	50,000	9,405	8.96	7,838	7.47	6,270	5.98
-	-	100,000	13,887	13.89	11,573	11.57	9,258	9.26
B	Other/High Rise Condo Building - See IBC Code Section 304							
-	-	2,300	5,126	22.34	4,271	18.61	3,417	14.89
-	-	11,500	7,180	6.49	5,984	5.41	4,787	4.33
-	-	23,000	7,926	5.73	6,605	4.78	5,284	3.83
-	-	46,000	9,245	4.01	7,704	3.34	6,163	2.67
-	-	115,000	12,006	5.04	10,005	4.20	8,004	3.36
-	-	230,000	17,802	7.74	14,835	6.45	11,868	5.16
D	Child Care Nurseries—Full-Time (16) - See IBC Code Section 313							
-	-	250	1,983	72.68	1,653	60.56	1,322	48.45

			Construction Types: I A/B and II A/B		Construction Types: III A/B and IV A/B		Construction Types: V A/B	
IBC Class	IBC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
-	-	1,250	2,710	23.98	2,258	19.98	1,807	15.98
-	-	2,500	3,010	19.66	2,508	16.38	2,006	13.10
-	-	5,000	3,501	13.82	2,918	11.51	2,334	9.21
-	-	12,500	4,538	15.96	3,781	13.30	3,025	10.64
-	-	25,000	6,532	26.13	5,444	21.77	4,355	17.42
E-1	Preschool/School (50+ Occupancy) - See IBC Code Section 305							
-	-	500	3,248	62.17	2,706	51.80	2,165	41.45
-	-	2,500	4,490	19.28	3,742	16.07	2,994	12.86
-	-	5,000	4,973	16.38	4,144	13.65	3,315	10.92
-	-	10,000	5,792	11.48	4,826	9.56	3,861	7.65
-	-	25,000	7,512	13.85	6,260	11.54	5,009	9.23
-	-	50,000	10,975	21.95	9,146	18.29	7,316	14.63

E-2, E-3	Preschool/School (<50 Occupancy) - See IBC Code Section 305							
-	-	200	2,707	128.58	2,256	107.15	1,805	85.72
-	-	1,000	3,736	40.30	3,113	33.59	2,491	26.87
-	-	2,000	4,139	34.04	3,449	28.37	2,759	22.70
-	-	4,000	4,820	23.85	4,016	19.88	3,213	15.90
-	-	10,000	6,251	28.58	5,209	23.81	4,167	19.05
-	-	20,000	9,108	45.54	7,590	37.95	6,072	30.36
E	Occupancy Tenant Improvements - See IBC Code Section 305							
-	-	100	1,630	149.83	1,358	124.86	1,087	99.89
-	-	500	2,229	49.16	1,858	40.97	1,486	32.78
-	-	1,000	2,475	40.43	2,063	33.70	1,650	26.96
-	-	2,000	2,879	28.44	2,399	23.70	1,919	18.96
-	-	5,000	3,732	32.93	3,110	27.44	2,489	21.95
-	-	10,000	5,379	53.79	4,482	44.82	3,586	35.86
F-1	Dry Cleaning Plant - See IBC Code Section 306							
-	-	200	2,642	121.01	2,202	100.84	1,762	80.67
-	-	1,000	3,611	39.92	3,009	33.26	2,407	26.61
-	-	2,000	4,010	32.75	3,341	27.29	2,673	21.83
-	-	4,000	4,665	23.02	3,887	19.19	3,110	15.35
-	-	10,000	6,046	26.57	5,039	22.15	4,031	17.72
-	-	20,000	8,703	43.52	7,253	36.26	5,802	29.01
F-1	Woodworking - See IBC Code Section 306							
-	-	750	3,029	38.52	2,524	32.10	2,019	25.68
-	-	3,750	4,184	12.02	3,487	10.01	2,789	8.01
-	-	7,500	4,635	10.16	3,863	8.47	3,090	6.77
-	-	15,000	5,397	7.14	4,497	5.95	3,598	4.76
-	-	37,500	7,004	8.57	5,836	7.15	4,669	5.72
-	-	75,000	10,218	13.63	8,515	11.36	6,812	9.08
F-1	Industrial/Manufacturing - See IBC Code Section 306							
-	-	2,000	3,579	17.35	2,983	14.46	2,387	11.57
-	-	10,000	4,967	5.28	4,139	4.40	3,311	3.53
-	-	20,000	5,495	4.55	4,580	3.79	3,664	3.03
-	-	40,000	6,404	3.17	5,337	2.64	4,270	2.12
-	-	100,000	8,307	3.88	6,923	3.23	5,538	2.59
-	-	200,000	12,186	6.09	10,155	5.08	8,124	4.07
F-2/F-3	Steel Production/Fabrication/Industrial/Manufacturing - See IBC Code Section 306							
-	-	300	3,174	104.10	2,645	86.75	2,116	69.40
-	-	1,500	4,423	31.04	3,686	25.87	2,949	20.69
-	-	3,000	4,889	26.99	4,074	22.49	3,260	17.99
-	-	6,000	5,699	18.87	4,749	15.72	3,799	12.58
-	-	15,000	7,397	23.37	6,164	19.47	4,931	15.58

			Construction Types: I A/B and II A/B		Construction Types: III A/B and IV A/B		Construction Types: V A/B	
IBC Class	IBC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
-	-	30,000	10,901	36.34	9,085	30.29	7,268	24.23
H-1	High Explosive Hazardous Rooms - See IBC Code Section 307							
-	-	100	1,889	179.27	1,574	149.39	1,259	119.51
-	-	500	2,606	56.29	2,172	46.91	1,738	37.52
-	-	1,000	2,888	47.48	2,407	39.56	1,925	31.65
-	-	2,000	3,362	33.29	2,802	27.74	2,242	22.19
-	-	5,000	4,361	39.82	3,635	33.18	2,908	26.54
-	-	10,000	6,352	63.52	5,294	52.94	4,235	42.35
H-2-4	Moderate Hazardous/Garages (not S-3) - See IBC Code Section 307							
-	-	500	2,461	46.77	2,051	38.98	1,640	31.19
-	-	2,500	3,396	14.65	2,830	12.21	2,264	9.77
-	-	5,000	3,762	12.38	3,135	10.31	2,508	8.25
-	-	10,000	4,381	8.67	3,651	7.22	2,921	5.78
-	-	25,000	5,681	10.40	4,735	8.66	3,788	6.93
-	-	50,000	8,280	16.56	6,900	13.80	5,520	11.04
H-5	Semiconductor Fabrication - See IBC Code Section 307							
-	-	1,000	3,427	32.84	2,856	27.37	2,285	21.89
-	-	5,000	4,741	10.17	3,951	8.48	3,161	6.78
-	-	10,000	5,249	8.64	4,375	7.20	3,500	5.76
-	-	20,000	6,113	6.06	5,095	5.05	4,076	4.04

-	-	50,000	7,931	7.31	6,610	6.10	5,288	4.88
-	-	100,000	11,588	11.59	9,656	9.66	7,725	7.73
H-5	Health Hazard Materials - See IBC Code Section 307							
-	-	1,000	3,720	34.37	3,100	28.64	2,480	22.91
-	-	5,000	5,095	11.20	4,246	9.33	3,397	7.46
-	-	10,000	5,654	9.25	4,712	7.71	3,770	6.17
-	-	20,000	6,579	6.50	5,483	5.42	4,386	4.33
-	-	50,000	8,528	7.58	7,106	6.32	5,685	5.06
-	-	100,000	12,319	12.32	10,266	10.27	8,213	8.21
H	Occupancy Tenant Improvements - See IBC Code Section 307							
-	-	500	2,126	38.56	1,772	32.13	1,418	25.71
-	-	2,500	2,898	12.91	2,415	10.76	1,932	8.60
-	-	5,000	3,221	10.50	2,684	8.75	2,147	7.00
-	-	10,000	3,746	7.37	3,121	6.15	2,497	4.92
-	-	25,000	4,852	8.45	4,043	7.04	3,235	5.63
-	-	50,000	6,964	13.93	5,804	11.61	4,643	9.29
I-1	Nursing Home/Assisted Living/Convalescent Hospital - See IBC Code Section 308							
-	-	1,000	2,590	24.04	2,158	20.03	1,727	16.03
-	-	5,000	3,551	7.78	2,959	6.48	2,367	5.18
-	-	10,000	3,940	6.46	3,283	5.38	2,627	4.31
-	-	20,000	4,586	4.53	3,821	3.77	3,057	3.02
-	-	50,000	5,944	5.30	4,953	4.42	3,963	3.53
-	-	100,000	8,595	8.60	7,163	7.16	5,730	5.73
I-2	Health Care Centers - See IBC Code Section 308							
-	-	1,000	3,056	28.55	2,547	23.78	2,037	19.03
-	-	5,000	4,198	9.17	3,498	7.64	2,798	6.11
-	-	10,000	4,656	7.64	3,880	6.37	3,104	5.09
-	-	20,000	5,420	5.35	4,517	4.46	3,614	3.56
-	-	50,000	7,025	6.31	5,854	5.26	4,683	4.21
-	-	100,000	10,179	10.18	8,483	8.48	6,786	6.79
I-3	Jail/Prisons - See IBC Code Section 308							
-	-	5,000	4,790	8.96	3,992	7.46	3,194	5.97
-	-	25,000	6,581	2.87	5,485	2.39	4,388	1.91

			Construction Types: I A/B and II A/B		Construction Types: III A/B and IV A/B		Construction Types: V A/B	
IBC Class	IBC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
-	-	50,000	7,299	2.39	6,083	2.00	4,866	1.60
-	-	100,000	8,496	1.69	7,080	1.40	5,664	1.13
-	-	250,000	11,025	1.98	9,188	1.65	7,350	1.32
-	-	500,000	15,975	3.20	13,313	2.66	10,650	2.13
I	Occupancy Tenant Improvements - See IBC Code Section 308							
-	-	1,000	2,295	21.41	1,913	17.84	1,530	14.27
-	-	5,000	3,152	6.89	2,627	5.74	2,101	4.59
-	-	10,000	3,496	5.72	2,913	4.77	2,330	3.82
-	-	20,000	4,068	4.02	3,390	3.35	2,712	2.68
-	-	50,000	5,274	4.73	4,395	3.95	3,516	3.16
-	-	100,000	7,641	7.64	6,368	6.37	5,094	5.09
M	Motor Vehicle Fuel Dispensing (including canopy) - See IBC Code Section 309							
-	-	200	2,768	131.60	2,307	109.67	1,846	87.74
-	-	1,000	3,821	41.21	3,185	34.34	2,548	27.47
-	-	2,000	4,234	34.82	3,528	29.02	2,822	23.21
-	-	4,000	4,930	24.41	4,109	20.35	3,287	16.28
-	-	10,000	6,395	29.23	5,329	24.36	4,263	19.49
-	-	20,000	9,317	46.59	7,765	38.82	6,212	31.06
M	Market/Stores (Retail) - See IBC Code Section 309							
-	-	4,750	5,603	11.36	4,670	9.47	3,736	7.58
-	-	23,750	7,762	3.50	6,468	2.92	5,174	2.33
-	-	47,500	8,593	2.97	7,161	2.48	5,729	1.98
-	-	95,000	10,004	2.09	8,336	1.75	6,669	1.40
-	-	237,500	12,986	2.54	10,821	2.12	8,657	1.70
-	-	475,000	19,024	4.01	15,854	3.34	12,683	2.67
M	Occupancy Tenant Improvements - See IBC Code Section 309							
-	-	900	2,773	29.11	2,311	24.26	1,849	19.40
-	-	4,500	3,821	9.20	3,184	7.66	2,547	6.13

-	-	9,000	4,235	7.74	3,529	6.45	2,823	5.16
-	-	18,000	4,931	5.42	4,109	4.52	3,287	3.62
-	-	45,000	6,394	6.45	5,328	5.37	4,263	4.30
-	-	90,000	9,295	10.33	7,746	8.61	6,197	6.89
R-1	Hotels & Motels (Transient) - See IBC Code Section 310							
-	-	3,500	4,457	12.41	3,714	10.34	2,972	8.27
-	-	17,500	6,194	3.75	5,162	3.13	4,130	2.51
-	-	35,000	6,851	3.23	5,710	2.69	4,568	2.15
-	-	70,000	7,982	2.27	6,652	1.89	5,321	1.52
-	-	175,000	10,364	2.78	8,636	2.31	6,909	1.85
-	-	350,000	15,215	4.35	12,679	3.62	10,143	2.90
R-1	Hotels & Motels—Phased Permits - See IBC Code Section 310							
-	-	1,500	3,746	23.44	3,121	19.54	2,497	15.63
-	-	7,500	5,152	7.47	4,293	6.23	3,434	4.98
-	-	15,000	5,712	6.26	4,760	5.21	3,808	4.17
-	-	30,000	6,650	4.38	5,542	3.65	4,433	2.92
-	-	75,000	8,620	5.19	7,184	4.33	5,747	3.47
-	-	150,000	12,515	8.34	10,429	6.95	8,343	5.57
R-2	Apartment Bldg - See IBC Code Section 310							
-	-	500	2,808	53.48	2,340	44.57	1,872	35.66
-	-	2,500	3,878	16.70	3,232	13.92	2,585	11.14
-	-	5,000	4,295	14.14	3,580	11.78	2,864	9.43
-	-	10,000	5,003	9.92	4,169	8.26	3,335	6.61
-	-	25,000	6,489	11.88	5,408	9.90	4,326	7.92
-	-	50,000	9,459	18.92	7,883	15.77	6,306	12.62
			Construction Types: I A/B and II A/B		Construction Types: III A/B and IV A/B		Construction Types: V A/B	
IBC Class	IBC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
R-2	Apartment Bldg—Repeat Unit - See IBC Code Section 310							
-	-	500	1,897	38.62	1,581	32.18	1,265	25.75
-	-	2,500	2,669	10.95	2,225	9.13	1,780	7.31
-	-	5,000	2,943	9.83	2,453	8.19	1,962	6.56
-	-	10,000	3,434	6.83	2,862	5.69	2,290	4.55
-	-	25,000	4,460	8.77	3,716	7.31	2,973	5.84
-	-	50,000	6,651	13.31	5,543	11.09	4,434	8.87
R-3	Dwellings—Custom, Models, First Master Plan - See IBC Code Section 310							
-	-	1,000	2,125	4.50	1,771	3.75	1,416	3.00
-	-	2,000	2,170	18.02	1,808	15.02	1,446	12.02
-	-	2,500	2,260	6.45	1,883	5.38	1,507	4.30
-	-	6,000	2,486	5.24	2,072	4.37	1,657	3.50
-	-	8,000	2,591	35.87	2,159	29.89	1,727	23.91
-	-	10,000	3,308	33.08	2,756	27.56	2,205	22.05
R-3	Dwellings—Production Phase of Master Plan - See IBC Code Section 310							
-	-	1,000	1,960	9.02	1,633	7.51	1,307	6.01
-	-	1,500	2,005	-0.02	1,670	-0.01	1,337	-0.01
-	-	2,000	2,005	15.79	1,670	13.16	1,337	10.52
-	-	3,000	2,162	5.99	1,802	5.00	1,442	4.00
-	-	4,500	2,252	13.07	1,877	10.88	1,502	8.71
-	-	6,000	2,448	40.81	2,040	34.01	1,632	27.20
R-3	Dwellings—Alternate Materials - See IBC Code Section 310							
-	-	1,000	1,877	15.79	1,564	13.16	1,251	10.52
-	-	2,000	2,035	18.02	1,696	15.02	1,356	12.02
-	-	2,500	2,125	14.81	1,771	12.34	1,417	9.87
-	-	6,000	2,643	18.80	2,202	15.67	1,762	12.53
-	-	8,000	3,019	37.28	2,516	31.07	2,012	24.86
-	-	10,000	3,764	37.64	3,137	31.37	2,510	25.10
R-3	Dwellings—Duplex homes - See IBC Code Section 310							
-	-	1,000	2,462	2.27	2,052	1.88	1,642	1.51
-	-	2,000	2,486	45.05	2,071	37.55	1,657	30.04
-	-	2,500	2,711	17.39	2,259	14.49	1,807	11.60
-	-	6,000	3,319	10.91	2,766	9.08	2,213	7.27
-	-	8,000	3,537	30.49	2,948	25.41	2,358	20.33
-	-	10,000	4,147	41.47	3,456	34.56	2,765	27.65
R-3	Dwellings—Hillside - Production Phase of Master Plan (Repeats) - See IBC Code Section 310							

-	-	1,000	180	0.00	150	0.00	120	0.00
-	-	2,000	180	0.02	150	0.01	120	0.01
-	-	2,500	180	0.00	150	0.00	120	0.00
-	-	6,000	180	-0.02	150	-0.01	120	-0.01
-	-	8,000	180	0.00	150	0.00	120	0.00
-	-	10,000	180	1.80	150	1.50	120	1.20
R-3	Dwellings—Hillside - Alternate Materials - See IBC Code Section 310							
-	-	1,000	180	0.00	150	0.00	120	0.00
-	-	2,000	180	0.02	150	0.01	120	0.01
-	-	2,500	180	0.00	150	0.00	120	0.00
-	-	6,000	180	-0.02	150	-0.01	120	-0.01
-	-	8,000	180	0.00	150	0.00	120	0.00
-	-	10,000	180	1.80	150	1.50	120	1.20
R-4	Group Care, Non-Amb. (<16) - See IBC Code Section 310							
-	-	200	2,182	108.08	1,818	90.07	1,454	72.05
-	-	1,000	3,047	31.91	2,539	26.59	2,031	21.27
-	-	2,000	3,365	27.92	2,804	23.27	2,243	18.62
			Construction Types: I A/B and II A/B		Construction Types: III A/B and IV A/B		Construction Types: V A/B	
IBC Class	IBC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
-	-	4,000	3,924	19.49	3,270	16.25	2,616	13.00
-	-	10,000	5,093	24.33	4,244	20.27	3,395	16.22
-	-	20,000	7,526	37.63	6,272	31.36	5,018	25.09
R-4	Group Care, Ambulatory (>16) - See IBC Code Section 310							
-	-	200	2,233	109.55	1,861	91.30	1,489	73.04
-	-	1,000	3,110	32.79	2,591	27.32	2,073	21.86
-	-	2,000	3,437	28.45	2,864	23.71	2,291	18.97
-	-	4,000	4,006	19.89	3,338	16.58	2,671	13.26
-	-	10,000	5,199	24.58	4,333	20.48	3,467	16.39
-	-	20,000	7,658	38.29	6,381	31.91	5,105	25.52
R-3	Group Care, Non-Amb. (1-5) - See IBC Code Section 310							
-	-	150	2,045	133.90	1,704	111.58	1,364	89.27
-	-	750	2,849	40.04	2,374	33.36	1,899	26.69
-	-	1,500	3,149	34.76	2,624	28.97	2,099	23.18
-	-	3,000	3,670	24.30	3,059	20.25	2,447	16.20
-	-	7,500	4,763	30.05	3,970	25.04	3,176	20.03
-	-	15,000	7,017	46.79	5,848	38.99	4,679	31.19
R-3	Group Care, Ambulatory (1-5) - See IBC Code Section 310							
-	-	150	2,621	169.83	2,184	141.53	1,747	113.22
-	-	750	3,640	51.53	3,033	42.94	2,426	34.35
-	-	1,500	4,026	44.35	3,355	36.95	2,684	29.57
-	-	3,000	4,691	31.04	3,910	25.86	3,128	20.69
-	-	7,500	6,088	38.00	5,073	31.66	4,058	25.33
-	-	15,000	8,937	59.58	7,448	49.65	5,958	39.72
R	Occupancy Tenant Improvements - See IBC Code Section 310							
-	-	80	1,388	160.54	1,157	133.78	926	107.03
-	-	400	1,902	52.25	1,585	43.54	1,268	34.83
-	-	800	2,111	43.17	1,760	35.98	1,408	28.79
-	-	1,600	2,456	30.34	2,047	25.28	1,638	20.23
-	-	4,000	3,185	35.36	2,654	29.46	2,123	23.57
-	-	8,000	4,599	57.48	3,833	47.90	3,066	38.33
S-1	Moderate Hazard Storage - See IBC Code Section 311							
-	-	100	2,276	207.79	1,896	173.16	1,517	138.53
-	-	500	3,107	68.84	2,589	57.37	2,072	45.89
-	-	1,000	3,451	56.33	2,876	46.94	2,301	37.55
-	-	2,000	4,014	39.62	3,345	33.01	2,676	26.41
-	-	5,000	5,203	45.58	4,336	37.98	3,469	30.38
-	-	10,000	7,481	74.81	6,235	62.35	4,988	49.88
S-1	Mini Storage - See IBC Code Section 311							
-	-	800	2,324	27.59	1,937	23.00	1,550	18.40
-	-	4,000	3,207	8.65	2,673	7.21	2,138	5.77
-	-	8,000	3,554	7.30	2,961	6.08	2,369	4.87
-	-	16,000	4,137	5.13	3,448	4.28	2,758	3.42
-	-	40,000	5,368	6.13	4,473	5.11	3,578	4.09

-	-	80,000	7,820	9.77	6,516	8.15	5,213	6.52
S-1	Aircraft Hanger/Repairs - See IBC Code Section 311							
-	-	1,000	3,239	30.90	2,699	25.75	2,159	20.60
-	-	5,000	4,475	9.65	3,729	8.03	2,984	6.43
-	-	10,000	4,957	8.15	4,131	6.79	3,305	5.43
-	-	20,000	5,771	5.72	4,810	4.76	3,848	3.81
-	-	50,000	7,487	6.88	6,239	5.73	4,991	4.58
-	-	100,000	10,924	10.93	9,104	9.11	7,283	7.28
S-1	Repair Garage Auto - See IBC Code Section 311							
			Construction Types: I A/B and II A/B		Construction Types: III A/B and IV A/B		Construction Types: V A/B	
IBC Class	IBC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
-	-	600	3,587	56.28	2,990	46.90	2,392	37.52
-	-	3,000	4,938	17.87	4,115	14.89	3,293	11.91
-	-	6,000	5,474	14.99	4,562	12.49	3,650	9.99
-	-	12,000	6,374	10.52	5,312	8.76	4,249	7.01
-	-	30,000	8,266	12.46	6,888	10.38	5,510	8.30
-	-	60,000	12,002	20.00	10,001	16.67	8,001	13.34
S-2	Low Hazard Storage - See IBC Code Section 311							
-	-	100	2,200	201.88	1,833	168.23	1,466	134.59
-	-	500	3,008	66.42	2,506	55.35	2,005	44.28
-	-	1,000	3,339	54.54	2,783	45.45	2,226	36.36
-	-	2,000	3,885	38.35	3,237	31.95	2,590	25.56
-	-	5,000	5,035	44.36	4,196	36.97	3,357	29.57
-	-	10,000	7,253	72.53	6,044	60.44	4,835	48.35
S-2	Open Parking Garage (attached) - See IBC Code Section 311							
-	-	1,000	3,176	30.55	2,647	25.46	2,117	20.36
-	-	5,000	4,398	9.42	3,665	7.85	2,933	6.28
-	-	10,000	4,869	8.03	4,058	6.70	3,246	5.36
-	-	20,000	5,672	5.62	4,727	4.68	3,782	3.74
-	-	50,000	7,358	6.82	6,131	5.69	4,905	4.55
-	-	100,000	10,766	10.77	8,972	8.97	7,178	7.18
S-2	Open Parking Garage (detached) - See IBC Code Section 311							
-	-	10,000	5,641	5.38	4,701	4.48	3,761	3.59
-	-	50,000	7,791	1.68	6,492	1.40	5,194	1.12
-	-	100,000	8,629	1.43	7,191	1.19	5,753	0.95
-	-	200,000	10,058	1.00	8,381	0.83	6,705	0.67
-	-	500,000	13,050	1.19	10,875	1.00	8,700	0.80
-	-	1,000,000	19,013	1.91	15,844	1.58	12,675	1.27
S-2	Aircraft Hanger & Helistops - See IBC Code Section 311							
-	-	600	3,403	53.99	2,835	44.99	2,268	35.99
-	-	3,000	4,698	16.88	3,915	14.06	3,132	11.25
-	-	6,000	5,204	14.27	4,337	11.89	3,470	9.51
-	-	12,000	6,060	10.01	5,051	8.33	4,040	6.67
-	-	30,000	7,861	12.01	6,551	10.01	5,240	8.00
-	-	60,000	11,462	19.10	9,551	15.92	7,641	12.74
S	Occupancy Tenant Improvements - See IBC Code Section 311							
-	-	100	1,775	160.35	1,480	133.63	1,184	106.91
-	-	500	2,417	53.95	2,014	44.96	1,611	35.96
-	-	1,000	2,687	43.75	2,239	36.46	1,791	29.17
-	-	2,000	3,125	30.79	2,603	25.66	2,083	20.53
-	-	5,000	4,048	35.03	3,374	29.20	2,699	23.36
-	-	10,000	5,800	58.00	4,833	48.33	3,866	38.66
U	Private Garage/Shed/Agricultural Bldg - See IBC Code Section 312							
-	-	13	1,112	812.92	927	677.43	742	541.95
-	-	63	1,519	269.17	1,266	224.31	1,013	179.45
-	-	125	1,687	220.28	1,406	183.56	1,125	146.85
-	-	250	1,962	154.91	1,635	129.09	1,308	103.28
-	-	625	2,543	178.31	2,120	148.58	1,696	118.87
-	-	1,250	3,658	292.61	3,048	243.85	2,438	195.08
U	Lab/R&D - See IBC Code Section 312							
-	-	1,000	4,149	39.03	3,458	32.53	2,766	26.02
-	-	5,000	5,711	12.40	4,759	10.34	3,807	8.27
-	-	10,000	6,331	10.41	5,276	8.67	4,220	6.94

-	-	20,000	7,371	7.29	6,143	6.08	4,914	4.86
			Construction Types: I A/B and II A/B		Construction Types: III A/B and IV A/B		Construction Types: V A/B	
IBC Class	IBC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
-	-	50,000	9,557	8.66	7,964	7.21	6,371	5.77
-	-	100,000	13,883	13.88	11,569	11.57	9,255	9.26
U	Other Tenant Improvements - See IBC Code Section 312							
-	-	100	1,781	155.70	1,484	129.75	1,187	103.80
-	-	500	2,404	54.78	2,003	45.65	1,603	36.52
-	-	1,000	2,678	43.33	2,231	36.11	1,785	28.88
-	-	2,000	3,111	30.58	2,593	25.48	2,074	20.39
-	-	5,000	4,028	33.65	3,357	28.04	2,686	22.43
-	-	10,000	5,711	57.11	4,759	47.59	3,807	38.07
U	Utility Structures - See IBC Code Section 312							
-	-	3,000	4,185	13.76	3,488	11.46	2,790	9.17
-	-	15,000	5,836	4.09	4,862	3.41	3,890	2.72
-	-	30,000	6,449	3.57	5,374	2.98	4,299	2.38
-	-	60,000	7,520	2.48	6,266	2.07	5,013	1.66
-	-	150,000	9,754	3.10	8,128	2.58	6,503	2.06
-	-	300,000	14,400	4.80	11,999	4.00	9,601	3.20
Addition/Remodel - Residential - See IBC Code Section 310								
-	-	100	310	17.89	259	14.90	207	11.93
-	-	500	382	10.75	318	8.96	254	7.16
-	-	1,000	436	6.55	363	5.46	290	4.37
-	-	2,000	501	4.78	418	3.98	334	3.18
-	-	5,000	644	3.17	537	2.63	430	2.11
-	-	10,000	803	8.03	668	6.68	535	5.35
Addition/Remodel - Commercial - Various IBC Code Sections								
-	-	350	2,645	72.74	2,204	60.62	1,763	48.49
-	-	1,750	3,664	22.39	3,053	18.66	2,442	14.93
-	-	3,500	4,055	19.12	3,380	15.93	2,704	12.74
-	-	7,000	4,724	13.38	3,937	11.15	3,149	8.92
-	-	17,500	6,129	16.24	5,108	13.53	4,086	10.82
-	-	35,000	8,970	25.63	7,475	21.36	5,980	17.09
SHELL BUILDINGS								
All Shell Buildings								
-	-	1,725	4,389	24.59	3,658	20.49	2,926	16.40
-	-	8,625	6,086	7.52	5,072	6.26	4,058	5.01
-	-	17,250	6,734	6.46	5,612	5.39	4,490	4.31
-	-	34,500	7,848	4.51	6,540	3.75	5,232	3.00
-	-	86,250	10,178	5.51	8,483	4.58	6,786	3.67
-	-	172,500	14,924	8.66	12,437	7.21	9,949	5.77
A-2.1	Restaurant - See IBC Code Section 303							
-	-	450	3,403	70.04	2,836	58.37	2,269	46.69
-	-	2,250	4,664	22.75	3,887	18.96	3,109	15.17
-	-	4,500	5,176	18.83	4,313	15.68	3,450	12.55
-	-	9,000	6,023	13.22	5,019	11.01	4,015	8.81
-	-	22,500	7,807	15.44	6,506	12.86	5,204	10.29
-	-	45,000	11,279	25.07	9,400	20.89	7,520	16.71
B	Medical Offices - See IBC Code Section 304							
-	-	300	2,681	87.35	2,234	72.80	1,787	58.23
-	-	1,500	3,728	26.30	3,107	21.91	2,486	17.53
-	-	3,000	4,123	22.73	3,436	18.94	2,749	15.15
-	-	6,000	4,805	15.90	4,004	13.25	3,203	10.60
-	-	15,000	6,236	19.59	5,196	16.32	4,157	13.06
-	-	30,000	9,173	30.58	7,645	25.49	6,116	20.39
			Construction Types: I A/B and II A/B		Construction Types: III A/B and IV A/B		Construction Types: V A/B	
IBC Class	IBC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
B	Office Building - See IBC Code Section 304							

-	-	300	1,787	58.23	1,489	48.53	1,191	38.83
-	-	1,500	2,486	17.53	2,072	14.60	1,658	11.69
-	-	3,000	2,749	15.15	2,291	12.62	1,832	10.10
-	-	6,000	3,203	10.60	2,669	8.83	2,135	7.07
-	-	15,000	4,157	13.06	3,464	10.88	2,771	8.71
-	-	30,000	6,116	20.39	5,096	16.99	4,077	13.59
M	Store - See IBC Code Section 309							
-	-	4,500	5,916	13.01	4,930	10.84	3,944	8.67
-	-	22,500	8,257	3.85	6,881	3.21	5,505	2.57
-	-	45,000	9,123	3.38	7,602	2.81	6,082	2.25
-	-	90,000	10,642	2.34	8,868	1.95	7,094	1.56
-	-	225,000	13,796	2.94	11,496	2.45	9,197	1.96
-	-	450,000	20,402	4.54	17,002	3.78	13,601	3.02
S-1	Warehouse - See IBC Code Section 311							
-	-	1,000	3,577	33.30	2,981	27.75	2,385	22.20
-	-	5,000	4,909	10.75	4,091	8.96	3,273	7.16
-	-	10,000	5,447	8.93	4,538	7.43	3,631	5.95
-	-	20,000	6,338	6.27	5,282	5.22	4,226	4.18
-	-	50,000	8,219	7.35	6,848	6.12	5,479	4.90
-	-	100,000	11,891	11.90	9,910	9.91	7,928	7.93

* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.

RESOLUTION NO. 2025-96

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, AMENDING THE SCHEDULE FOR CERTAIN FEES AND CHARGES FOR COMPREHENSIVE PLAN AMENDMENTS, DEVELOPMENT ORDERS, PERMIT APPLICATIONS, ASSOCIATED PROCESSES, AND ACTIVITIES RELATED THERETO; RESCINDING RESOLUTION NO. 2014-26 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS: The Land Development Code, Chapter 98, Section 98.3.14.A provides that City Council shall establish by resolution fees for comprehensive plan amendments, development orders, and permit applications under the Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, that
EFFECTIVE IMMEDIATELY UPON ADOPTION

FEE SCHEDULE			
COMMUNITY DEVELOPMENT DEPARTMENT BUILDING, PERMITTING AND INSPECTIONS DIVISION			
PERMIT TYPE		BASE FEE	ADDITIONAL FEE
A	CONSTRUCTION PERMITS		
	Fees paid at time of permit issuance		
	1. <i>All construction permits not otherwise listed in fee schedule:</i>		
	Construction Job Valuation:		
	a) Up to \$100,000.	\$101.00	PLUS \$12.04 per \$1,000 of construction valuation.
	b) \$100,001 to \$250,000.	\$1,305.00	PLUS \$4.75 per \$1,000 of construction valuation, after \$100,000.00.
	c) \$250,001 to \$500,000.	\$2,017.00	PLUS \$4.50 per \$1,000 of construction valuation, after \$250,000.
	d) \$500,001 to \$1,000,000.	\$3,142	PLUS \$3.75 per \$1,000 of construction valuation, after \$500,000.
	e) \$1,000,001 and over.	\$5,017	PLUS \$3.00 per \$1,000 of construction value, after \$1,000,000.
	2. <i>Site.</i>	\$100.00	PLUS \$5.10 per \$1,000 of construction valuation.
	3. <i>OVER THE COUNTER PERMITS</i>		

	a) Air Conditioning (A/C): Existing/Replace/Repair i. Commercial/Multi-Family \$120.00 ii. Single-Family \$95.00 b) Electric: New i. Single-family \$150.00 c) Electric: Existing/Replace/Repair i. Commercial/Multi-Family \$150.00 ii. Single-Family \$150.00 d) Electric: Upgrade/Alteration/Repair a) Single-family \$150.00 e) FPL Hook up i. Commercial/Multi-Family \$95.00 ii. Single-Family \$95.00 f) Fuel/Gas i. Single-Family \$150.00 g) Garage Door Replacement i. Single-Family \$95.00 h) Irrigation/Sprinklers i. Commercial/Multi-Family \$95.00 ii. Single-Family \$95.00 i) Mechanical: Existing Repair i. Commercial/Multi-Family \$120.00 ii. Single-Family \$95.00 j) Mechanical: Upgrade/Alteration/Repair i. Single-Family \$95.00 k) Other/Siding i. Commercial/Multi-Family \$150.00 ii. Single-Family \$150.00 l) Plumbing: New i. Single-Family \$150.00 m) Plumbing: Existing/Replace/Repair i. Commercial/Multi-Family \$150.00 ii. Single-Family \$150.00 n) Plumbing: Upgrade/Alteration/Repair i. Commercial/Multi-Family \$150.00 ii. Single-Family \$150.00 o) Minor Selective Demo/Engineer Report i. Commercial/Multi-Family \$95.00 ii. Single-Family \$95.00 p) Roofing: Re-Roof, Roof Over, & Repair i. Commercial/Multi-Family \$210.00 ii. Single-Family \$150.00 q) Shutter/Storm Panel i. Single-Family \$150.00 r) Solar Pool Heater/Water Heater i. Commercial/Multi-Family \$95.00 ii. Single-Family \$95.00 a) Storm Panel i. Commercial/Multi-Family \$95.00		PLUS \$50.00 for every 3 additional units, after 3 units. PLUS \$75.00 if there is electric.
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	4.	Temporary Outdoor Activities, Tents, and Signs and Inspections (Each). A. Outdoor Activity. Required for any event held on private property, unless exempt (see Land Development Code, section 118.3.5). The outdoor activity permit includes the erection of temporary tents. B. Tent. Required for tents larger than 100 square feet installed in conjunction with a special event (see Land Development Code, section 118.3.5 for definition of special event). Tents 100 square feet or smaller installed in conjunction with a special event are exempt from permitting and fees but are subject to fire inspections (for additional applicable fees see Code of Ordinances section 40-4 (jj)). C. Temporary Sign: (see Land Development Code, section 118.3.5 for exemptions for temporary signs installed in conjunction with special events).	\$213.00	
			\$213.00	
			\$213.00	
	5	Sub-Trade (Each): Plumbing, electrical, mechanical, and roofing permits that are subordinate to a building addition, remodel, renovation and build-out without an additional charge for construction valuation or plan review when the fees paid on the building permit include the construction valuation of the work for which the subordinate permit is issued. Otherwise, sub-permits (each).	\$25.00	
	6.	Demolition.	\$346.00	PLUS \$0.10 per square foot of gross building area to be demolished.
	7.	Moving Building. All fees for moving buildings declared historic on a national, state, or local level shall be waived.	\$346.00	PLUS \$0.20 per square foot of the area of the building being moved.
B.	PLAN REVIEW. Each permit applications wherein plans, or technical review is required. Fees shall be paid at the time of permit application submission.		Equal to 30 percent of the permit fee or a minimum of \$78.00, whichever is greater.	
C.	RESUBMIT REVIEW. Prior to permit issuance, second and subsequent reviews to address plan review comments. Fee shall be paid after completion of the resubmit review process and prior submittal of any additional resubmits. There is no charge for the first resubmit review process to address plan review comments.		\$107.00	PLUS \$70.00 per technical review.

D.	REVISION. After permit issuance, each revision. Any additional plan review and permitting fees, impact fees and any other fees resulting from any increase in the value of the construction cost or other factor affecting the project shall be assessed. The revision fee shall be paid after the completion of the revision review process and prior to submittal of any additional revisions.	\$107.00	PLUS \$105.00 per technical review.
E.	CERTIFICATES AND AFFIDAVITS. Each certificate of occupancy, certificate of completion, affidavits of code compliance or completion status, and other certifications issued by the Building Official. Collected at permit issuance, unless not issued as a result of a permitted activity.	\$50.00	
F.	TEMPORARY CERTIFICATE OF OCCUPANCY; Issuance, Extensions, and Expirations		
1.	Temporary Certificate of Occupancy. Shall be requested in writing and may be issued at the discretion of the Building Official after a complete review of all relevant facts has been conducted and it is determined to be in the best interest of all parties. The city and Building Official have no obligation whatsoever to issue a temporary certificate of occupancy. The city shall be held harmless in any action which a temporary certificate of occupancy is issued. The cash bond shall be submitted to the city and held without interest until all requirements are met and the final certificate of occupancy is issued. In lieu of the cash bond requirement, the Building Official reserves the right, at his discretion, to receive a letter of credit from a local financial institution, which shall be returned to the permit holder upon satisfaction of the terms of the temporary certificate of occupancy. The temporary certificate of occupancy shall be valid for 90 days from issuance.	\$300.00	PLUS cash bond equal to 100 percent of the value if any outstanding work.
2.	Extension of Temporary Certificate of Occupancy. All extensions require submission of a written request letter from the contractor or owner, prior to expiration of the temporary certificate of occupancy. The extension of a temporary certificate of occupancy shall be at the discretion of the Building Official. Extension of the temporary certificate of occupancy: a) First 90-day extension. b) Second 90-day extension. c) Third 90-day extension. D. Fourth and subsequent 90-day extension.	\$200.00 \$400.00 \$800.00 \$1,600.00	

	3.	Expiration of Certificate of Occupancy. Failure to complete the requirements of the temporary certificate of occupancy by obtaining satisfactory final inspections shall be prima facie evidence or failure to complete the work within the timeframe specified, thereby authorizing the city to impose a \$500.00 fine and revoke the cash bond (or equivalent) to offset the additional administrative costs to ensure the contractor completes the job. Any structure or site occupied under a temporary certificate of occupancy shall be vacated immediately upon expiration of the temporary certificate of occupancy.		
G.		ADDITIONAL FEES. See Supplemental fees and regulations in this resolution.		

COMMUNITY DEVELOPMENT DEPARTMENT
Planning/Development Services

A.	PLAN REVIEW: Applications for building, site work, and sign permits shall include any or all of the following:			
	1.	Generally. Zoning district and land use verification, lot size, special districts conformance including historic districts, frontage road requirements, land area including gross floor area and open space regulations, principal and accessory use setbacks from property line, riverfront setbacks, parking calculations for on-site spaces, loading, stacking for drive-through, compliance for size and number with Americans with Disabilities Act (ADA) parking lot configuration and landscaping, buffer yard sizes and planting calculations, fences and walls, dumpster enclosure construction site screening, residential density calculations, building height, living area square footage, FAA Tall Structure sign-off, FAA airspace notification map, compliance with airport zone special landscaping requirements set by Lee County to discourage birds in flight paths, separation distances between bars and lounges from churches and schools, sight/distance visibility at intersections, exterior wall treatments, and architectural details for exterior walls, and review for the need for additional applications including variances, administrative deviations, warrants, conditional uses, rezoning and planned unit development applications.		
	2.	Landscaping review. Exemption areas, open space, buffer yards, parking lots, building perimeter planting, enhanced landscaping requirements, percentages for native species, littoral planting, plant materials, plant installation, irrigation plans, special street tree district regulations, existing tree survey, tree removal plan, preservation, and credit for trees.		
	3.	Sign review. Size, spacing, mass, height, number, design, text, zone, billboards, banners, removal of signs, Smart Code regulations, exemption areas, exempted signs, special areas including historic areas, special uses, pole signs, monument signs, electronic signs, wall signs, parking area signs, campus signs, multi-story buildings, multi-building complexes, enclosed shopping centers, outdoor lifestyle centers, stand-		

		alone businesses, professional signs, construction signs, real estate signs and political signs.		
	4.	Planned unit development. Schedule of uses compliance, deviations and warrants compliance, compliance with all terms and conditions, verification of concept plan and construction plans match, architectural standards, signs, landscaping, open space, density.		
B.	SITE WORK PLAN REVIEW			
	1.	Residential development site less than two (2) acres and more than two (2) units.	\$173.00	PLUS \$3.00 for each unit.
	2.	Residential development site equal to or greater than two (2) acres and more than two (2) units.	\$240.00	PLUS \$4.00 per acre or portion.
	3.	Commercial development.	\$240.00	PLUS \$6.00 per acre or portion thereof in excess of one (1) acre.
	4.	All site work permits not classified above will be assessed per subsection E. below.		
C.	TREE REMOVAL. Per acre or fraction thereof and shall be paid with the site clearing permit.		\$38.00	
D.	SINGLE-FAMILY DUPLEX AND MULTI-FAMILY PLAN REVIEW. The single-family, duplex, and multi-family, not contained in subsection B. above.		Four one-hundredths of one percent of the job value or a minimum of \$15.00, whichever is greater.	
E.	ZONING PLAN REVIEW. All other permits not specified in this section. The zoning plan review for all other permits not specified in this section shall be.		Three-tenths of one percent of the job value or a minimum of \$25.00, whichever is greater	
F.	REVISIONS/ADDITIONS. After permit issuance, plan review for revisions or additions.		Five-tenths of one percent of the job value, or a minimum of \$105.00, whichever is greater.	
G.	ADDITIONAL APPLICABLE FEES. See Supplemental Fees and Regulations in this resolution.			
PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION				
A.	RIGHT OF WAY PERMIT. Any work within public right-of-way.			
	1.	Single-Family or Duplex. A. Single Driveway. B. Double Driveway.	\$605.00	

	2.	Commercial projects which include three (3) residential units or more.	\$990.00	
B.	SITE CLEARING, GRUBBING, GRADING, EXCAVATING, TREE REMOVAL OR FILLING OF A SITE OR LOT. Where environmentally sensitive lands are involved, clearance letters from appropriate regulatory agencies must first be received before the city issues a site clearing permit. Tree removal per acre (paid concurrent with the site clearing permit?) A tree survey shall be provided by the applicant according to the Land Development Code prior to any site preparation. Site clearing.		\$100.00 \$685.00 Minimum	PLUS \$45.00 per acre or portion thereof.
C.	SITE WORK. Includes any or all paving, drainage, water, sewer, and review.			
	1.	Residential development site less than two (2) acres and more than two (2) units.	\$1,306.00	PLUS \$10.00 for each unit.
	2.	Residential development site equal to or greater than two (2) acres and more than two (2) units.	\$4,727.00	PLUS \$24.00 per acre or portion thereof in excess of one (1) acre.
	3.	Commercial development site.	\$2,515.00	PLUS \$18.00 per acre or portion thereof in excess of one (1) acre.
D.	UTILITY INSPECTION.		Two percent of the engineer's cost estimate for water, sewer, and drainage construction costs.	
E.	ROADWAY INSPECTION.		One percent of the engineer's cost estimate for road construction cost.	
F.	SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY PLAN REVIEW.		One-tenth of one percent of the job value or a minimum of \$50.00, whichever is greater.	
G.	ENGINEERING PLAN REVIEW for all other permits not specified in this section.		Four-tenths of one percent of the job value or a minimum of \$95.00.	

		whichever is greater.	
H.	PLAN REVIEW FOR REVISIONS/ADDITIONS.	After permit issuance, \$95.00 or five-tenths of one percent of the job value, whichever is greater.	
I.	RESUBMIT REVIEW. Prior to permit issuance, second and subsequent reviews to address plan review comments to site commercial permits, per review. The resubmit fee shall be collected after the completion of the resubmit review process but prior to submittal of any additional resubmits. There is no charge for the first resubmit review process to address plan review comments.	\$240.00	
J.	ADDITIONAL APPLICABLE FEES. See Supplemental Fees and Regulations in this resolution.		
SUPPLEMENTAL FEES AND REGULATIONS			
A.	CALCULATION. The fees for permits shall be determined according to the fee schedule which each applicable section. Where permit fees are calculated based on construction value, the current edition of the International Code Council's schedule of valuation for new buildings for the R.S. Means for all other improvements shall be used. Where permit fees are calculated based on square footage, the gross square footage of the total floor area of a commercial building, tenant space or residential dwelling unit shall be used.		
B.	FLOODPLAIN. Shall be required in regulated flood zones. a) Flood review. b) Flood inspection.	\$50.00 \$58.00	
C.	MILESTONE INSPECTION REPORTS. a) Shall be required for buildings that are three or more in height and have condominium or cooperative form of ownership.	\$50.00	
D.	EXPEDITED/FAST TRACK PLAN REVIEWS. Fast Track plan reviews performed by the Community Development Department, Public Works Department, and Fire Department shall be available subject to the following conditions and additional fees: 1. Original sealed plans and application information shall be submitted in sufficient quantity to provide one plan for each review entity. Nothing in this subsection shall supersede the requirements of F.S. §553.80(2)(b), which requires specific penalty fees for plans reviewed for compliance with the state building code which failed to correct a code violation specifically and continuously noted in each rejection.		

2.	The applicant shall write "fast track services requested" on the construction permit application in the description of work or shall provide other written means of communication requesting fast track services. The written request shall be prima facie evidence that the applicant is aware of the additional fees associated with the expedited/fast track processing.		
3.	All expedited/fast track plan reviews and clerical services shall be conducted outside of regular working hours, with the exception of intake and issuance.		
4	Additional fees for an expedited/fast track plan review shall be equal to the regular plan review fees or a minimum as shown below, whichever is greater.		
	a) Residential i. Building ii. Zoning iii. Engineering iv. Fire Prevention	\$300.00 \$152.00 \$76.00 N/A	PLUS \$30.00 clerical fee.
	b) Multi-Family/Commercial i. Building ii. Zoning iii. Engineering iv. Fire Prevention	\$600.00 \$193.00 \$125.00 \$120.00	PLUS \$30.00 clerical fee.
5.	Each resubmit review, including the first resubmit review, per discipline.	\$177.00 In addition to all regular revision review fees.	PLUS \$30.00 clerical fee
6.	Each revision review, per discipline.	\$147.00 In addition to all regular revision review fees.	PLUS \$30.00 clerical fee.
7.	Outside agency approvals are the sole responsibility of the applicant to identify and obtain. Nothing in this subsection shall supersede the requirements of F.S. §553.80(2)(c), which requires specific penalty fees for the third and subsequent re-inspections that result in the failure to comply with a rejection notice when such failure is a violation of the state building code.		

	8.	The building official may refuse acceptance of fast-track applications if available resources make such services impossible or impractical to render.		
E.	RE-INSPECTION			
	1.	Re-Inspection because work was not ready, was incomplete, was not to code or plan, or access for the inspection is denied, each inspection.	\$50.00	
	2.	Fine for failure to finalize a permit within 180 days from the date of issuance or last inspection. No subsequent inspections or other permits will be issued until all fees are paid and the permit has been finalized.	\$100.00	
F.	PARTIAL INSPECTION. Requested by the contractor, each.		\$50.00	
G.	SPECIAL INSPECTIONS performed outside normal working hours: Approved by the Building Official, City Engineer, Fire Marshal, or their designees, when requested by the permit holder, shall be paid at the time of issuance of the final certificate of occupancy, or in advance in the absence of a certificate.			
	1.	Non City-Recognized Holiday, per hour, portal to portal. Minimum Fee	\$60.00 \$240.00	
	2.	City-Recognized Holiday, per hour, portal to portal. Minimum Fee	\$60.00 \$480.00	
H.	TIME SPECIFIC INSPECTIONS, paid in advance.		\$100.00	
I.	BUSINESS TAX RECEIPTS, certificates of use and inspection. Note: A change of use requires a building permit to update occupancy classification and may require payment of impact fees.			
	1.	1,000.00 square feet and less. a) Zoning Certificate b) Fire Inspection c) Building Inspection d) Zoning Inspection e) Certificate of Use. TOTAL	\$17.00 \$30.00 \$88.00 \$10.00 \$20.00 \$226.00	
	2.	1,001 – 2,500 square feet a) Zoning Certificate b) Fire Inspection	\$17.00 \$40.00	

		c) Building Inspection	\$98.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$246.00	
3.	2,501 – 5,000 square feet	a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$50.00	
		c) Building Inspection	\$118.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$280.00	
4.	5,001 – 7,500 square feet	a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$60.00	
		c) Building Inspection	\$127.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$302.00	
5.	7,501 – 10,000 square feet	a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$70.00	

		c) Building Inspection	\$157.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$366.00	
6.	10,001 – 12,500 square feet	a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$80.00	
		c) Building Inspection	\$186.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$421.00	
7.	12,501 – 15,000 square feet	a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$90.00	
		c) Building Inspection	\$206.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$466.00	
8.	15,001 – 17,500 square feet	a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$100.00	

		c) Building Inspection	\$225.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$505.00	
9.	17,501 square feet and up	a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$110.00	
		c) Building Inspection	\$274.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$605.00	
J.	WORK WITHOUT PERMITS. The permit fee for any work started without a required permit will be doubled.			
	PLUS: Any work that is substantially completed without a required permit.		\$200.00	
K.	PERMIT EXTENSIONS, DUPLICATE PERMITS AND EXPIRED PERMITS			
1.	First extension (prior to expiration date).		25 percent of the original permit or minimum of \$50.00.	
2.	Second extension (prior to expiration date).		50 percent of the original permit fee or minimum of \$100.00.	
3.	Third and subsequent extensions (prior to expiration date). Requires a written letter to be submitted by the Contractor or owner requesting an extension and providing an explanation of the hardship causing delays in construction activity. The request shall be reviewed by the Building Official to determine whether the permit can be reinstated or if the revised plans are required to bring the permit plans into compliance with current codes.		50 percent of the original permit fee or minimum of \$100.00, plus 50 percent of the original plan review	

			fees if determined that revised plans are required.	
	4.	Duplicate Permit Card.	\$15.00	
	5.	Expired permits approved under a previous code require a written letter to be submitted by the contractor or owner to request reinstatement. The Building Official shall determine whether the expired permit can be reinstated or if revised plans are required to bring the permit into compliance with the current codes. Reinstate expired permit, each. Revised plans	\$100.00 50 percent of the original plan review fee.	PLUS applicable extension fee.
L.	REFUNDS			
	1.	No refund shall be given for: a) Work commenced. b) Permit extended. c) Permit expired. d) Plan review fee. e) Permits of \$100.00 or less, unless issued in error by the City.		
	2.	All other permits shall be limited to 75 percent of the permit fee.		
	3.	Inspection fee of \$50.00 shall be deducted from any refund to pay for the cost of confirming conditions on the site.		
M.	FEE WAIVERS. Fees for City approved projects constructed on City owned land or within public right-of-way, exclusive of fees required by the state building code, shall be waived.			
N.	PERMIT APPLICATIONS; validity, extensions, and expiration			
	1.	Permit application is valid for 6 months from the date of submittal.		
	2.	One or more extensions of time for a period of not more than 90 days may be allowed by the Building Official at no charge, provided the following conditions are met: a) Request is received prior to the permit application expiration date. b) Justifiable hardship is demonstrated. c) Plans submitted are in accordance with the current applicable codes.		
	3.	Reinstate each expired permit application. All expired permit applications approved under a previous code require a written letter to be submitted by the contractor or owner to request reinstatement. The Building Official shall determine whether the permit application can	\$50.00	

		be reinstated or if revised plans are required to bring the plans into compliance with the current codes, requiring a new permit application to be submitted and all applicable fees satisfied.		
O.	OTHER SERVICES not specified herein shall be billed at actual cost of time, benefits, material, and outside services, plus an administrative fee of 20 percent as determined by the Building Official, City Engineer, Fire Marshal, or their designee.			
P.	TECHNOLOGY FEE shall be assessed to each permit to provide funds to be used exclusively for ongoing and future technology enhancements and replacements, related to permitting, to enhance customer service and efficiency.		3 percent of the permit fee, or minimum of \$3.00, per permit.	
PLANNING AND LAND DEVELOPMENT APPLICATIONS AND PUBLIC HEARINGS				
A.	CHANGE OF LAND DEVELOPMENT CODE			
	1.	Administrative		
		a) Official Zoning Map Amendment – Rezoning		
		i. 10 acres or less.	\$3,000.00	
		ii. Greater than 10 acres.	\$3,000.00	
		b) Land Development Code Text.	\$3,000.00	
		c) Special Development Area and Master Development Plan zoning district map.	\$3,000.00	
B.	AMENDMENT TO THE COMPREHENSIVE PLAN			
	1.	Administrative.		
		a) Future land use map amendment.		
		i. 10 acres or less.	\$2,500.00	
		ii. Greater than 10 acres.	\$2,500.00	
		b) Text amendment.	\$3,500.00	
C.	APPEAL TO THE BOARD OF ADJUSTMENTS			
	1.	Administrative adjustments, appeals, and administrative deviations.	\$1,000.00	
		If appeal overturns the decision of the Community Development Official, the fee will be refunded.		
D.	CONDITIONAL USE (SPECIAL EXCEPTION)			
	1.	Administrative		
		a) Residential.	\$3,000.00	
		b) All other uses.	\$3,000.00	
		c) Amendments to previously approved conditional uses.	\$3,000.00	
E.	ISSUANCE OF VERIFICATION LETTERS for zoning classifications, land use designations, flood zones, certificates of occupancy, letters of utility availability and the like, per letter; administrative.		\$150.00	

F.	ANNEXATION		
	1.	Areas within the Urban Reserve Boundary.	\$2,000.00
	2.	Areas targets in the Comprehensive Plan.	\$2,000.00
	3.	Areas outside the Urban Reserve Boundary.	
		a) Under 50 acres.	\$2,000.00
		b) Over 50 acres.	\$2,000.00
		c) Plus per acres over 100 acres.	\$2,000.00
	4.	Public Works/Engineering Review Fee.	\$1,000.00
G.	SUBDIVISION PLAT APPROVAL		
	1.	Preliminary Plat	
		a) 5 acres or less.	\$1,000.00 PLUS \$15.00 per lot or tract.
		b) Greater than 5 acres.	\$1,000.00 PLUS \$15.00 per lot or tract.
		c) Public Works/Engineering Review fee.	\$1,000.00
	2.	Final Plat.	
		a) 5 acres or less.	\$1,000.00 PLUS \$15.00 per lot or tract.
		b) Greater than 5 acres.	\$1,000.00 PLUS \$15.00 per lot or tract.
		c) Public Works/Engineering Review Fee.	\$1,000.00
	3.	Lot Recombination.	
		i. Residential.	\$300.00
		ii. All other land uses.	\$300.00
	4.	Lot Splits.	\$200.00
H.	VACATION OF		
	1.	Easements.	\$530.00
	2.	Right-of-Way, including alleys.	\$1,317.00
	3.	Plats or portions thereof.	\$1,317.00
	4.	Public Works/Engineering Review.	\$775.00
I.	PLANNED UNIT DEVELOPMENT (PUD)		
	1.	i. One acre or less.	\$3,000.00
		ii. Amendment.	\$3,000.00
	2.	i. Over one acre and up to ten acres.	\$3,500.00
		ii. Amendment.	\$3,500.00
	3.	i. Ten acres to 50 acres.	\$3,500.00

		ii. Amendment.	\$3,500.00	
	4	i. Greater than 50 acres.	\$3,500.00	
		ii. Amendment	\$3,500.00	
	5.	Administrative deviations to previously approved PUD.		
		i. First 5 deviations, each.	\$1,000.00	
		ii. Sixth deviation and beyond.	\$1,000.00	
	6.	Public Works/Engineering Review fee.	\$500.00	
J.	COMMUNITY DEVELOPMENT DISTRICTS			
	1.	Less than 1,000 acres.	\$2,000.00	
	2.	Greater than 1,000 acres.	\$3,000.00	
	3.	Expansion to an existing Community Development District, less than 1,000 acres.	\$2,000.00	
	4.	Expansion to an existing Community Development District, greater than 1,000 acres.	\$2,000.00	
K.	ADMINISTRATIVE DEVIATIONS AND ADMINISTRATIVE ADJUSTMENTS from the Land Development Code, per deviation, from selected portions of Chapter 98 Administration, Chapter 118 Land Use Regulations, Chapter 126, Signs, Chapter 134, Traffic Circulation and Parking, and Chapter 138, Vegetation.			
	1.	Residential, each.	\$500.00	
	2.	All other land uses, each.	\$500.00	
	3.	Public Works/Engineering Review fee.	\$155.00	
L.	VARIANCE			
	1.	Single-family dwellings, each.	\$750.00	
	2.	All other uses, each.	\$750.00	
	3.	Sign variance, each.	\$750.00	
M.	ADMINISTRATIVE ADJUSTMENTS			
	1.	Single-family dwellings, each.	\$500.00	
	2.	All other uses, each.	\$500.00	
N.	DEVELOPER AGREEMENTS			
	1.	i. Developer Agreements.	\$3,500.00	
		ii. Amendments.	\$3,500.00	
O.	MASTER DEVELOPMENT PLAN (MDP)			
	1.	Application.	\$2000.00	PLUS applicable preliminary subdivision plat application fee.
	2.	Administrative amendments to previously approved MDP's, each.	\$500.00	
	3.	Administrative deviations to MDP standards, each.	\$500.00	
P.	MISCELLANEOUS FEES			
	1.	Voluntary address change, administrative.	\$250.00	
	2.	Public hearing signs.	\$20.00	
	3.	Public notice mailings, each.	First class postage rate.	

4.	Newspaper advertisement, each.	Actual cost charge News- Press	
5.	The Community Development Department Director may waive any application fee when the City is the applicant or variance application fees for single-family dwellings when the applicant is indigent and provides an affidavit that shows family income to be below 80 percent of the median income for the Fort Myers/Cape Coral Metropolitan Statistical Area (MSA) as defined by the latest available Housing and Urban Development (HUD) Section 8 Income Limits, and provides a financial statement showing net assets of less than \$10,000.00.		

1. Resolution No. 2014-26 are hereby rescinded.

1. This resolution shall become effective immediately upon adoption.

RESOLUTION NO. 2025-96

PASSED IN PUBLIC SESSION of the City Council of the City of Fort Myers, Florida, on August 4, 2025.

yes Teresa Watkins Brown
Teresa Watkins Brown

yes Diana Giraldo
Diana Giraldo

yes Terolyn P. Watson
Terolyn P. Watson

yes Liston D. Bochette, III
Liston D. Bochette, III

yes Fred Burson
Fred Burson

yes Darla Bonk
Darla Bonk
Council Members

APPROVED on August 4, 2025.

yes Kevin B. Anderson
Kevin B. Anderson
Mayor

FILED in the Office of the City Clerk on August 4, 2025.



Mary Hagemann
Mary Hagemann, CMC
City Clerk

§ 10-234. Electricians and plumbers, examination fee35.00

Chapter 12. Cable Communications

§ 12-3. Cable television franchise, application fee: \$5,000.00.

§ 12-13. Cable television franchise, franchise fee: (No franchise)

Chapter 16. Construction, Rehabilitation and Property Maintenance

§ 16-52. Building permit fees.

- (1) New residential structure permit: \$0.50 per square foot of the gross square footage of the structure. Minimum fee: \$150.00.
- (2) New commercial structure permit: \$0.50 per square foot for the first 50,000 square feet, \$0.40 per square foot for the second 50,000 square feet and \$0.30 for the balance of the gross square footage of the structure. Minimum fee: \$150.00.
- (3) Additions and alterations permit: \$0.50 per square foot of the gross square footage of the additional structure and/or the area being altered. Minimum fee: \$150.00.
- (4) Demolition/moving permit: \$0.30 per square foot.
- (5) Electrical permit: \$0.10 per square foot. Minimum fee: \$125.00.
 - a. Low voltage permit fee: \$70.00.
- (6) Plumbing permit: \$0.10 per square foot. Minimum fee: \$125.00.
- (7) Mechanical permit: \$0.10 per square foot. Minimum fee: \$125.00.
- (8) Fire alarm and suppression systems permit: \$0.15 per square foot. Minimum fee: \$125.00 per floor.
- (9) Site work permit: \$0.02 per square foot of site outside of the building area permitted in one of the permits above; minimum fee \$100.00.
- (10) Right-of-way permit: (Driveways and Sidewalks) \$0.50 per square foot of right-of-way. Minimum fee: \$150.00.
- (11) Temporary use permits (type I), application fee: \$50.00.
- (12) Temporary use permits (type II): No fee.
- (13) Accessory structures (type I) permit: \$0.30 per gross square footage of the structure. Minimum fee: \$100.00.
- (14) Accessory structures (type II) permit: \$100.00.
- (15) Mechanical & Water Heater change-out permit: \$40.00 for first unit changed and \$20.00 for each additional unit.
- (16) Stormwater permit fee: \$0.10 per square foot of lot size.

- (17) Re-roof permit fee: \$8.00 per square (square equals 100 square feet). Minimum fee: \$100.00.
- (18) Zoning review fee: \$50.00, or \$0.05 per square foot of affected enclosed space, whichever is greater, for permits that include new or renovated square footage.
- (19) Fire Plan Review fee: \$100.00.
- (20) Change of Use fee: \$125.00.
- (21) Temporary Certificate of Occupancy (TCO) fee:
 - a. 30 days \$150.00, 60 days \$300.00, 90 days \$450.00, Extensions beyond initial TCO \$1,500.00.
 - b. Initial TCO for mixed-use and multi-unit shell buildings \$150.00.
- (22) Historic Structure FEMA Variance fee: \$350.00.
- (23) Electronic Permitting Surcharge: 6 percent of permit fee.
- (24) Alternative Permit Fee where square footage fee does not apply:
 - a. 1 percent of Project Cost for projects valued over \$250,000.00.
 - b. 1.5 percent of Project Cost for projects valued under \$250,000.00.
- (25) Expired/inactive permit record search fee; \$75.00 per hour (minimum charge of 1 hour).
- (26) Permit Inspection Compliance Affidavit processing fee: \$200.00.
- (27) Expired/inactive permit inspection fee: \$35.00 per inspection.

§ 16-53. Plan review fee: 35 percent of permit fee.

§ 16-54. Plan revision fee: \$70.00 per trade.

§ 16-55. Inspection fees.

- (1) Generally: \$100.00 per hour.
- (2) Inspections after hours: \$100.00 per hour.
- (3) Re-inspection fee: \$60.00 for the first, \$85.00 for the second and \$100.00 for the third.
- (4) Time certain inspection: \$100.00 per inspection.
- (5) Partial inspection: \$60.00 for second and subsequent inspections.
- (6) Fire inspection fee for multifamily and commercial buildings: \$100.00.
- (7) Initial Required Building and Fire Code Inspections: \$60.00 each inspection.
- (8) Construction site management inspection for repeated non-compliance \$250.00.

§ 16-56. Building permit surcharge: \$0.01 per square foot.

§ 16-58. Miscellaneous fees.

- (1) Charter boat temporary use permit:\$50.00
Plus an additional per day of operation fee of:\$50.00

- (2) Garage sale permit: no fee.
- (3) Contractor name change on building permit:\$100.00
- (4) Building permit extension fee (for 90 days):\$35.00
- (5) Stop work order:\$500.00

§ 16-59. Contractor licensing fees.

- (1) Lawn maintenance contractors:
 - a. Each competency card application\$10.00
 - b. Lawn maintenance certificate of competency\$75.00

§ 16-344. Milestone inspection report fees.

- (1) Milestone inspection report fee:\$300.00
- (2) Resubmittal fee:\$150.00

Chapter 20. Emergency Services

§ 20-33. Failure to deactivate alarm system, per occurrence\$25.00

§ 20-34. False alarms.

- (1) 2nd response within 6 months of a 1st response\$10.00
- (2) 3rd response within 6 months of a 1st response and each succeeding response within 6 months after the last response\$75.00

Chapter 22. Environment

§ 22-37(h)(3). Sound permit\$75.00

§ 22-39. Rate for mowing property by city employees or contracted personnel.

- (1) Per mowing (per sq. ft.)\$0.007
- (2) Administrative fee\$75.00

Chapter 28. Parks and Recreation

§ 28-32. Recreational activities fees:

- (1) *Individual Player (non-profit/state/national affiliated leagues).*
 - a. Youth programs per person 16 and under (per week)\$3.00
 - b. Light use (per hour)\$10.00
- (2) *Facilities and Buildings - Class I Non-profit, Civic and Government.*
 - a. Indoor (per room) under 700 sq. ft. (per hour)\$15.00
 - b. Indoor (per room) 700—2,000 sq. ft. (per hour)\$20.00

RESOLUTION NO. 2025-20

**A RESOLUTION OF THE VILLAGE OF ESTERO, FLORIDA,
ESTABLISHING A NEW COMMUNITY DEVELOPMENT
DEPARTMENT FEE SCHEDULE INCLUDING BUILDING,
PLANNING, ZONING AND LAND USE; RESCINDING PRIOR
FEE RESOLUTIONS; MAKING RELATED FINDINGS; AND
PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE
DATE.**

WHEREAS, Florida Statutes § 166.222 (*Building code inspection fees*) provides that the governing body of a municipality may provide a schedule of reasonable inspection fees in order to defer the costs of inspection and enforcement of the provisions of its building code; and

WHEREAS, that same statute provides that a governing body of a municipality that issues building permits may charge a person only one search fee, in an amount commensurate with the research and time costs incurred by the governing body, for identifying building permits for each unit or subunit assigned by the governing body to a particular tax parcel identification number; and

WHEREAS, Florida Statutes § 553.80(1)(g) provides that the governing body of a municipality may provide a schedule of fees, as authorized by Florida Statutes § 166.222 and this section, for the enforcement of the provisions of the Florida Building Code; and

WHEREAS, this statute provides further that such fees shall be used solely for carrying out the municipality's responsibilities in enforcing the Florida Building Code; and

WHEREAS, Florida Statutes § 553.80(7)(a) provides that the building department permitting, inspection and enforcement fees, along with any fines or investment earnings related to the fees, may only be used for carrying out the municipality's responsibilities in enforcing the Florida Building Code; and

WHEREAS, this statute further provides that when a municipality establishes its schedule of building fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities; and

WHEREAS, this statute further provides that any unexpended balances must be carried forward to future years for allowable activities or must be refunded at the discretion of the municipality, and that a municipality may not carry forward an amount exceeding the average of its operating budget (excluding reserve funds) for enforcing the Florida Building Code for the previous 4 fiscal years; and

WHEREAS, this statute further provides that the basis for a fee structure for allowable activities must relate to the level of service provided by the municipality, must include consideration for refunding fees due to reduced services based on "private provider" services provided to owners as authorized by Florida Statutes § 553.791, and that the fees charged must be consistently applied; and

WHEREAS, Florida Statutes § 553.80(7)(a)(4) requires a municipality to use recognized management, accounting, and oversight practices to ensure that fees, fines, and investment earnings generated from these sources are maintained and allocated or used solely for the purposes authorized by law; and

WHEREAS, Florida Statutes § 553.80(7)(a)(2) provides that a municipality must use any excess funds that it is prohibited from carrying forward to rebate and reduce fees, to upgrade technology hardware and software systems to enhance service delivery, to pay for the construction of a building or structure that houses the municipality's building code enforcement agency (except that excess funds used to construct such a building or structure must be designated for such purpose by the local government and may not be carried forward for more than 4 consecutive years), or for training programs for building officials, inspectors, or plans examiners associated with the enforcement of the Florida Building Code; and

WHEREAS, Florida Statutes § 553.80(7)(a)(1) defines "enforcing the Florida Building Code" to include the direct costs and reasonable indirect costs associated with review of building plans, building inspections, re-inspections, and building permit processing; building code enforcement; fire inspections associated with new construction; training costs associated with the enforcement of the Florida Building Code; and enforcement action pertaining to unlicensed contractor activity to the extent not funded by other user fees; and

WHEREAS, Florida Statutes § 553.80(7)(a)(3) provides that the following activities may not be funded with fees adopted for enforcing the Florida Building Code:

- a. Planning and zoning or other general government activities.
- b. Inspections of public buildings for a reduced fee or no fee.
- c. Public information requests, community functions, boards, and any program not directly related to enforcement of the Florida Building Code.
- d. Enforcement and implementation of any other local ordinance, excluding validly adopted local amendments to the Florida Building Code and excluding any local ordinance directly related to enforcing the Florida Building Code;

and

WHEREAS, while a municipality's land use and planning functions cannot be financed with building fees, Florida Statutes § 163.3174(3) provides that the governing body of a municipality shall appropriate funds for salaries, fees, and expenses necessary in the conduct of the work of the municipality's local planning agency functions, and shall also establish a schedule of fees to be charged to accomplish the purposes and activities authorized by the Florida Community Planning Act; and

WHEREAS, the Village Council has adopted the following enactments related to building or planning fees since the Village's incorporation:

- Ordinance 2015-13 establishing a “cost recovery” system for complex planning/zoning applications,
- Resolution 2015-68 (the Village’s original fee schedule)
- Resolution 2017-11 (related to now outdated provisions related to incentives for under building parking)
- Resolution 2019-21 (creating electronic recording fees)
- Resolution 2019-22 (reduced fees for private providers)
- Resolution 2022-07 (increased the credit card convenience fee from 3 to 3.5%)

; and

WHEREAS, the Village Council adopted Resolution 2015-31 establishing a “clerk’s public records fee schedule” which the Village Attorney has advised is unnecessary and in part inconsistent with Florida’s Public Records Act’s fee provisions; and

WHEREAS, the Village Council, after having reviewed the statutory requirements set forth above, having been advised by the Village’s professional management staff, and having been advised by its counsel, finds that the fee schedules to be adopted by this Resolution comply with all statutory requirements and are necessary and reasonable to ensure the Village’s building department and community development functions are not subsidized by the Village’s general fund; and

WHEREAS, the Village Council further finds that the fee schedules adopted by this Resolution are in the best interests of the Village, its residents, property owners, and businesses.

NOW, THEREFORE BE IT RESOLVED by the Village Council of the Village of Estero, Florida, that:

Section 1. Establishment of Building Department Fee Schedule.

The Building Department Fee Schedule attached hereto as **Exhibit “A”** is hereby adopted as the Village of Estero’s Building Department Fee Schedule.

Section 2. Establishment of Planning, Zoning and Land Use Fee Schedule.

The Planning, Zoning and Land Use Fee Schedule attached hereto as **Exhibit “B”** is hereby adopted as the Village of Estero’s Planning, Zoning and Land Use Fee Schedule.

Section 3. Fee Schedule Effective Date.

The fee schedules adopted herein shall become effective at 12:01 a.m. on Wednesday, **October 1st, 2025**. Any applications either pending on that date or thereafter submitted shall be subject to the new fee schedule. If the Village’s contracted building department vendor cannot make the necessary adjustments to forms, websites and payment platforms to reflect the new fees adopted by this Resolution, the effective date will be determined by the Community Development Director as soon as the adjustments are completed.

Section 4. Annual Inspection Utilization Report.

Pursuant to Florida Statutes § 553.80(7)(b), the Village shall produce, annually update, and publish on its website an inspection utilization report. This report shall be prepared with content derived from relevant information available in the Village's most recently completed financial audit. The report shall be updated prior to making any adjustments to the fee schedule. The report shall include the detailed content set forth in Florida Statutes § 553.80(7)(b).

Section 5. Required Posting of Information.

As required by Florida Statutes § 166.222, the Village Manager shall ensure the permit and inspection fee schedules adopted by this Resolution, and the Village's building permit and utilization report required by Florida Statutes § 553.80(7), are posted on the Village's website.

Section 6. Recission of prior Resolutions.

The following Resolutions are hereby rescinded and, unless otherwise noted, are rescinded concurrent with the Fee Schedule Effective Date set forth in Section 3 of this Resolution:

- Resolution 2015-31 (rescinded effective immediately)
- Resolution 2015-68
- Resolution 2017-11
- Resolution 2019-21
- Resolution 2019-22
- Resolution 2022-07

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause, provision or word of this Resolution is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Resolution shall not be affected by such invalidity, such that any remainder of the Resolution shall withstand any severed provision, as the Village Council would have adopted the Resolution even absent the invalid part.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

DULY ADOPTED with a quorum present and voting this 17th day of September 2025.

Attest:

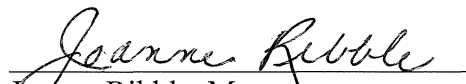

Carol Sacco, Village Clerk
Joanne Ribble, Mayor

Exhibit "A"

Building Department Fee Schedule

Permit Type	Fee (\$)
Residential Fence	50
Residential Pre-Fab Accessory Bldg	75
Residential Accessory Structure	150
Residential Natural Gas Generator	275
Res HVAC Change Out	175
Residential Shutters With or Without Electric	300
Residential Interior Remodel /Alteration	175
Residential Reroof	200
Misc Residential Plumbing/Gas	225
Misc Residential Electric/Service Change	225
Pool With or Without Spa	600
Pool Renovation	275
Hot Tub/Spa (Stand Alone Not Part of Pool)	150
Garage Door Replacement	100
Pool Enclosure	125
Pool Heater	100
Water Heater Change Out	100
Photovoltaic	150
Concrete Restoration	250
Dumpster Slab and Enclosure	200
Pre-Fab Accessory Bldg	75
Window/Door Replacement	150
Residential Demolition of Complete Structure	150
Low Voltage Lighting	150
Commercial Fence or Wall	200
Hood	300
Commercial Natural Gas Lines / Tank / Generator	500
Commercial HVAC Change Out	375
HVAC Duct Work Only	125
Mobile/Manufactured Home	200
Commercial Walk-In Cooler	250
Commercial Shutters With or Without Electric	300
Commercial Interior Renovation/Alteration/Remodel	Declared Valuation plus plan review
Commercial Demolition Complete Structure	250
Commercial Reroof	200
Structure Moving	750
Pier/Boathouse/Davit	Declared Valuation plus plan review

Seawall Repair	Declared Valuation plus plan review
Re-inspection Fee	150
Foundation Only	20% of Plan Review and Permit Fees
Sign (Per Sign)	225
Construction Trailer/Office	400
Commercial Accessory / Awning / Canopy	Declared Valuation plus plan review

Miscellaneous Building Fees		Fee(\$)
Change of Contractor		75
Temporary Certificate of Occupancy		
1st TCO	Included in Permit	
Each Subsequent Request		500
Permit Extensions		
1st Extension	Included in Permit	
Each Subsequent Extension		250

New Construction Permit and Inspections Fee

Valuation (based on most current Building Valuation Data Compiled by the International Code Council)		Fee (\$)
\$1.00 to \$10,000		\$75.00
\$10,001 to \$50,000		\$75.00 for first \$10,000 plus \$10.50 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001 to \$100,000		\$415 for the first \$50,000 plus \$6.75 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 to \$500,000		\$752.50 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof to and including \$500,000
\$500,001 to \$1,000,000		\$3,152.50 for the first \$500,000 plus \$5.00 for each additional \$1,000 or fraction thereof to and including \$1,000,000.00
\$1,000,001 to 10,000,000		\$5,652.50 for the first \$1,000,000 plus \$3.00 for each additional \$1,000 or fraction thereof to and including \$10,000,000
\$10,000,001 and Above		\$6,652.50 for the first \$10,000,000 plus \$2.75 for each additional \$1,000 or fraction thereof

Single Family and Multi-Family Residential Plan Review Fee

25% of permit and inspections fees

Commercial Plan Review Fee

50% of permit and inspections fees

Refunds

No refund on permits of \$50 or less unless issued in error

No refund on any permit shall be granted if work has commenced

Refund on all other permits shall be at 75% of the permit fee

There shall be no refund on any plan or zoning review fee

After the fact permits are charged two times (2x) permit and plan review fees in all instances

Electronic Recording Fees

While not mandatory, as a courtesy to the contracting community, the Community Development Department may offer to record any document for an applicant associated with a permit or development application. The applicant will be assessed the actual cost for the recording/filing by the Lee County County Clerk of Courts based on that office's current schedule of service charges and fees, along with the submission fee charged by Simplifile to permit the Village to use the Simplifile Electronic Recording System and the fee for using a credit card. No refunds of fees are permitted once a document is recorded. By offering this courtesy, the Village does not become the applicant's agent and bears no responsibility to ensure proper filing. The applicant will need to ensure any document has been correctly filed or recorded.

Private Provider Fee Reduction

Owners and contractors utilizing a private provider for plan review and/or building inspections pursuant to Florida Statutes § 553.791 will receive a 15% reduction in permitting fees conditioned on submission of the required notification and acknowledgment statement required by Florida Statutes § 553.791(4).

Additional Fees

ACH Fee	\$1.90
Returned Check Fee	\$50.00
Convenience Fee for Credit Card/Debit Card Use	3.50%

Exhibit "B"
Planning, Zoning and Land Use

Planning, Zoning, and Land Use Fee Schedule

Planning	Fee (\$)
Community Development District (CDD)	15,000
Amendments to CDD	1,500
Comprehensive Plan Text or Map Amendment	10,000
Development Agreements	8,000
Development of Regional Impact	
New DRI	18,000
DRI Amendment, Build-out or Abandonment	12,500

Zoning	Fee (\$)
Zoning Verification Letter	500
Minimum Use / Single Family Determination	800
Historic District	750
Consumption on Premises - Administrative	850
Administrative Variance	850
Community Gardens	100
Wireless Communication Tower	8,500
Planned Development Rezoning	12,500
Planned Development Amendment	10,000
Bonus Density	5,000
Rezoning	10,000
Special Exception	
Residential	2,500
Non-Residential	8,500
Variance	
Residential	1,500
Non-Residential	5,500
Use Permit	300
Temporary Use	300
Appeal	1,000
Property Records Request	50

Development Review	Fee (\$)
LDO Type A	400
LDO Type B, C, E	900

LDO Type D	2,500
LDO Resubmittal	150
LDO Amendment	400
Zoning Process or Development Review Extension Request	150
SB 2156 Extension	200
Development Order	12,500
DO Amendment	8,000
Minor Change	500
Reinspection LDO/ DO	150
Plat Review	5,000
Vacation of ROW, Plat, or Utility Easement	5,000
Lot Split or Recombination	1,500

Flood	Fee(\$)
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Letter of Map Revision (all types)	500
No Rise	300

Environmental	Fee (\$)
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Tree Removal (9 trees or less; LDO for 10 or more trees)	50
Tree Removal After the Fact (per tree)	250

Additional Fees

ACH Fee	\$1.90
Returned Check Fee	\$50.00
Convenience Fee for Credit Card/Debit Card Use	3.50%

Cost Recovery

Where the Village's Community Development Director determines that a comprehensive plan amendment, zoning, land use, development agreement, variance or other development application presents the need for specialized or extensive technical or legal analysis for which Village staff are unable to timely provide, the Director may require a Cost Recovery Deposit (CRD) to allow the Village to retain additional contracted consulting or legal services. In the event the Director determines a CRD is required, the Director will determine the amount of the initial deposit based on the Director's reasonable, good faith evaluation of the anticipated additional costs. In the event a CRD is determined to be required, the applicant shall pay the initial deposit upon being presented with the CRD estimate. If, as the review or processing work for the application proceeds, a supplemental CRD is determined to be required, the applicant shall pay this supplemental amount as well. The Community Development Director will coordinate with the Finance Director to ensure that all applicant funds paid into a CRD are used only to pay for the application review and processing costs. In the event CRD funds remain deposited with the Village when the Village's work on the application has been completed and all time for appeals has expired, the applicant may request the return of all such remaining funds. Applicants seeking such recovery shall contact the Director to make such request.

- b) Building permit applications requiring COA process review not covered under 9.a above **\$100.00** per building permit application.
- 12) Zoning Confirmation Letters
 - a) Standard Response **\$100.00** (includes up to 1 hour research)
 - b) Extended Research **\$100.00** per hour (any response with research in excess of 1 hour)
- 13) CDD
 - a) Community Development District **\$15,000.00**
 - b) Chapter 189 Special District, Independent or Dependent **\$15,000.00**
- 14) GMP Amendment
 - a) Small Scale **\$9,000.00**
 - b) General **\$16,700.00**
 - c) Legal advertising in addition to sub-sections a. and b. fees, and subject to applicable fee schedule provisions
 - d) Pre-application meetings for GMP consistency for development orders and zoning/land use petitions **\$250.00**
- 15) Application for issuance TDR **\$250.00** (non-refundable); plus **\$25.00** per TDR issued and recorded (total fees not to exceed \$2,750.00)
- 16) Engineering Services
 - a) Vacation of Easements, Easement Use Agreements (EUA) **\$2,000.00**
 - b) Minor Easement Use Agreements **\$100.00**
- 17) Building Board of Adjustments and Appeals **\$250.00**
- 18) Early Work Authorization (EWA) permit **\$500.00** (does not include site clearing fee)
- 19) Legal Non-conforming Lot (LNC) **\$100.00**
- 20) Vested Rights Determination (VRD) **\$1,500.00**
- 21) Time Extension **\$150.00**
- 22) Notice of Commencement Administrative Fee **\$5.00**. The Clerk of Courts Recording Fee (amount as specified on the Collier Clerk of Courts website) will also be collected on the Clerk's behalf.

M) BUILDING PERMIT FEES

- 1) The building permit fee shall be considered the addition of all individual trade plan review fees involved in the process plus the inspection fees.
- 2) Unless otherwise stated, estimated application fees paid at the time of application are non-refundable and will be a minimum of **\$50.00**. Estimated review and inspection fees are to be paid at the time of permit issuance. Inspection fees will be reconciled to the actual number of inspections performed. Additional payment is required prior to the CO issuance if actual inspections exceed estimated. Refunds issued if estimated inspections exceed actual.
- 3) The balance of the total permit fee will be collected at the time of issuance of the permit and will include any fee adjustments necessary.
- 4) Phased or Early Work Authorization (EWA) permit **\$500.00**

N) STRUCTURAL AND FEMA PERMIT REVIEW FEES

- 1) The fee for a structural permit shall be computed as follows: Such fees shall be either based on the contractor's valuation of construction cost or based on square footage. Minimal accepted calculated costs of construction are set forth on the attached Building Valuation Data Table - ICC Building Valuation Data Table produced February 2007.
- 2) Valuation of construction costs up to \$4,999.99, **\$50.00** plus applicable inspection fees as required
- 3) New construction review fee of **\$0.055** per square foot total area for valuation of construction costs \$5,000 or over, with a minimum of \$100.00
- 4) All new construction four floors or over in height, **\$0.17** per square foot total area, plus applicable inspection fees as required
- 5) FEMA Review fee shall be **\$50.00** for the valuation of construction costs up to \$4,999.99, or the fee shall be **\$100.00** for the valuation of construction costs greater than \$5,000.00.

O) ELECTRICAL PERMIT REVIEW FEES

- 1) Valuation of construction costs up to \$4,999.99, **\$50.00** plus applicable inspection fees as required
- 2) New construction review fee of **\$0.055** per square foot total area, with a minimum of \$100.00
- 3) All construction four floors or over in height: review fee of **\$0.09** per square foot total area
- 4) The minimum for any electrical permit review fee shall be **\$50.00** per unit or tenant space plus applicable inspection fees as required

P) PLUMBING AND GAS PERMIT REVIEW FEES

- 1) Valuation of construction costs up to \$4,999.99, **\$50.00** plus applicable inspection fees as required
- 2) New construction review fee of **\$0.055** per square foot total area, with a minimum of \$100.00
- 3) All construction four floors or over in height: review fee of **\$0.07** per square foot total area
- 4) Replacement of a like kind residential grade electric water heater within a residential dwelling unit that is located within an attached and/or multi-unit structure shall be computed at **\$35.00** (fee includes 1 inspection)
- 5) Lawn sprinkler system permit, no application fee and shall be computed at **\$35.00** for initial inspection
- 6) Gas permit review fee shall be computed as follows:
 - a) Valuation of construction costs up to \$4,999.99, **\$50.00** plus applicable inspection fees as required
 - b) The minimum for any gas permit review shall be **\$50.00** per unit or tenant space plus applicable inspection fees as required.
- 7) Grease traps: additional fee of **\$50.00** shall be assessed for each grease trap
- 8) Retrofit piping shall be computed at the minimum fee of **\$50.00** per floor for each main riser

Q) MECHANICAL PERMIT REVIEW FEES

- 1) Valuation of construction costs up to \$4,999.99, **\$50.00** plus applicable inspection fees as required
- 2) New construction review fee of **\$0.055** per square foot total area, with a minimum of \$100.00

- 3) All new construction four floors or over in height, review fee of **\$0.07** per square foot total area
- 4) The minimum mechanical permit review fee shall be **\$50.00** per unit or tenant space plus applicable inspection fees as required
- 5) The cost of retrofit piping shall be computed at the minimum fee of **\$50.00** per floor for each cooling tower
- 6) Residential Air Conditioning Change out permits, **\$15.00** processing fee plus **\$45.00** for initial inspection

R) SOLAR PERMIT REVIEW FEES

- 1) Pool and domestic water heater permits, **\$30.00** application fee plus **\$35.00** per inspection
- 2) Photovoltaic permits, application fee of **\$50.00** each trade plus **\$35.00** per inspection

S) FIRE PREVENTION AND CONTROL PERMIT FEES

- 1) Please refer to the Fire Code Office regarding their Fire Prevention and Control Permit Fees.

T) MOBILE HOME/OFFICE TRAILER AND OTHER TRAILER PERMIT FEES

- 1) The permit fee shall be **\$40.00** to set-up a single-wide trailer or mobile home on an approved site plus electrical, plumbing, mechanical, inspection and fire protection fees as applicable.
- 2) The permit fee shall be **\$65.00** to set-up a double-wide or larger mobile homes on an approved site plus electrical, plumbing, mechanical, inspection and fire protection fees as applicable.

U) POOL OR SPA PERMIT FEES

- 1) For construction of each public pool or spa the fee shall be:
 - a) Valuation of construction costs of up to \$4,999.99 **\$100.00**
 - b) Valuation of construction costs of \$5000.00 through \$49,999.99 **\$80.00** plus **\$7.00** per thousand dollars, or fraction thereof, of building valuation in excess of \$2,000.00
 - c) Valuation of construction costs of \$50,000.00 through \$1,000,000.00 **\$333.00** plus **\$3.00** per thousand dollars, or fraction thereof, of building valuation in excess of \$50,000.00
 - d) Valuation of construction costs over \$1,000,000.00 **\$3,474.00** plus **\$3.00** per thousand dollars, or fraction thereof, of building valuation in excess of \$1,000,000.00
- 2) For construction of each private pool or spa the fee shall be: **\$50.00** application plus applicable inspection fees as required
- 3) Resurfacing pool permits shall be computed at a rate of **\$50.00** plus applicable inspection
- 4) Above ground pool permits, no review fee and shall be computed at **\$35.00** for initial inspection

V) FENCES

- 1) **\$35.00** application fee plus **\$35.00** per inspection as required

W) SIGN PERMIT FEES

- 1) Sign permit fees will be calculated in accordance with all applicable Building Permit Fees and Electrical Permit Fees outlined in this document, the Collier County Growth Management Community Development Department Services Fee Schedule. The minimum building permit fee for sign shall be **\$100.00**.
- 2) Multiple signs of the same type (i.e., wall signs) and for a single project may be allowed per one permit, however an appropriate fee shall be charged for each sign in accordance with the schedule set forth in the above subsection 1 of Sign Permit Fees.

X) REVISION AND AS BUILT PLAN REVIEW FEES; CORRECTIONS TO PLANS

- 1) **PERMIT AND PLAN REVISIONS:** the fee for each permit revision submitted after permit issuance shall be calculated using fee schedules outlined in Sections N through R above. The minimum permit fee for revisions to permitted projects shall be **\$50.00**.
- 2) **CORRECTIONS TO PLANS**
 - a) First Correction to Plans No charge
 - b) Second & subsequent corrections to Plans **\$65.00**

Y) PERMIT EXTENSION

- 1) The filing fee for each permit extension shall be equal to **10%** of the original building permit fee or **\$150.00**, whichever is greater, but shall not exceed **\$750.00**. The filing fee is intended to cover the cost of reviewing existing or amended building plans to determine and verify code compliance

Z) DEMOLITION OF BUILDING OR STRUCTURE PERMIT FEES

- 1) The permit fee shall be **\$20.00** application for the demolition of any building or structure; plus applicable inspection fees as required.

AA) INSPECTION AND REINSPECTION FEES

- 1) All required and partial inspections: **\$65.00** per inspection
- 2) Re-inspections for any type of building permit shall result in an additional fee of **\$65.00** per re-inspection
- 3) An inspection fee of **\$130.00** shall be assessed for all inspections on a time-specified basis

BB) FAILURE TO OBTAIN A PERMIT

- 1) Where work for which a permit is required is started or proceeded with prior to obtaining said permit and where such action was cited by Code Enforcement or by Contractor Licensing and resulted in a finding of violation from either the Code Enforcement Board, the Special Magistrate, or the Contractor Licensing Board, the fees herein specified shall be 2x the regular fee, as defined in this fee schedule, unless otherwise directed by the Collier County Board of County Commissioners.
- 2) Where work for which a permit is required is started or proceeded with prior to obtaining said permit and where a contractor or agent/provider where the building official or zoning official or his/her designee, (for cases involving land use development) deems that the contractor/provider should have known that a permit was required but voluntary seeks voluntary compliance by obtaining the necessary permits to abate the violation, the fees herein specified shall be 2x the regular fee, as defined in this fee schedule.
- 3) Where work for which a permit is required is started or proceeded with prior to obtaining said permit, and where the unpermitted work may or may not have been completed by the property owner, and where the current owner seeks voluntary compliance by obtaining said permit to assure compliance with all applicable codes, the fees will be assessed at the regular rate as defined in this fee schedule.
- 4) The payment of such fee shall not relieve any person from fully complying with the requirements of any applicable construction code or ordinance in the execution of the work, or from any penalty prescribed within any construction code, law or ordinance of Collier County.
- 5) The fees within section EE shall not be applicable for the re-issuance of any missing permit, missing certificate of occupancy, or missing certificate of completion that was presumed to be issued prior to April 1, 1997, upon the verification of such items presented by the property owner, or his/her designee, to the building official, or his/her designee; but shall be applicable for all

reviews requiring inspection, review of plans, and all other applicable fees associated with the issuance of said permit(s), certificate of occupancy, or certificate of completion, as determined by the building official, or his/her designee, in addition to the zoning director, or his/her designee (for cases involving land use development), as defined within this fee schedule.

CC) LICENSING

- 1) The fee for licensing items is as follows:
 - a) Letters of Reciprocity **\$55.00**
 - b) Contractors Change of Status (active to dormant) **\$10.00**
 - c) Voluntary Registration of State Certified Contractors **\$45.00**
 - d) Fee for a 6 month temporary contractor's license **\$55.00**
 - e) Certified copies of Experience letters **\$35.00**
 - f) Duplicate or replacement (of Competency cards) **\$25.00**
 - g) Second entity application fee **\$105.00**
- 2) Certificate of Competency (Annual)
 - a) Contractor

Initial License Fee	\$230.00
Renewal Fee	\$145.00
 - b) Specialty Contractor

Initial License Fee	\$205.00
Renewal Fee	\$125.00
 - c) Journeyman

Initial License Fee	\$80.00
Renewal Fee	\$55.00
- 3) Dormant Certificates of Competency (Annual)
 - a) Contractor **\$130.00**
 - b) Specialty Contractor **\$130.00**
 - c) Penalty fees after 9/30 **\$20.00** per month until 12/31
- 4) Reinstatement of Delinquent License
 - a) Contractor **\$230.00** plus back years
 - b) Specialty Contractor **\$205.00** plus back years
 - c) Journeyman **\$80.00** plus back years
 - d) Examination Administrative Fee **\$130.00** good for 6 months

DD) DUPLICATE PERMIT CARDS

- 1) The fee shall be **\$5.00** for the issuance of a duplicate permit card for whatever reason

EE) CHANGE OF CONTRACTOR OR SUBCONTRACTORS

- 1) To record a change of contractor or subcontractor, on a permit that has been issued, the fee shall be **\$40.00**. This fee includes the issuance of a new permit card.

FF) PERMIT FEE REFUNDS

- A) Building Permit Review Standards apply to all internal Growth Management Community Development Department, Development Services reviews for building permit applications with previously approved site plans, including all required trade reviews, along with any required Zoning, Engineering and Impact Fee reviews. Reviews external to Growth Management Community Development Department, Development Services, such as a Fire, are excluded.

Review times and fee reductions (refunds) associated with missed deadlines are subject to policies as stated in Florida Statutes, Sections 553.79, 553.792 and 553.794, as amended.

- B) Annual Fee Adjustments:

- 1) Proposed Annual Fee adjustments for Building Department fees shall equal the average personnel cost change (COLA plus average merit) approved by the BCC as part of that fiscal year's budget, adjusted for any change in staffing levels.
 - 2) Annual fee adjustments will become effective on Jan 1 of each fiscal year if approved.
 - 3) Annual fee adjustments require full review and recommendation to the BCC from the Development Services Advisory Committee. Annual fee adjustments also require full BCC approval.
 - 4) Annual fee adjustments require Building Fund total reserves to be less than 6 months of the Building Fund operating budget for that fiscal year. If reserves exceed six months of budgeted operating expenses, no annual adjustment can be requested.
- C) Special Fee Adjustment:
- 1) If Building Fund total reserves are projected to exceed six months of operating expenses in the proposed budget of any upcoming fiscal year, fees will be lowered in sufficient amount to insure Building Fund reserves remain under six months of budgeted expenses.
 - 2) If Building Fund total reserves are projected to fall below three months of operating expenses in the proposed budget of any upcoming fiscal year, a special fee increase in sufficient amount to insure Building Fund total reserves remain over three months of budgeted expenses will be proposed for full Development Services Advisory Committee review and BCC approval.
 - 3) Six months following any fee adjustment, other than annual increases, a full review of resulting revenue will be presented for the review of the Development Services Advisory Committee. The committee can make a recommendation to the BCC to lower fees if revenue exceeds either revenue projections used in fee adjustment calculations or targeted reserve levels.

GG) RECORD RETRIEVAL

- 1) No charge for normal retrieving of records from inactive or remote storage including microfilmed documents
- 2) Next day expedited retrieval of records from inactive or remote storage **\$75.00**

HH) COPY FEES

- 1) The fee for blueprint and miscellaneous copying shall be as follows:
 - a) Microfilm copies, of documents less than 11x17 inches: **\$0.15** other sizes at cost of production.
 - b) Microfilm or Blueprint copies:
 - 18 X 24 **\$1.25** per page
 - 30 X 36 **\$2.50** per page
 - 30 X 42 **\$3.25** per page
 - 30 X 44 **\$5.00** per page
 - c) Growth Management/Planning & Regulation self-service copier, public access and not related to public record retrieval or public record copies: documents less than 14x8.5 inches **\$0.15** per page inclusive of sales tax.

II) CERTIFICATE TO BOARD BUILDING

- 1) Initial Boarding Certificate **\$150.00**
- 2) Boarding Certificate Extension **\$150.00**

JJ) ADDITIONAL FEE REFUND PROVISIONS

- 1) Requests for fee waivers may only be approved by the Board. Waiver requests for development

review and building permit fees shall be submitted in writing directly to the appropriate Development Services Staff, who will prepare an executive summary for consideration by the Board. Such requests shall include a statement indicating the reason for the fee waiver request and, if applicable, the nature of the organization requesting the fee waiver.

KK) REFUND PROVISIONS

- 1) **PAYMENT OF FEES:** Full payment of fees is required for a complete application. Department policy requires full payment of fees at the time of application submittal. No work will begin on staff review of the application until all fees are paid in full. If full payment of fees is not received within 14 calendar days of application submittal, the application will be considered void. At this point, a new application and full payment of fees will be required to proceed with a project.
- 2) There will be no refund of Building, Planning, Environmental, or Engineering related fees, except those applications which have been deemed not sufficient for staff review or inspection and withdrawn by the applicant. Either the applicant or payer may, within 4 years of the date of payment apply for a refund for only those staff review or inspection services that were not performed. Failure to make timely application for a refund shall waive any right to a refund.

The application for a refund shall be filed with the County Manager of his/her designee and shall contain the following:

- a) The name and address of the applicant
- b) The location of the property upon which the development was proposed
- c) The date the specified fee was paid
- d) A copy of receipt of payment; and
- e) Payment of a non-refundable "refund processing fee" equal to one percent (1%) of the refund requested, except that the minimum processing fee shall be **\$25.00** and the maximum processing fee will not exceed **\$250.00**

Refund requests totaling \$25,000.00 or more cannot be approved administratively and must be submitted to the Board for approval.

- 3) In no cases will there be refunds for pre-application fees, data conversion fees, appeals of administrative decisions, or appeals to the Board of Zoning Appeals or Building Board of Adjustment.
- 4) If staff error causes the inappropriate or unnecessary filing of an application and payment of fees, 100 percent of all inappropriate fees, shall be refunded upon written request and with the concurrence of Department management.

LL) ADDITIONAL FEE PROVISIONS

- 1) In those cases where alternative methods or timing of payments for Growth Management Community Development Department services and/or fees listed in this schedule associated with SBR reviews are deemed to best serve the public good, the Growth Management Community Development Department, Department Head will have the authority to approve such alternatives. Such alternatives must be in writing and signed by all principals involved. In no case shall final C.O. or such certifications of project completeness be issued until payments due the Growth Management Community Development Department are received in full.
- 2) All hourly fees are computed and charged from actual Divisional time tracking records.
- 3) All acreage totals used in fee calculations will be rounded up to the nearest whole acre.
- 4) When deemed essential for project review or approval, there will be no additional charge for any meetings requested by Growth Management Community Development Department staff.

DEPARTMENT: Community Development**EXTERNAL FEE NUMBER:** EX 2-3***DIVISION:** Development Services**PURPOSE:** Building Permit Fees**BASIS FOR FEE:** Board approved on 02-01-95 (Blue Sheet #950061) with endorsement of BIA and EROC; Resolution 02-11-05; 02-11-18; 03-09-105; 04-07-07; 09-04-13; 10-06-35 (valid only until 12/31/2010); 2-1-11 Blue Sheet #20110035; Board approved on 08-16-22 with endorsement of BIOC**DATE APPROVED:** 10-23-85; 03-18-87; 08-11-87; 09-07-88; 02-01-95 (effective 03-01-95); 11-05-02; 11-12-02; 09-30-03 (effective 11-17-03); 07-27-04; 04-28-09 (effective 06-01-09); 06-22-10 (valid only until 12/31/2010); 02-01-11; 07-11-11; 03-19-19; 08-16-22 (Reso 22-08-20, effective 11-14-22)**NOTE: *May Not Be Changed Without BOCC Approval****GENERAL NOTES:**

Fees calculated per square foot shall be assessed using the gross floor area. The County Building Official shall determine questions on interpretation of the method of measurement and/or inclusion of areas or items.

Fees formatted as .xx/\$XX min refer to the cost per square foot/\$ Min applicable fee, unless otherwise stated.

BUILDING PERMIT FEES**BLASTING (BLS)**

Permit	\$350
Plus Per Acre of Blast Area	\$275
Permit Extension	\$100
Inspection (each blast)	\$200
Inspection Surcharge (per hour over customary time for initial inspection blast)	\$100

COMMERCIAL (COM)

Aluminum Structures	
Glass/Vinyl/Utility Room	\$100
Pool Enclosure	\$100
Screen Room	\$125
Apartments 3-4 Units	\$.10 per sq. ft./\$200 min
Apartments 5-Up	\$.10 per sq. ft./\$200 min
Awning/Canopy (existing buildings only)	\$100
Carport	\$100
Church	\$.10 per sq. ft./\$200 min
Concrete Restoration	\$200
Structural Slab (Concrete)	\$.10 per sq. ft./\$200 min
Dumpster - Slab and Enclosure	\$100
Foundation Only (not credited toward full building permit)	\$.05 per sq. ft./\$200 min
Gas Station Fuel Island Canopy	\$.10 per sq. ft./\$200 min
Gazebo (Unenclosed)	\$100
Addition/Interior Remodel	\$.10 per sq. ft./\$200 min
Interior Remodel/Renovation	\$.10 per sq. ft./\$200 min
Renovation to a Single MF Dwelling Unit	\$125
Metal Building Exterior Replacement	\$.05 per sq. ft./\$200 min
New Construction - Other	\$.10 per sq. ft./\$200 min
Miscellaneous Repair <25 linear feet	\$125
Modular Buildings	\$.10 per sq. ft./\$200 min

EX 2-3 Continued

COMMERCIAL (COM) (continued)

Motel	\$.10 per sq. ft./\$200 min
Pole Barn	\$200
Radio/TV Antenna	\$100
Recreational Building	\$.10 per sq. ft./\$200 min
Shed - Conventional	\$100
Shed - Prefabricated	\$100
Shell Only	\$.10 per sq. ft./\$200 min
Shutters	\$100
Window Replacement/Door	\$125
Completion – COM	\$100

DEMOLITION (DEM)

Structure Removal	\$125
Completion – DEM	\$50

DOCK AND SHORELINE (Additional Fees For Electrical, Roofing, & Plumbing fees may apply.)

Boat Davit(s)/Repairs	\$75
Boatlift	\$75
Boathouse	\$75
Boat ramp	\$75
Boat Dock/Boardwalk	\$.25 per sq. ft./\$50 min
Dock & Shoreline Structure Repair	\$.25 per sq. ft./\$50 min
Dredging	\$75
Pilings	\$75
Reinspection	\$50
Rip Rap/Revetment	\$75
Seawall/Retaining Wall	\$.25 per linear ft./\$50 min
Seawall/Retaining Wall Repair	\$.25 per linear ft./\$25 min
Completion – DSH	\$50

ELECTRICAL (ELE)

Electrical	\$.10 per amp/\$75 min
Electrical Low Voltage	\$.01 per sq. ft./\$75 min
Completion – ELE	\$50

FENCE (FNC) (Commercial & Residential)

Fence	\$50
Walls (retaining, garden)	\$.50 per linear foot/\$100 min
Completion – FNC	\$50

FIRE (FIR)

Dry Hydrants Installation	\$50
Fire Alarms	\$.50 per initiating device/\$100 min
Fire Pump	\$50
Flow Test	\$50
Fuel Dispensers	\$50
Fuel Lines	\$50
Fuel Tank	\$50
Halon/ <u>Energen System</u>	\$50
Hood (Kitchen)	\$100
Hood (Suppression)	\$50
LP or Natural Gas Install	\$100
Fire Alarm Monitoring	\$50
Paint Booth	\$50

EX 2-3 Continued

Pollutant Storage Tank	\$50
Self-Contained Generator	\$50
Sprinkler System	\$.50 per sprinkler head/\$100 min
Standpipe System	\$50 per riser
Underground Piping (Fireline)	\$50
Water Tank	\$50
Completion – FIR	\$50

MECHANICAL (MEC)

Air Handler/Condenser	\$75
Commercial Refrigeration	\$75 per unit
Duct Only	\$75
Heat Pump	\$75
Mobile Home & RV	\$75
New Construction/Additions/Remodels	\$.03 per sq. ft./\$100 min
Package Unit	\$75
Split System	\$75
Completion – MEC	\$50

MOBILE HOME/RECREATIONAL VEHICLE (MRV)

Setup Mobile Home/Park Model/RV	\$150
Completion – MRV	\$50

PLUMBING (PLU)

Plumbing Irrigation (Backflow Device)	\$75
New Construction/Additions/Remodels	\$.03 per sq. ft./\$100 min
Sewer	\$75
Completion – PLU	\$50

POOL (POL) (Commercial & Residential)

Fountain	\$150
Pool - Above Ground (less than 16' diameter)	\$0, must pay zoning review, admin and radon charges
Pool - Above Ground (16' diameter or greater)	\$100
Pool - Below Ground	\$150
Pool w/Spa - Below Ground	\$150
Pool Renovation	\$125
Spa - Above Ground	\$100
Spa - Below Ground	\$150
Completion – POL	\$50

RESIDENTIAL (RES) - One and Two Family Dwellings

Accessory Dwelling Unit	\$.15 per sq. ft./\$200 min
New Construction - Other	\$.15 per sq. ft./\$100 min
Alteration/Interior Remodeling	\$.15 per sq. ft./\$100 min
Duplex	\$.15 per sq.ft./\$200 min
Garage (detached)	\$.15 per sq. ft./\$100 min
Garage Door	\$110
Unenclosed structure (other than aluminum)	\$110
Mobile Home/RV Addition	\$.15 per sq. ft./\$100 min
Pole Barn	\$110
Pool Enclosure (Alum)	\$110
Roofover/Aluminum Carports	
Carport Canopy (Alum)	\$110
Carport w/Utility Room (Alum)	\$110
Roofover/Insulated Plan Roof (Alum)	\$110

EX 2-3 Continued

Sheathing Replacement	\$110
Shed-Conventional Construction	\$110
Shed-Prefabricated	\$110
Shutters	\$110
Single Family	\$.15 per sq. ft./\$200 min
Structural Slabs/All Decks (SFR Foundations)	\$.15 per sq. ft./\$100 min
Utility, Glass, Vinyl or Screen Room/Greenhouse	\$110
Window Replacement/Door	\$110
Completion – RES	\$50

ROOFING (ROF)

Commercial	\$100
Residential	\$85
Completion – ROF	\$50

SIGNS (SGN) per sign

Awning	\$75
Billboards	\$100
Electronic Message Center	\$75
Ground	\$75
Interchange	\$75
Tenant Panel	\$75
Wall	\$75
Completion – SGN	\$50

SOLAR (SOL)

Photovoltaic System	\$.10 per amp/\$75 min
Solar Permit	\$100
Completion – SOL	\$50

STRUCTURE MOVE (MOV)

Structure Move	\$125
Completion – MOV	\$50

TEMPORARY (TMP)

Balloons	\$50
Carnival/Circus	\$100
Christmas Tree Sales	\$100
Construction Trailer	\$100
Fireworks Display	\$100
General Temporary Use	\$50
Parking Lot	\$50
Farmers Market	\$50
Special Occasion Signs/Banners/Balloons	\$50
Temporary Storage	\$50
Tent (for Fireworks, Sparklers, etc.)	\$100
Completion – TMP	\$50

OCCUPANCY (OCC)

Occupancy Permit/Occupational	\$50
Occupancy Permit/No building inspection	\$25
Completion – OCC	\$50

MISCELLANEOUS FEES

Copies (per page)

Letter (8½ x 11)

One sided	\$.15
One sided (color)	\$1.00
Two sided	\$.20

Legal (8½ x 14)

One sided	\$.20
One sided (color)	\$1.50
Two sided	\$.25

Large (11 x 17)

One sided	\$.30
One sided (color)	\$2.00

Large (11 x 17) (per page from microfilm) \$2.00

Plans (24 x 36) \$5.00

Refunds

No refund on permits of \$50 or less unless issued in error by the County

No refund on any permit shall be granted if work has commenced

Refund on all other permits shall be at 75% of the permit fee

There shall be no refund on:

Plan review or zoning review fees

Admin/radon charges

Completion, extension or revision fees.

DEPARTMENT: Community Development

EXTERNAL FEE NUMBER: EX 2-4*

DIVISION: Development Services

PURPOSE: Plan Review & Miscellaneous Fees

BASIS FOR FEE: Board approved on 02-01-95 (Blue Sheet 950061) with endorsement of BIA and EROC;
02-01-11 Blue Sheet #20110035; Board approved on 08-16-22 with endorsement of BIOC

DATE APPROVED: 10-06-82; 09-21-83; 07-31-85, 02-02-95 (effective 03-01-95); 04-28-09 (Reso 09-04-13,
effective 06-01-09); 02-01-11; 03-19-19; 08-16-22 (Reso 22-08-20, effective 11-14-22)

NOTE: *May Not Be Changed Without BOCC Approval

PLAN REVIEW & MISCELLANEOUS FEES

PLAN REVIEW

Commercial (COM)	\$.10 per sq. ft./\$150 min
Dock and Shoreline	\$50
Revision	\$100
Revision (adding sq. ft.)	\$.10 per sq. ft./\$150 min
Residential (RES)	\$75
Dock and Shoreline	\$25
Revision	\$50

MISCELLANEOUS

Courtesy Review	\$50 per person, per hour
Fire	\$25
Reinspection Fee	\$50
Sign	\$25
Trade/Other Permits Revision	\$50
Change of Contractor	\$50
Temporary CO/CC	\$50
Extensions (3 months)	\$50

RESIDENTIAL ZONING REVIEW

Residential Zoning Review	\$30
Residential Zoning Revision	\$50
DEP Coast Pre-App Determination	\$50

COMMERCIAL ZONING REVIEW

\$50

DEPARTMENT: Community Development

EXTERNAL FEE NUMBER: EX 2-5*

DIVISION: Development Services

PURPOSE: Contractors Licensing Fees

BASIS FOR FEE: Ordinance 91-25, 93-18; Board approved on 02-01-95 (Blue Sheet #950061) with endorsement of BIA & EROC(repealed); Ord. 96-20; Ord. 00-26; Reso 03-03-35; Reso 04-07-07; 2-1-11 Blue Sheet 20110035; Ord. 23-09

DATE APPROVED: 09/04/91; 07/21/93; 02/01/95 (effective 03-01-95); 10/16/96;12/12/2000 (Ord.00-26); 03/25/03 (Reso 03-03-35); 07/27/04 (Reso 04-07-07); 02/01/11; 10/18/16; 05/02/2023 (Ord.23-09)

NOTE: *May Not Be Changed Without BOCC Approval

CONTRACTORS LICENSING FEES

LICENSING

Grandfathered License Types (All) \$90.00

Journeyman (All) \$24.00

Delinquency fees (assessed beginning July 1st) \$10.00 plus percentage (rounded off).

July	5%
August	10%
September	15%
October	20%
November	25%
December	30%

NOTE: Inactivity is no longer available. If Renewal is not completed by December 31st each year, the license account will be closed. Renewal will no longer be available.

MISC. FEES

Process Change of Business Name on Certificate of Competency \$25.00

DEPARTMENT: Community Development

EXTERNAL FEE NUMBER: EX 2-6*

DIVISION: Development Services

PURPOSE: Board of Adjustment and Appeals

BASIS FOR FEE: Ordinance 94-01

DATE APPROVED: 01-19-94

NOTE: *May Not Be Changed Without BOCC Approval

BOARD OF ADJUSTMENTS AND APPEALS FEES

Construction Board of Appeals	\$100.00 each
Plumbing Board of Appeals	\$100.00 each
Mechanical Board of Appeals	\$100.00 each

DEPARTMENT: Community Development **EXTERNAL FEE NUMBER:** EX 2-7*

DIVISION: Development Services

PURPOSE: Building Re-Inspection Fees

BASIS FOR FEE: Board approved on 02-01-95 (Blue Sheet #950061) with endorsement of BIA and EROC; 2-1-11
Blue Sheet 20110035

DATE APPROVED: 02-01-95 (effective 03-01-95); 2-1-11

NOTE: *May Not Be Changed Without BOCC Approval

BUILDING RE-INSPECTION FEES

INSPECTION OF OUTSIDE

Reimbursement to County for cost of inspection by outside Consultant if determination is made, based on Consultant's findings, that materials or construction methods are not in compliance with codes or nationally approved techniques.

REINSPECTION FEE \$50.00

For extra inspections necessary due to any of the following reasons:

- (1) Wrong Address.
- (2) Re-Inspection of work not complying with code.
- (3) Repairs or corrections not made when inspection is called.
- (4) Work not ready for inspection when called.

CITY OF BONITA SPRINGS, FLORIDA
RESOLUTION NO. 25 -

A RESOLUTION OF THE CITY OF BONITA SPRINGS; AMENDING
RESOLUTION 20-125 SETTING FORTH THE REVISED COMMUNITY
DEVELOPMENT BUILDING PERMIT FEE SCHEDULE; AND
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 21, 2008, Bonita Springs City Council entered into an agreement with CH2M HILL to provide Community Development, Building Permitting and Inspections and Administrative Support Services; and

WHEREAS, the agreement requires City Council to adopt a building permit fee schedule to support the self-funding of those services; and

WHEREAS, Section 553.80, Florida Statutes, provides that local governments may provide a schedule of reasonable fees for enforcing the Florida Building Code; and

WHEREAS, such fees may only be used for carrying out a local government's permitting and enforcement obligations; and

WHEREAS, surplus funds must be managed within statutory limits, with excess used for specific improvements (technology upgrades, facility improvements, or training programs) or be refunded; and

WHEREAS, following input from Community Development as to what a schedule of reasonable inspection fees should be in order to defer the costs of inspection and enforcement of the provisions of its building code, hereby proposed in accordance with Sections 553.80(7) and 166.222, Florida Statutes, a revised building permit inspection fee schedule; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Lee County, Florida:

1. The foregoing recitals are hereby fully incorporated herein by this reference and are deemed a material part of this Resolution.
2. The Building Permit and Plan Review fees currently being Charged and subject to this Resolution, are attached as "Exhibit A".
3. The City Manager is hereby authorized and directed to implement the provisions of this Resolution by means of such administrative actions as may be deemed appropriate and necessary.
4. If any section, subsection, sentence, clause, phrase, word or portion of the resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion hereto.

5. This Resolution shall take effect immediately upon adoption, with new fees going into effect on January 1, 2026.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 15th day of October 2025.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Gibson
Bogacz
Purdon
Carr

Corrie
Fullick
Fitzpatrick

Date filed with City Clerk: _____



COMMUNITY DEVELOPMENT BUILDING PERMIT VALUATION-BASED FEE SCHEDULE

Residential Plan Review = 25% of Fee

Commercial Plan Review = 50% of Fee

TOTAL VALUATION	FEE
\$1.00 to \$2,000.00	\$75.00
\$2,001.00 to \$25,000.00	\$75.00 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$397.00 for the first \$25,000.00 plus \$9.70 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$639.50 for the first \$50,000.00 plus \$6.58 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$968.50 for the first \$100,000.00 plus \$5.26 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,072.50 for the first \$500,000.00 plus \$4.42 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and above	\$5,282.50 for the first \$1,000,000.00 plus \$2.74 for each additional \$1,000.00, or fraction thereof

****Choosing a Private Provider to perform Building Permit Inspections will receive a 50% discount on the building permit fee.**

*****Choosing a Private Provider to perform the Building Permit Plan Review will receive a 50% discount on the building plan review fee. This option also requires selecting a Private Provider to perform the Building Permit Inspections.**

COMMUNITY DEVELOPMENT BUILDING PERMIT VALUATION-BASED FEE SCHEDULE

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	337.41	325.40	315.80	303.35	283.46	275.24	292.98	264.14	254.04
A-1 Assembly, theaters, without stage	309.77	297.76	288.16	275.71	256.07	247.85	265.35	236.75	226.65
A-2 Assembly, nightclubs	269.42	261.52	253.31	243.65	228.21	222.01	235.29	207.53	199.66
A-2 Assembly, restaurants, bars, banquet halls	268.42	260.52	251.31	242.65	226.21	221.01	234.29	205.53	198.66
A-3 Assembly, churches	314.40	302.40	292.80	280.35	260.82	252.61	269.98	241.51	231.40
A-3 Assembly, general, community halls, libraries, museums	264.03	252.03	241.42	229.98	209.33	202.12	219.61	190.01	180.91
A-4 Assembly, arenas	308.77	296.76	286.16	274.71	254.07	246.85	264.35	234.75	225.65
B Business	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
E Educational	282.06	272.26	263.65	252.74	235.87	223.82	244.04	206.65	200.02
F-1 Factory and industrial, moderate hazard	164.17	156.25	146.41	140.89	125.45	119.36	134.33	104.02	96.87
F-2 Factory and industrial, low hazard	163.17	155.25	146.41	139.89	125.45	118.36	133.33	104.02	95.87
H-1 High Hazard, explosives	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	N/A
H234 High Hazard	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	86.17
H-5 HPM	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
I-1 Institutional, supervised environment	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
I-2 Institutional, hospitals	469.18	458.58	448.25	436.51	411.45	N/A	426.30	385.65	N/A
I-2 Institutional, nursing homes	323.68	313.08	302.75	291.01	269.45	N/A	280.80	243.65	N/A
I-3 Institutional, restrained	314.93	304.33	294.00	282.26	261.70	252.06	272.05	255.55	223.96
I-4 Institutional, day care facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
M Mercantile	201.08	193.18	183.97	175.31	159.52	154.32	166.95	138.84	131.97
R-1 Residential, hotels	278.14	268.29	258.82	249.16	227.83	221.78	248.64	205.46	198.22
R-2 Residential, multiple family	232.26	222.41	212.94	203.28	183.19	177.15	202.77	160.82	153.58
R-3 Residential, one- and two-family	215.90	210.16	205.11	200.73	194.02	187.11	204.78	180.41	169.09
R-4 Residential, care/assisted living facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
S-1 Storage, moderate hazard	152.17	144.25	134.41	128.89	113.76	107.67	122.33	92.33	85.17
S-2 Storage, low hazard	151.17	143.25	134.41	127.89	113.76	106.67	121.33	92.33	84.17
U Utility, miscellaneous	117.65	110.72	103.00	98.58	87.79	82.02	93.83	69.49	66.20

*Remodel and Build Out construction permits will receive a 50% discount on the cost factors shown above.

COMMUNITY DEVELOPMENT BUILDING PERMIT FLAT FEE SCHEDULE

PERMIT TYPE - WORK CLASS	FEE
Accessory - Canopy, Carport, Satellite Antennae Dish	\$100.00
Accessory - Deck/Slab, Gazebo, Glass Utility Room, Greenhouse, Pool Enclosure, Screen Room, Shed	\$125.00
Accessory - Detached Garage	Based on Job Value and the Building Permit Fee Valuation table
Demolition	\$125.00 w/ asbestos monitoring \$300.00
Dock & Shoreline - Boat Dock/Pilings	\$0.50/sq. ft. – minimum \$100.00 permit fee
Dock & Shoreline - Boat Lift, Dredging	\$100.00
Dock & Shoreline - Boathouse	\$150.00
Dock & Shoreline - Davit	\$25.00/pair
Dock & Shoreline - Rip Rap	\$1.50/linear ft. – minimum \$75.00 permit fee
Dock & Shoreline - Seawall	\$1.50/linear ft. – minimum \$150.00 permit fee
Fence	\$75.00
Fence - Structural Wall	\$1.00/lin. ft. – minimum \$100.00 permit fee
Mobile Home, Temp Construction Trailer	\$200.00
Miscellaneous - Shutters, Siding, Garage Doors	\$100.00
Miscellaneous - Windows & Entry Doors	\$150.00
Pool - Residential New Pool & Spa	\$400.00
Pool - Commercial Pool Revision	\$300.00
Pool - Commercial New Pool	\$600.00
Sign - Free Standing	\$250.00
Sign - Wall	\$50.00
Trade Permit - Fire Sprinkler, Irrigation, Mechanical	\$75.00
Trade Permit - Plumbing	\$100.00
Trade Permit - Electrical, Gas	\$150.00
Trade Permit - Roof, Solar	\$200.00
Occupational Tax/Use Permit	\$100.00
Permit - Temporary Certificate of Completion/Occupancy (Expires in 90 Days)	\$300.00
Permit - Additional Electric, Mechanical, Plumbing	\$75.00
Permit - After the fact penalty	Double the fee at the option of the Authority Having Jurisdiction
Permit - Change in Contractor	\$50.00
Permit - Extensions	\$50.00/3 months 1st extension; \$100.00/3 months 2nd extension
Permit - Legislative extension	\$200.00
Permit - Reinspection	\$50.00
Permit - Structure Move	\$200.00
Permit - Miscellaneous	Varies subject to the Authority Having Jurisdiction

COMMUNITY DEVELOPMENT BUILDING PERMIT FLAT FEE SCHEDULE

NOTES:

- Accessory Structure fees are per Structure
- Shutter Permit fees are per Permit not per Shutter
- Window Permit fees are per Permit not per Window
- Wall Sign fee is per Sign
- Free-standing Sign is per Sign including Monument and Pole Signs
- Additional Trade Permit fees apply to the following non-Trade Permits serviced with electric, plumbing, mechanical, etc.
 - Accessory Structure
 - Dock & Shoreline
 - Mobile Home
 - Miscellaneous
 - Sign
- Minor Plans Revision: 10% of Plan Review fee
- Major Plans Revision: If more than 50% of structure is affected, a new submittal is required
- Fees do not include DCA/DBPR State Surcharge, Solid Waste, Utility, Impact, or other State and County fees
- Choosing a Private Provider to perform Building Permit Inspections will receive a 50% discount on the building permit fee.
- Choosing a Private Provider to perform the Building Permit Plan Review will receive a 50% discount on the building plan review fee. This option also requires selecting a Private Provider to perform the Building Permit Inspections.

ITEM TITLE: Presentation of the Community Development Monthly Activity Report for September.

REQUESTOR: John Dulmer, Director, Community Development Department

AGENDA SECTION: City Manager Items

STRATEGIC PRIORITY: 5) Strengthen City Finances; 6) Government Transparency & Efficiency

BACKGROUND:

John Dulmer, Director, Community Development Department, will provide the monthly business activity report for September, 2025.

STAFF RECOMMENDATION: Receive report.

ATTACHMENTS:

1. Community Development Monthly Activity Report – September 2025.
-

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	John Dulmer

Community Development

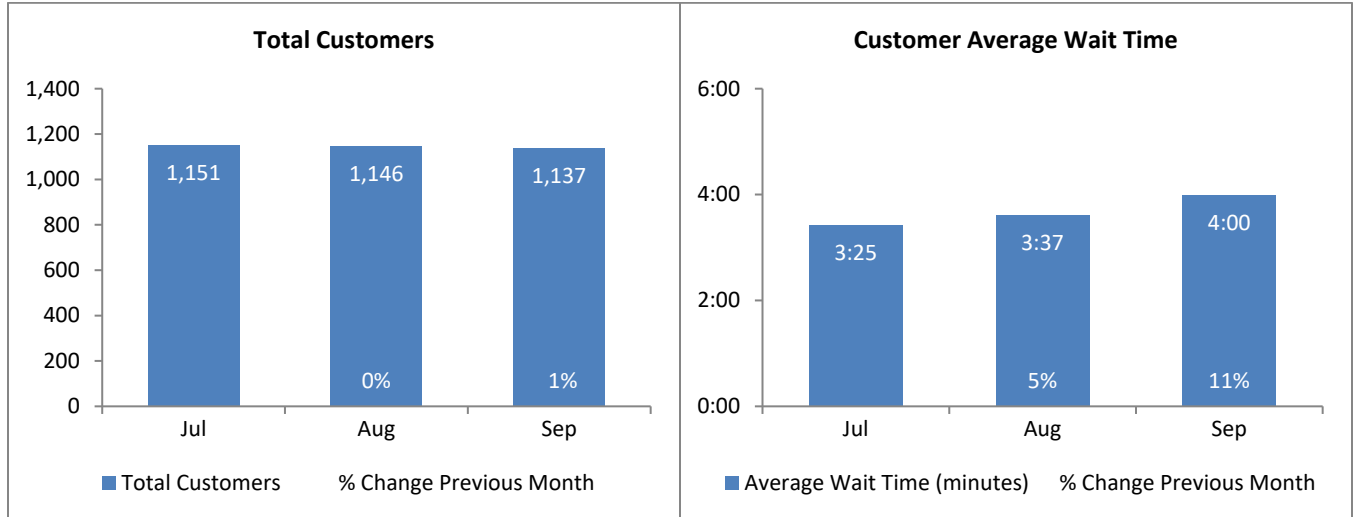
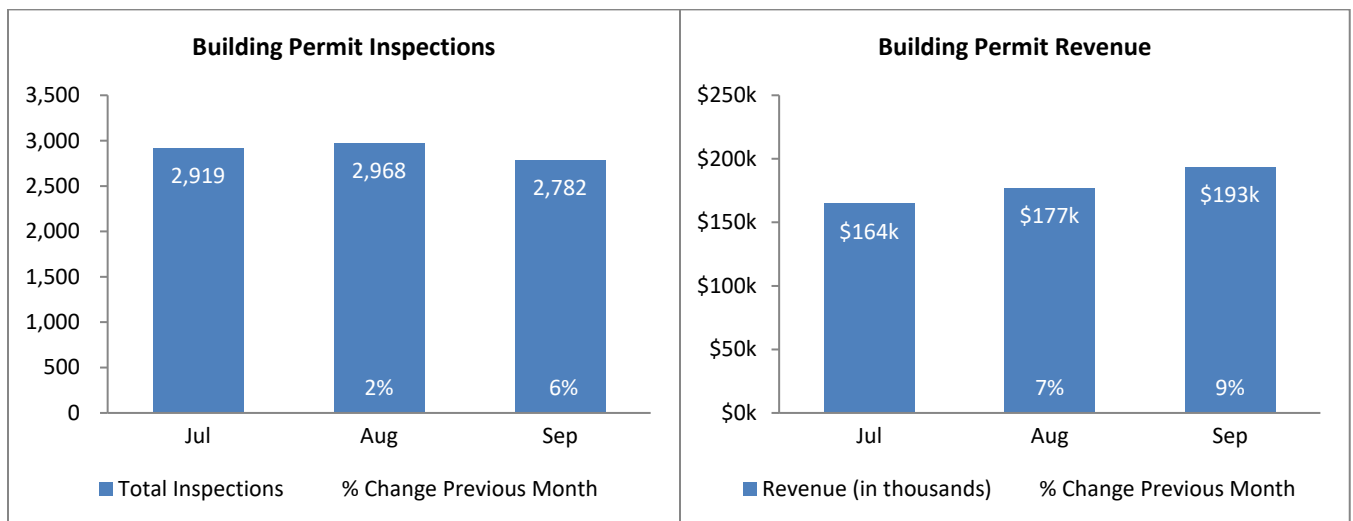
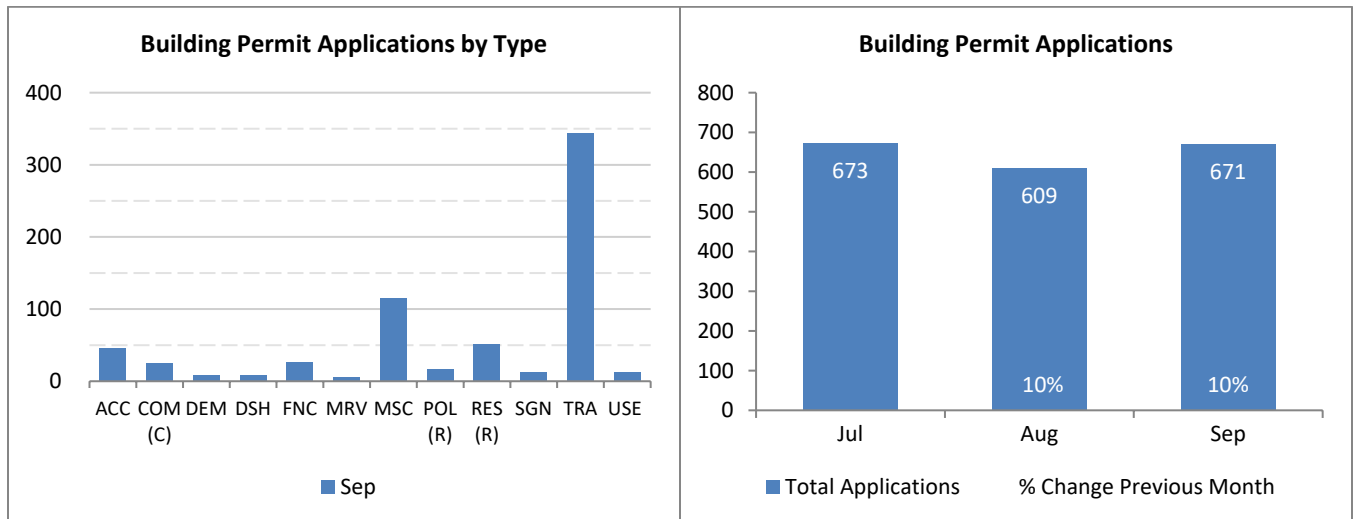
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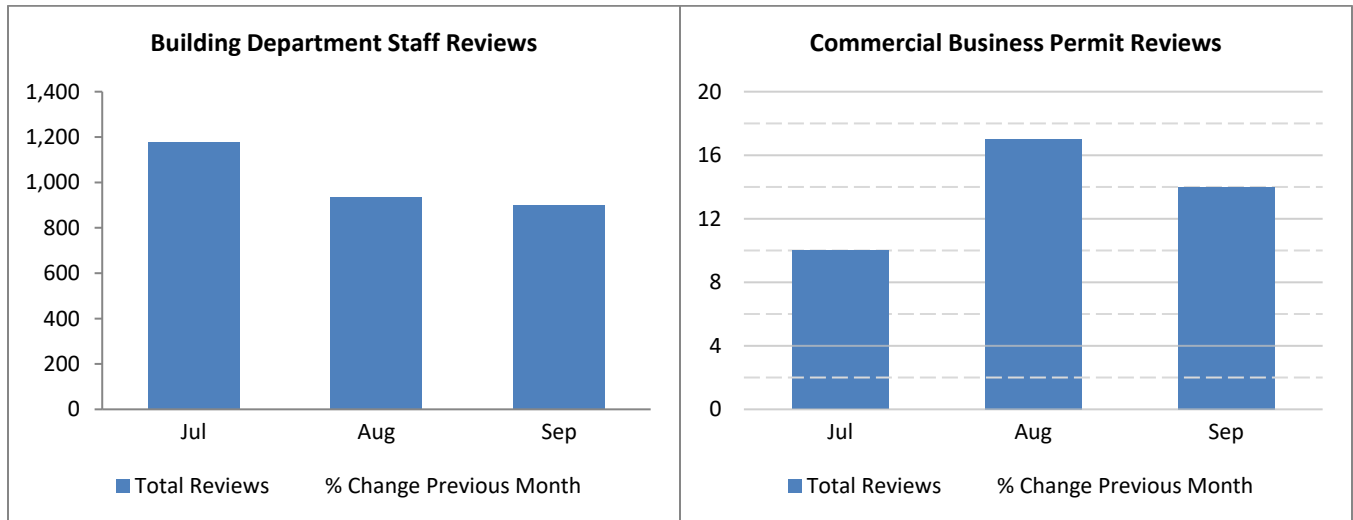


September 2025

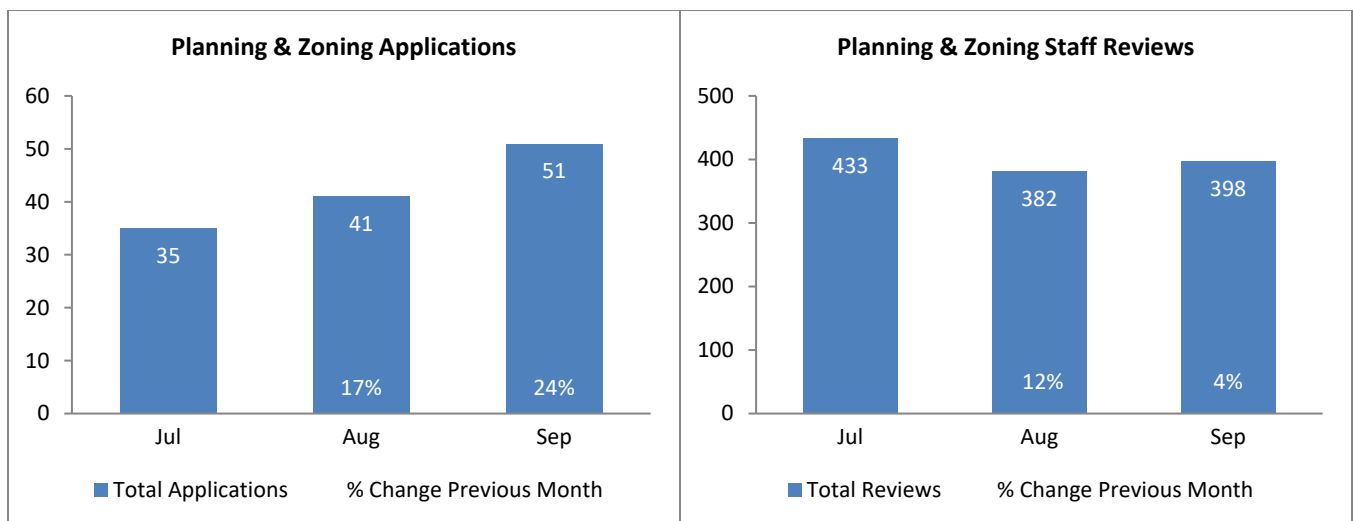
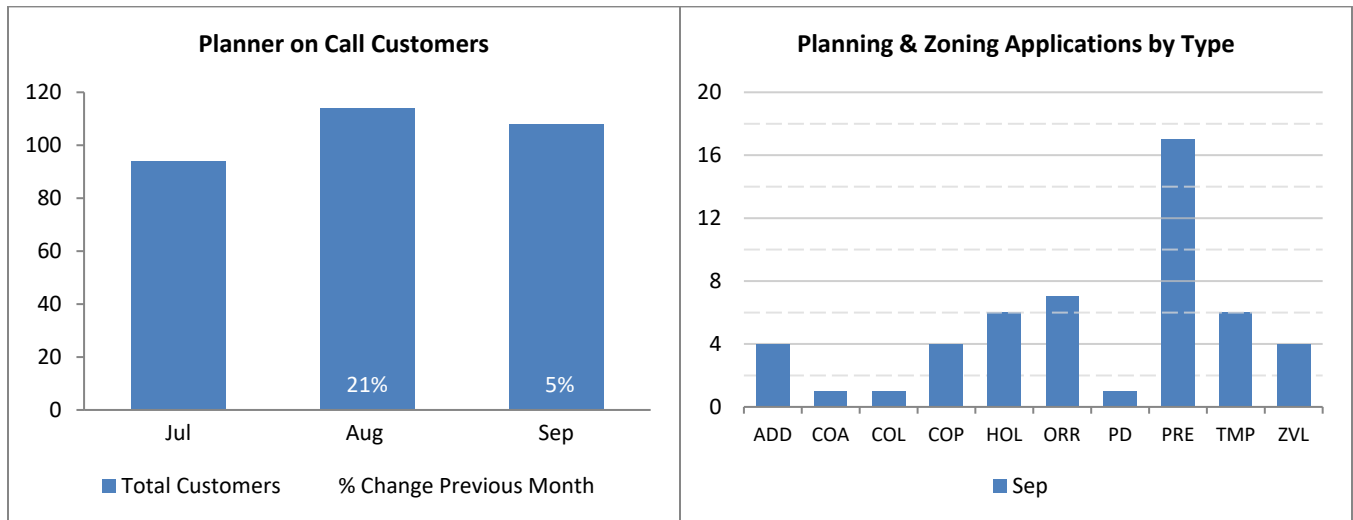
Prepared by:

JACOBS®

A. PERMIT COUNTER**B. BUILDING DEPARTMENT**



C. PLANNING & ZONING DEPARTMENT



D. DEVELOPMENT SERVICES DEPARTMENT

E. LIST OF PERMIT TYPE ABBREVIATIONS

PREFIX	NAME
ACC	BLD - Accessory
COM	BLD - Building (C)
RES	BLD - Building (R)
DEM	BLD - Demolition
DSH	BLD - Dock & Shoreline
FNC	BLD - Fence
MSC	BLD - Miscellaneous
MRV	BLD - Mobile Home
POL	BLD - Pool & Spa (C)
POL	BLD - Pool & Spa (R)
SGN	BLD - Sign
TRA	BLD - Trade
USE	BLD - Use
CPL	DEV - Compliance Agreement
CNC	DEV - Concurrency
DOS	DEV - Development Order
BLST	DEV - Development Order - Blasting
LDO	DEV - Development Order - Limited Review
FEMA	DEV - FEMA
PLT	DEV - Plat
BCH	ENV - Beach and Dune
VEG	ENV - Vegetation Removal
EXT	EXT - Legislative Extension
FIRE	FIRE - Bonita Springs Fire
FIRE	FIRE - Estero Fire

PREFIX	NAME
ADD	PNZ - Administrative Decision
ANX	PNZ - Annexation
ARC	PNZ - Architectural Review
COA	PNZ - Certificate of Appropriateness
CTD	PNZ - Certificate to Dig
COL	PNZ - Color Palette
CPA	PNZ - Comprehensive Plan Amendment
COP	PNZ - COP
DVA	PNZ - Development Agreement
DRI	PNZ - DRI
HEN	PNZ - Hen
HST	PNZ - Historical Designation
HOL	PNZ - Home Occupational License
IMP	PNZ - Impact Fee Credit Account
LDC	PNZ - Land Development Code Amendment
MFV	PNZ - Mobile Food Vendor
ORR	PNZ - Open Records Request
PD	PNZ - Planned Development
PDA	PNZ - Planning Determination Appeals
PRE	PNZ - Pre-Application
RZN	PNZ - Rezoning
SPE	PNZ - Special Exception
STA	PNZ - Statutory Agreement
TMP	PNZ - Temporary Use
VAC	PNZ - Vacation
VAR	PNZ - Variance
ZVL	PNZ - Zoning Verification Letter