

CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 26 – 01

AN ORDINANCE OF THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF BONITA SPRINGS, FLORIDA, BY THE ANNEXATION OF UNINCORPORATED TRACTS OF LAND OWNED BY SEAGATE REVANA, LLC; GOOD ENOUGH FARMS, LLC; AND WENDY L THIEL; LYING CONTIGUOUS TO AND BEING IN THE SAME COUNTY AS THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA; LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST TOTALING APPROXIMATELY +/- 189.5 ACRES; PROVIDING FOR ASSIGNMENT TO CITY COUNCIL DISTRICT 6; PROVIDING FOR EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNCHANGED UNTIL CHANGED BY CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Bonita Springs, Florida is the governing body of Bonita Springs; and

WHEREAS, Seagate Revana, LLC, Good Enough Farms, LLC, and Wendy L Thiel, have initiated a voluntary annexation of real property as described and depicted in Exhibit "A", Exhibit "B", and Exhibit "C", respectively and attached hereto;

WHEREAS, the properties are logical for annexation into the City, the appropriate land uses and infrastructure needs for said area, and the provider of services and infrastructure for said areas; and,

WHEREAS, the properties to be annexed shall retain the comprehensive plan future land use and zoning classifications existing at the time this ordinance is approved; unless otherwise requested by the property owner, the properties will become subject to the City Comprehensive Plan Future Land Use and zoning classifications most consistent with the retained classifications upon subsequent action by the City; and

WHEREAS, the City Council has determined that it is in the best interests and welfare of the City of Bonita Springs and its residents to enact this Ordinance.

THE CITY OF BONITA SPRINGS HEREBY ORDAINS:

Section 1. Recitals Adopted.

That each of the above stated recitals is hereby adopted as legislative findings of the City Council and confirmed as being true, and the same are hereby incorporated as a part of this Ordinance.

Section 2. **Notice**

The City Council, after duly advertised public hearings pursuant to Chapters 166 and 171, Florida Statutes, on December 17, 2025, and January 21, 2026, Ordinance 2025-04 is hereby adopted, annexing the property in the City of Bonita Springs municipal boundary.

Section 3. **Severability**

The provisions of this Ordinance are severable, and it is the intention to confer the whole or any part of the powers herein provided for. If any part of this Ordinance is found to be invalid, preempted, or otherwise superseded, the remainder shall nevertheless be given full force and effect to the extent permitted by the severance of such invalid, preempted, or superseded part as if adopted with such part had not been included herein.

Section 4. **Conflicts of Law**

This Ordinance shall supersede any ordinances in conflict herewith to the extent that such conflict exists. Whenever the requirements or provisions of this Ordinance are in conflict with the requirements or provisions of the requirements of state or federal law, the more restrictive shall apply.

Section 5. **Scrivener's Errors**

It is the intention of the City Council that any corrections of typographical errors which do not affect the intent may be authorized by the City Manager without need of public hearing, by filing a corrected copy with the City Clerk. It is further the intent of the City Council that the provisions of this Ordinance may be modified as a result of consideration that may arise during public hearing(s) and that such modifications shall be incorporated into the final version.

Section 6. **Effective Date**

This Ordinance shall be effective immediately upon its adoption.

DULY PASSED AND ADOPTED BY THE CITY COUNCIL of the City of Bonita Springs, Florida this _____ day of _____, 2026.

Attest:

CITY OF BONITA SPRINGS, FLORIDA

By: _____
City Clerk

By: _____
Mayor

Reviewed for legal sufficiency:

By: _____
City Attorney

Vote:

Carr

Purdon

Fitzpatrick

Gibson

Corrie

Fullick

Bogacz

Date filed with City Clerk: _____

LEGAL DESCRIPTION

BEING A PORTION OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

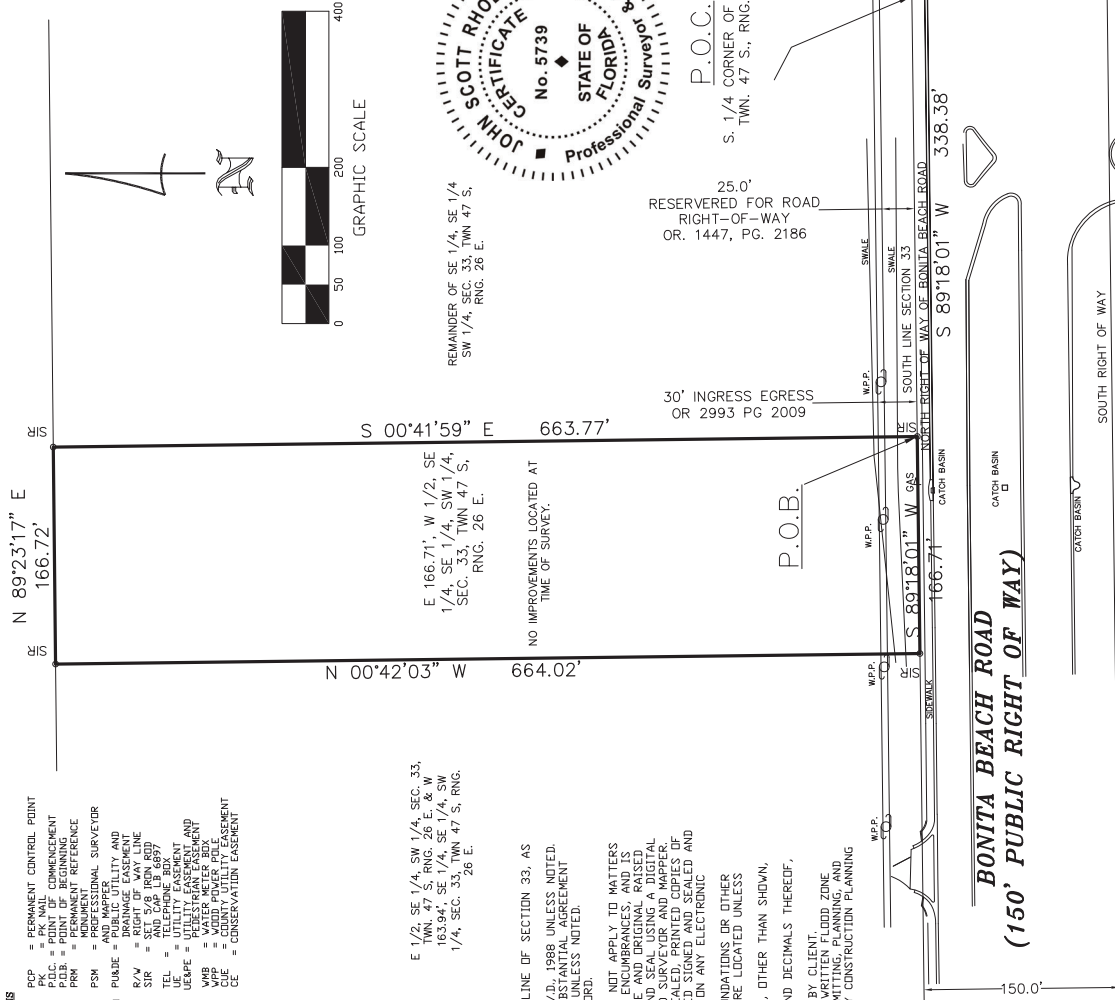
COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°18'01" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 33, A DISTANCE OF 338.38 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 89°18'01" WEST ALONG THE SAID SOUTHERLY LINE OF SECTION 33, A DISTANCE OF 166.71 FEET; THENCE NORTH 00°42'03" WEST, A DISTANCE OF 664.02 FEET; THENCE NORTH 89°23'17" EAST, A DISTANCE OF 166.72 FEET; THENCE SOUTH 00°41'59" EAST, A DISTANCE OF 663.77 FEET TO THE POINT OF BEGINNING; CONTAINING 110,682 SQUARE FEET OR 2.541 ACRES, MORE OR LESS.

REMAINDER OF
NE 1/4, SE 1/4, SW 1/4, SEC. 33,
TWN 47 S, RNG. 26 E.

- ABBREVIATIONS**
- BBB = BASIS OF BEARING
 - CD = CABLE
 - CITY = CABLE
 - ELEC. B. = ELECTRIC BOX
 - FCC = FOUND CONCRETE
 - F.F. ELEV. = FINISHED FLOOR ELEVATION
 - FND = FOUND NAIL AND DISC
 - FPL = FLORIDA POWER AND LIGHT
 - ME = MEASURE
 - NAV = NATIONAL GEODETIC
 - VERT. DATUM = VERTICAL DATUM
 - WAB = WATER
 - WIP = WIRE
 - WPD = WOOD POWER POLE
 - CE = CONSERVATION EASEMENT
 - PERM. CONTROL POINT = PERMANENT CONTROL POINT
 - P.O.C. = POINT OF COMMENCEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - PSM = PROFESSIONAL SURVEYOR
 - PUADE = PUBLIC UTILITY AND ADJACENT EASEMENT
 - R/V = RIGHT OF WAY
 - SET 5/8 IRON ROD LINE = SET 5/8 IRON ROD LINE
 - TEL = TELEPHONE BOX
 - UE = UTILITY EASEMENT
 - VEH. EASEMENT = VEHICLE EASEMENT
 - WAB = WATER
 - WIP = WIRE
 - WPD = WOOD POWER POLE
 - CE = CONSERVATION EASEMENT

E 1/2, SE 1/4, SW 1/4, SEC. 33,
TWN 47 S, RNG. 26 E. & W
163.94' SE 1/4, SE 1/4, SW
1/4, SEC. 33, TWN 47 S, RNG.
26 E.

- NOTES**
1. BEARINGS ARE BASED ON SOUTH LINE OF SECTION 33, AS SHOWN ON MAP.
 2. ELEVATIONS ARE BASED ON N.A.S.D. 1988 UNLESS NOTED.
 3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
 4. THIS SURVEY WAS REVIEWED BY RECORD.
 5. ABSTRACT NOT REVIEWED BY RECORD.
 6. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT TO BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE 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 COPIES OF THIS DOCUMENT MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN BY OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. MAY RELY ON THIS SURVEY.
 9. THIS SURVEY WAS CONDUCTED BY CLIENT.
 10. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.



CERTIFICATION:

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 54-17.051-055, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

John Scott Rhodes PSM
Rhodes PSM # 5739 State of
Florida
Date 2023.07.24 14:58:05 -04:00

BY: # 5739 State of Florida JOHN SCOTT RHODES PSM #5739

BOUNDARY SURVEY

CERTIFIED TO:
SEGATE BC PARTNERS, LLC.



design:	
drawn:	CD
checked:	JSR
acad #:	2021-1129
view:	ENDY
project #:	2021-1129
sheet #:	1 of 1
file #:	2021-1129

date:	JULY 18, 2023
scale:	1" = 120'
cogo #:	18-435R

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

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

1. SURVEY BASED ON THE DOCUMENTS PROVIDED BY CLIENT, AMERICAN LAND TITLE ASSOCIATION COMMITTEE, ISSUING OFFICE FILE NUMBER: CDA03-18 FILE NO. 20169229, DATED 11/16/2020 AT 9:00 A.M. AND EXISTING MONUMENTATION.

2. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983, FLORIDA ZONE, NORTH AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 88 EAST, 11E 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.

- [illegible]

CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 202.027, FLORIDA STATUTES.

BOUNDARY SURVEY

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

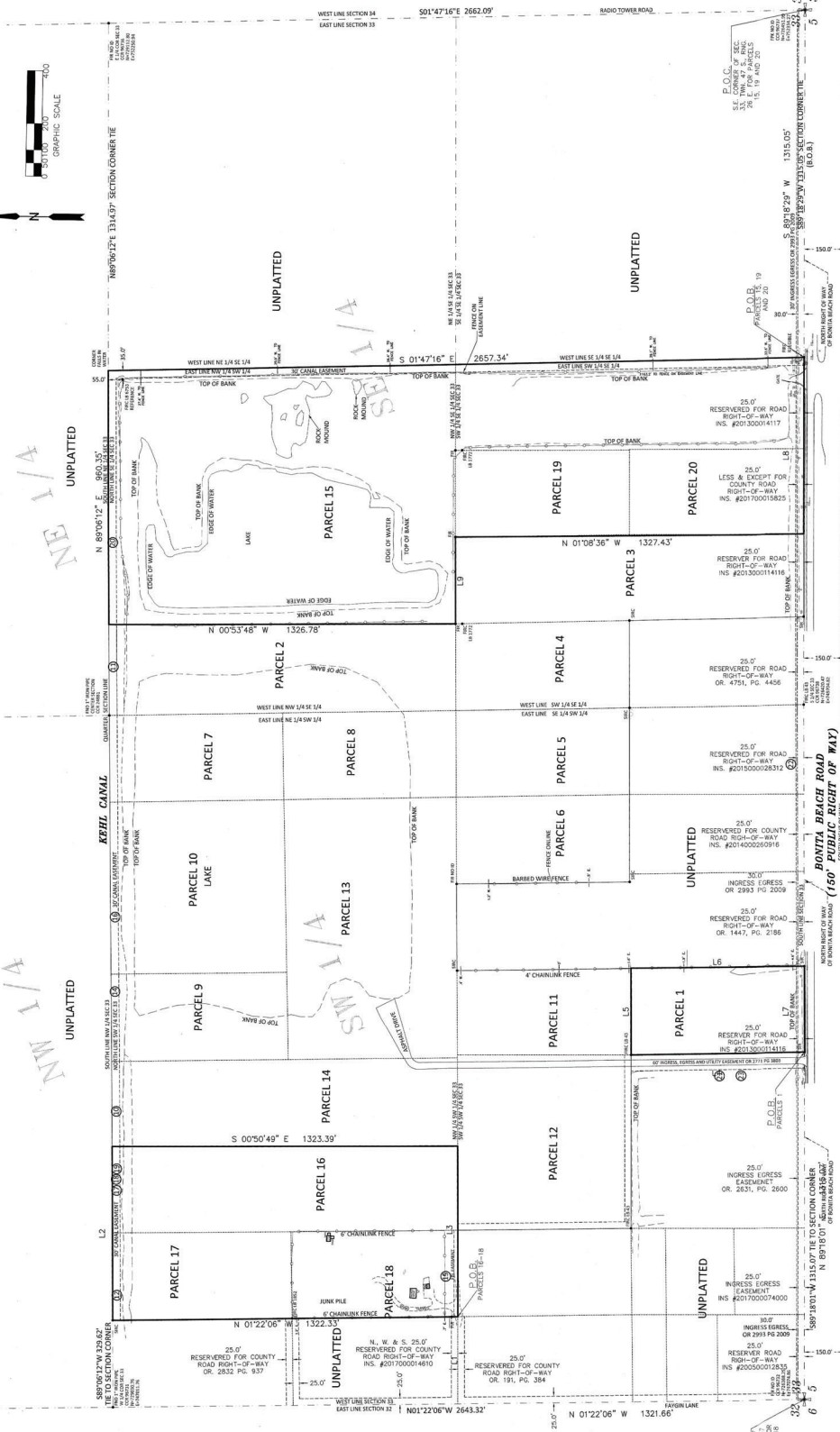
BOUNDARY

CERTIFIES TO:
 SEACAT BC PARTNERS, LLC
 COLLIER INSURANCE AGENCY, LLC
 COLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, LLC
 PENINSULA IMPROVEMENT CORPORATION

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

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

SURVEY NOT VALID WITHOUT SHEETS 2 OF 2



LEGEND

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

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
IR = FOUND IRON ROD
IR# = FOUND 5/8" IRON ROD & CAP
FPK = FOUND FPK NAIL
SET 5/8" IRON ROD & CAP LB 6897

PANEL NO.: MAP REVISION DATE

PANEL NO.:

FLOOD ZONE:

2

ESS NUMBER

= LICENSED BUSINESS
= CURVE NUMBER

2 287

TARY GATE VALVE

3A ☒ = SANIT

SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

CONTAINING 862,994 SQUARE FEET OR 19.812 ACRES, MORE OR LESS.

COMMENCE AT SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 42 NORTH RANGE 28 EAST; THENCE NORTH 81°15'42" EAST ALONG THE SOUTHEAST LINE OF SAID SECTION 33, A DISTANCE OF 659.99 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 10°12'53" EAST, A DISTANCE OF 660.52 FEET; THENCE NORTH 89°23'17" WEST, A DISTANCE OF 628.25 FEET; THENCE SOUTH 01°15'54" EAST, A DISTANCE OF 659.99 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID SECTION 33; THENCE SOUTH 89°17'00" WEST ALONG THE SAID SOUTHWEST LINE OF SECTION 33, A DISTANCE OF 325.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 215,840 SQUARE FEET OR 4.995 ACRES, MORE OR LESS.

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13,
TOWNSHIP 48 NORTH, RANGE 26 EAST; THENCE SOUTH
89°18'29" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 13
A DISTANCE OF 1,313.60 FEET TO THE POINT OF BEGINNING
AND THEREAFTER AS FOLLOWS:
THENCE SOUTH 89°18'29" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 13
A DISTANCE OF 666.43 FEET; THENCE
SOUTH 89°18'29" WEST LEAVING THE SAID SOUTHERLY LINE
AND THEREAFTER AS FOLLOWS:
THENCE SOUTH 89°11'13" WEST, A DISTANCE OF 37.43 FEET; THENCE NORTH
00°35'48" WEST, A DISTANCE OF 1,326.78 FEET TO A POINT ON
THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID
SECTION 13; THENCE EAST ALONG THE EAST LINE OF SAID
NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13
A DISTANCE OF 960.35 FEET; THENCE SOUTH 01°47'46" WEST
LEAVING SAID NORTH LINE OF THE SOUTHEAST QUARTER
OF SECTION 13, A DISTANCE OF 2,673.4 FEET TO THE POINT
OF BEGINNING.

LINE TABLE		
LINE	LENGTH	BEARING
L1	329.61	N 89°12'04" E
L2	658.40	N 89°08'12" E
L3	646.37	S 89°17'04" W
L4	660.52	N 01°27'31" W
L5	328.25	N 89°23'17" E
L6	659.99	S 01°13'54" F
L7	325.63	S 89°18'01" W
L8	668.43	S 89°16'12" W
L9	327.83	E 89°21'51" W

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. 18967