

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 +/- 89.5 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: _____

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	
job:	pg:	date:	
XX	XX	JULY 18, 2023	
		scale:	
		1" = 120'	
		COGO #:	
		18-435R	

2021-1129	View:
Project#	BNDY
2021-1129	
Sheet #:	1 of 1
File #:	2021-1129

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 COMMITMENT, ISSUING OFFICE FILE NUMBER: CAD03-18 FILE NO. 20169225-97, 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 18, EXTENDING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 28 WEST, 11E COUNTY, FLORIDA, BEING SOUTH 87°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 20-027, FLORIDA STATUTES.

BOUNDARY SURVEY

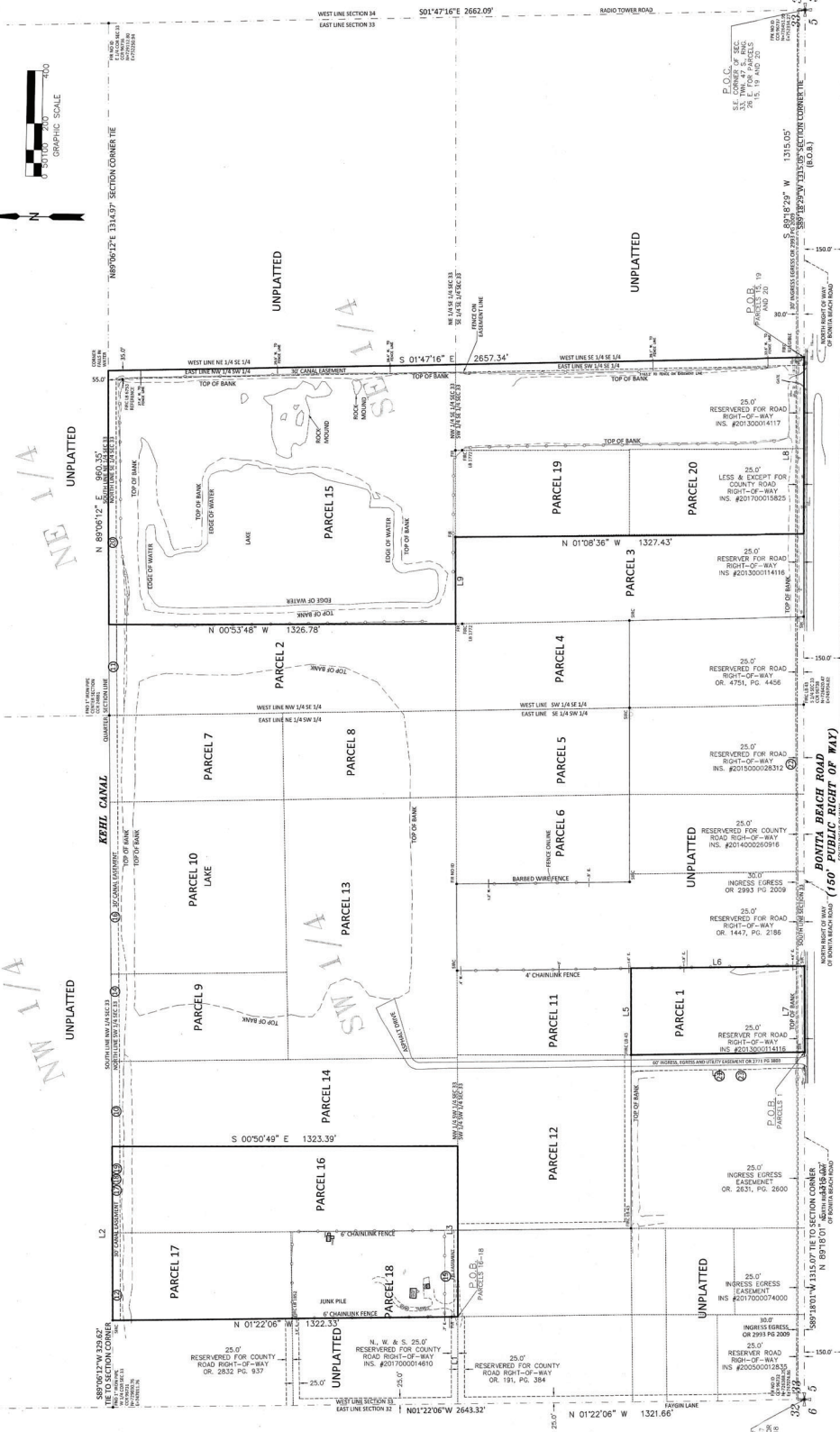
JOHN SCOTT RHODES, P.S.M. #5739

CERTIFIES TO:
 SEACATE BC PARTNERS, LLC
 COLLIER INSURANCE AGENCY, LLC
 OLD 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) 405-8173 FAX

SURVEY NOT VALID WITHOUT SHEETS 2 OF 2



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 |
| SPK | = FOUND PK NAIL |
| SHRC | = SET 5/8" IRON ROD & CAP LB.6897 |

LEGEND

- EH = ELECTRIC HANDHOLD
 GAS = GAS LINE MARKER
 ○ = 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

FLOOD ZONE:
ZONE X

PANEL NO.:
12071C 0679C

MAP REVISION DATE
AUGUST 28, 2008

PANEL NO.:

FLOOD ZONE:

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

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

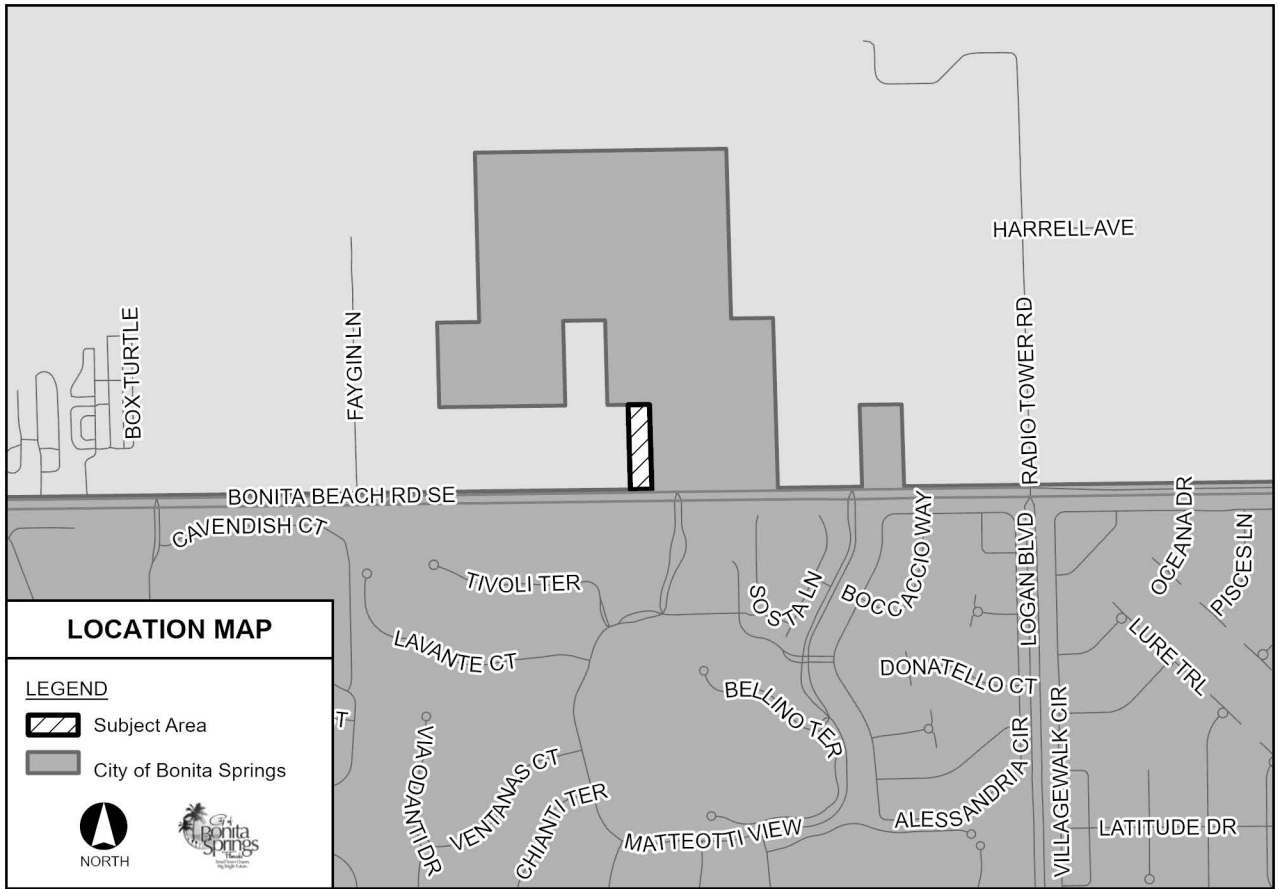
COMMENCE AT SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 20 EAST; THENCE NORTH 11°02'31" EAST, A DISTANCE OF 115.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11°02'31" WEST, A DISTANCE OF 131.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 10°29'21" WEST, A DISTANCE OF 660.52 FEET; THENCE NORTH 10°29'21" EAST, A DISTANCE OF 325.03 FEET; THENCE SOUTH 89°19'01" WEST, A DISTANCE OF 115.07 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 89°19'01" WEST ALONG THE SAID SOUTHWEST LINE OF SECTION 33, A DISTANCE OF 325.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 215.49 ACRES SQUARE FEET OR .4945 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°18'21" WEST, A DISTANCE OF 666.43 FEET; THENCE
SOUTH 01°00'36" WEST, LEAVING THE SAID SOUTH LINE OF
SECTION 13, A DISTANCE OF 1,333.46 FEET; THENCE NORTH
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 NORTH 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. 18 6897



LOCATION MAP

LEGEND



Subject Area



City of Bonita Springs



NORTH



Z:\RAVENNA LAKES (DON MAL)\18-435\SKETCH & DESCRIPTION\2021-11-29 2-55AC BNDY.dwg, Layout1, 7/24/2023 2:50:49 PM, 1:0.795315

ABBREVIATIONS

BOB = BASIS OF BEARING
C/L = CENTERLINE
CD = SANITARY CLEAN OUT
CTV = CABLE TV
EOP = EDGE OF PAVEMENT
ELEC. B.= ELECTRIC BOX
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND 5/8" IRON ROD
F.F. ELEV. = FINISHED FLOOR ELEVATION
FN = FOUND NAIL
FND = FOUND NAIL AND DISC
FPL = FLORIDA POWER AND LIGHT
M = MEASURED
ME = MAINTENANCE EASEMENT
NAVD = NATIONAL GEODETIC
VERTICAL DATUM
DHW = OVERHEAD WIRES
LME = LAKE MAINTENANCE EASEMENT
P = PLAT
IE = IRRIGATION EASEMENT
PCP = PERMANENT CONTROL POINT
PK = PK NAIL
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
PRM = PERMANENT REFERENCE
MONUMENT
PSM = PROFESSIONAL SURVEYOR
AND MAPPER
PU&DE = PUBLIC UTILITY AND
DRAINAGE EASEMENT
R/W = RIGHT OF WAY LINE
SIR = SET 5/8 IRON ROD
AND CAP LB 6897
TEL = TELEPHONE BOX
UE = UTILITY EASEMENT
UE&PE = UTILITY EASEMENT AND
PEDESTRIAN EASEMENT
WMB = WATER METER BOX
WPP = WOOD POWER POLE
CUE = COUNTY UTILITY EASEMENT
CE = CONSERVATION EASEMENT

NOTES

1. BEARINGS ARE BASED ON SOUTH LINE OF SECTION 33, AS BEING S 89°18'01" W AS SHOWN.
2. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. SUBJECT TO EASEMENTS OF RECORD.
5. ABSTRACT NOT REVIEWED.
6. 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.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
10. LEGAL DESCRIPTION FURNISHED BY CLIENT.
11. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION

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

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.

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.

N 89°23'17" E
166.72'

N 00°42'03" W
664.02'

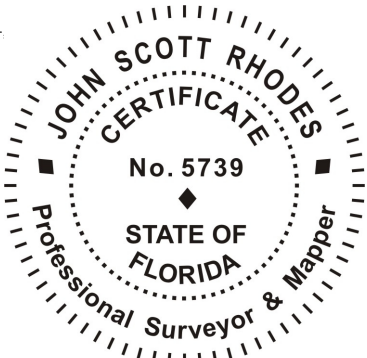
E 166.71', W 1/2, SE
1/4, SE 1/4, SW 1/4,
SEC. 33, TWN 47 S,
RNG. 26 E.

NO IMPROVEMENTS LOCATED AT
TIME OF SURVEY.

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

30' INGRESS EGRESS
OR 2993 PG 2009

25.0'
RESERVED FOR ROAD
RIGHT-OF-WAY
OR: 1447, PG. 2186



P.O.C.
S. 1/4 CORNER OF SEC
TWN. 47 S., RNG. 26

FLOOD_ZONE: PANEL_NO.: MAP_REVISION_DATE
ZONE X 12071C 0679 F AUGUST 28, 2008

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 5J-17.051-055, FLORIDA ADMINISTRATIVE
CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: JOHN SCOTT RHODES PSM #5739

BOUNDARY SURVEY

CERTIFIED TO:
SEGATE BC PARTNERS, LLC.



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

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

design:

drawn:

CDO

checked:

JSR

acad #:

2021-1129

view:

BNDY

project#:

2021-1129

sheet #:

1 of 1

file #:

2021-1129

**CITY OF BONITA SPRINGS
VOLUNTARY ANNEXATION
AGREEMENT PETITION**

Date _____ Plner _____

Submittal review conference

Date _____ Plner _____

Date Received June 4, 2025
File Number ANX25-123909-BOS

Petitioner: Good Enough Farms, LLC

Address: PO BOX 366748, Bonita Springs, FL 34135

Telephone #: n/a Fax #: n/a Email: n/a

Agent for Petitioner: RVi Planning + Landscape Architecture c/o Alexis V. Crespo

Address: 28100 Bonita Grande Drive #305, Bonita Springs, FL 34135

Telephone #: 239-405-7777 Fax #: 239-405-7899 Email: acrespo@rviplanning.com

Agent for Petitioner: Pavese Law Firm c/o Neale Montgomery

Address: 1833 Hendry Street, Fort Myers, FL 33901

Telephone #: 239-336-6235 Fax #: 239-332-2243 Email: nealemontgomery@paveselaw.com

Owner of Property: Good Enough Farms, LLC

Address: PO BOX 366748, Bonita Springs, FL 34135

Telephone #: n/a Fax #: n/a Email: n/a

Address/Location of Subject Property: 14430 Bonita Beach Road, Bonita Springs, FL 34135

Folio Number of Subject Property: 33-47-26-00-00001.012C

Legal Description of Property Involved: See Exhibit A

Lot Size: 2.55+/- acres Existing Use of Property: Vacant

Existing Structures on Property (include height and square feet):

N/A

Number of Existing Parking Stalls: N/A

Existing Zoning: AG-2

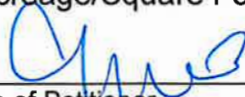
Existing Comprehensive Plan Designation: Lee County Density Reduction/Groundwater Resource and Wetlands

Uses Proposed: Residential

Proposed Number of Dwelling Units and/or Commercial Square Footage: The number of units will be consistent with the Urban Fringe-Community District Future Land Use Category

Maximum Building Heights: Will be consistent with the Urban Fringe-Community District Future Land Use Category

Total Acreage/Square Footage of Subject Property: 2.55+/-acres



Signature of Petitioner

Alexis Crespo

Print or type name of person signing above

6/20/2022

Date

Signature of Owner

Print or type name of person signing above

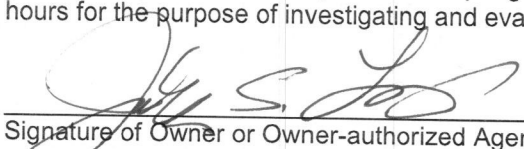
Date

NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON THE FOLLOWING PAGE MUST BE PROPERLY EXECUTED. IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE ATTACHED PERMISSION TO REPRODUCE.

PART V

AFFIDAVIT

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


Signature of Owner or Owner-authorized Agent

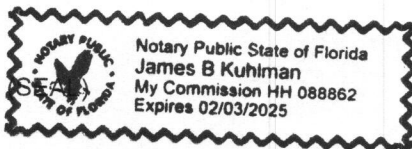
10/7/2021
Date

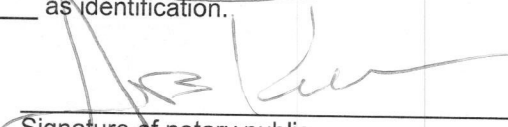
Julie Lin - Managing Member of Good Enough Farm, LLC

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 7 day of October 2021, by Julie S. Lin, who is personally known to me or who has produced as identification.




Signature of notary public

James B. Kuhlman
Printed name of notary public

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

File Number: 14-02096

General Warranty Deed

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

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

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

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

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

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

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

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

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

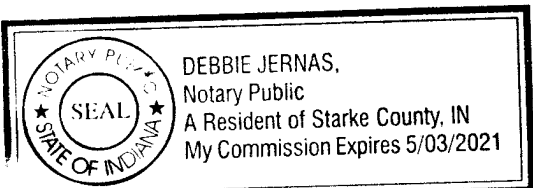
Signed, sealed and delivered in our presence:

Debbie Jernas
Witness Printed Name Debbie Jernas

Karin Jenczak
Witness Printed Name Karin Jenczak

State of Indiana
County of Starke

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



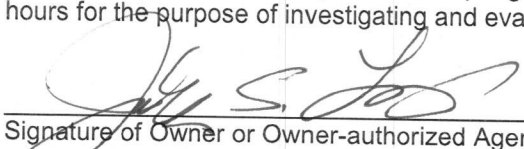
Martha P. Matthew (Seal)
Martha Matthew
Address: 4900 N Ohio Street, Grovertown, IN 46531

Debbie Jernas
Notary Public
Print Name: Debbie Jernas
My Commission Expires: 5-3-2021

PART V

AFFIDAVIT

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


Signature of Owner or Owner-authorized Agent

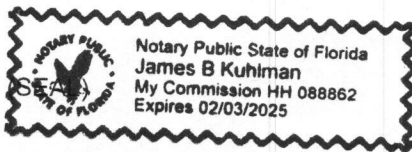
10/7/2021
Date

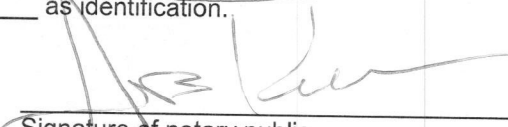
Julie Lin - Managing Member of Good Enough Farm, LLC

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 7 day of October 2021, by Julie S. Lin, who is personally known to me or who has produced as identification.




Signature of notary public

James B. Kuhlman
Printed name of notary public

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

File Number: 14-02096

General Warranty Deed

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

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

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

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

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

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

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

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

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

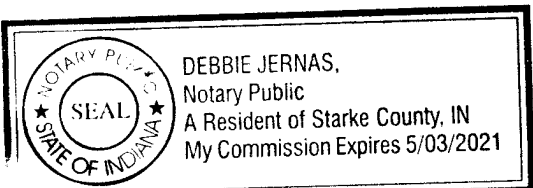
Signed, sealed and delivered in our presence:

Debbie Jernas
Witness Printed Name Debbie Jernas

Karin Jenczak
Witness Printed Name Karin Jenczak

State of Indiana
County of Starke

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



Martha P. Matthew (Seal)
Martha Matthew
Address: 4900 N Ohio Street, Grovertown, IN 46531

Debbie Jernas
Notary Public
Print Name: Debbie Jernas
My Commission Expires: 5-3-2021

REVANA LAKES

EXISTING
CITY/COUNTY
BOUNDARY MAP

Prepared For:
**SEAGATE
REVANA, LLC**

LEGEND

 Subject Boundary

City

 Unincorporated Lee County
 City of Bonita Springs

N



0 285 570 1,140



Feet



BONITA BEACH RD SE

Z:\RAVENNA LAKES (DON MAL)\18-435\SKETCH & DESCRIPTION\2021-11-29 2-55AC BNDY.dwg, Layout1, 7/24/2023 2:50:49 PM, 1:0.795315

ABBREVIATIONS

BOB = BASIS OF BEARING
C/L = CENTERLINE
CD = SANITARY CLEAN OUT
CTV = CABLE TV
EOP = EDGE OF PAVEMENT
ELEC. B.= ELECTRIC BOX
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND 5/8" IRON ROD
F.F. ELEV. = FINISHED FLOOR ELEVATION
FN = FOUND NAIL
FND = FOUND NAIL AND DISC
FPL = FLORIDA POWER AND LIGHT
M = MEASURED
ME = MAINTENANCE EASEMENT
NAVD = NATIONAL GEODETIC
VERTICAL DATUM
DHW = OVERHEAD WIRES
LME = LAKE MAINTENANCE EASEMENT
P = PLAT
IE = IRRIGATION EASEMENT
PCP = PERMANENT CONTROL POINT
PK = PK NAIL
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
PRM = PERMANENT REFERENCE
MONUMENT
PSM = PROFESSIONAL SURVEYOR
AND MAPPER
PU&DE = PUBLIC UTILITY AND
DRAINAGE EASEMENT
R/W = RIGHT OF WAY LINE
SIR = SET 5/8 IRON ROD
AND CAP LB 6897
TEL = TELEPHONE BOX
UE = UTILITY EASEMENT
UE&PE = UTILITY EASEMENT AND
PEDESTRIAN EASEMENT
WMB = WATER METER BOX
WPP = WOOD POWER POLE
CUE = COUNTY UTILITY EASEMENT
CE = CONSERVATION EASEMENT

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

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.

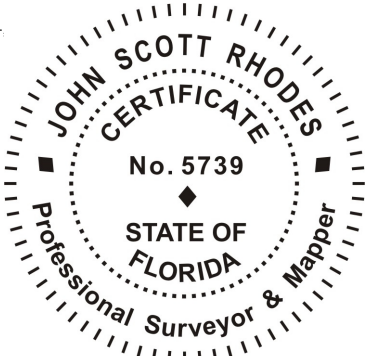
CONTAINING 110,682 SQUARE FEET OR 2.541 ACRES,
MORE OR LESS.

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.

E 166.71', W 1/2, SE
1/4, SE 1/4, SW 1/4,
SEC. 33, TWN 47 S,
RNG. 26 E.

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

NO IMPROVEMENTS LOCATED AT
TIME OF SURVEY.



P.O.C.
S. 1/4 CORNER OF SEC
TWN. 47 S., RNG. 26

FLOOD_ZONE: PANEL NO.: MAP REVISION DATE
ZONE X 12071C 0679 F AUGUST 28, 2008

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 5J-17.051-055, FLORIDA ADMINISTRATIVE
CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: JOHN SCOTT RHODES PSM #5739

BOUNDARY SURVEY

CERTIFIED TO:
SEGATE BC PARTNERS, LLC.



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

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

design:

drawn:

CDO

checked:

JSR

acad #:

2021-1129

view:

BNDY

project#:

2021-1129

sheet #:

1 of 1

file #:

2021-1129

- NOTES
1. BEARINGS ARE BASED ON SOUTH LINE OF SECTION 33, AS BEING S 89°18'01" W AS SHOWN.
 2. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.
 3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
 4. SUBJECT TO EASEMENTS OF RECORD.
 5. ABSTRACT NOT REVIEWED.
 6. 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.
 7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
 8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
 9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 10. LEGAL DESCRIPTION FURNISHED BY CLIENT.
 11. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (hereinafter "Agreement"), effective as provided herein, is entered into by and between Good Enough Farms, LLC (hereinafter "Owner") whose address is 14430 Bonita Beach Road, Bonita Springs, FL 34135, and the City of Bonita Springs (hereinafter "City") whose address is PO BOX 366748, Bonita Springs, FL 34135.

WHEREAS, Owner is the owner of approximately 2.55 acres of property located within Lee County legally described in Exhibit "A" attached hereto and incorporated herein by reference (hereinafter "Property"); and

WHEREAS, the Property is contiguous to the boundary of the City and is reasonably compact, and otherwise meets the requirements of Section 171.044, F.S.; and

WHEREAS, the City finds that the annexation of the Property into its boundaries will be beneficial to the City of Bonita Springs; and

WHEREAS, the Owner has agreed to annex the Property into the City upon the terms and conditions stated herein.

NOW, THEREFORE, in consideration of the mutual benefits and conditions contained herein, the sufficiency of which is acknowledged by both parties hereto, Owner and City do hereby agree as follows:

1. Owner is the owner of the property legally described in Exhibit "A".
2. The City has determined and finds the annexation of the property is consistent with Chapter 171, F.S. and will be a benefit to the City.
3. The Property is reasonably compact and contiguous to the boundary of the City.
4. The annexation of the property will be heard at or about the same time as an application for a comprehensive plan amendment seeking a City of Bonita Springs Future Land Use Category known as the Urban Fringe-Community District.
5. The annexation ordinance will not become effective until after the adoption of an ordinance approving the Urban Fringe-Community District Future Land Use Category. In the alternative should the Urban Fringe-Community District Future Land Use Category not be approved and should the annexation ordinance be in effect then the City will promptly thereafter approve the contraction of the City boundaries to remove the property described in Exhibit "A" from the City of Bonita Springs as no urban uses would be available.

IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement on _____ day of _____ 20__.

GOOD ENOUGH FARMS, LLC

Witness

(Printed Name of Witness)

Witness

(Printed Name of Witness)

By: _____

Its: _____

CITY OF BONITA SPRINGS, FLORIDA

Mayor

Date: _____

City Clerk

Approved as to form by City Attorney: _____



**Revana Lakes
RESIDENTIAL IMPACT STATEMENT**

REVISED MAY 2025

I. POTABLE WATER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

II. SANITARY SEWER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

III. DRAINAGE

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

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

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

IV. PARKS, RECREATION & OPEN SPACE

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

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

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

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

TOTAL ACRES REQUIRED: 0.21 acres

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

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

TOTAL ACRES REQUIRED: 5.25 acres

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

V. SCHOOLS

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

Elementary Schools

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

Middle Schools

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

High Schools

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

TOTAL EXISTING DEMAND: 4 students

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

Elementary Schools

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

Middle Schools

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

High Schools

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

TOTAL PROPOSED DEMAND: 75 students

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

ANNEXATION AGREEMENT

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WHEREAS, the City finds that the annexation of the Property into its boundaries will be beneficial to the City of Bonita Springs; and

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IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement on _____ day of _____ 20__.

GOOD ENOUGH FARMS, LLC

Witness

(Printed Name of Witness)

Witness

(Printed Name of Witness)

By: _____

Its: _____

CITY OF BONITA SPRINGS, FLORIDA

Mayor

Date: _____

City Clerk

Approved as to form by City Attorney: _____

**CITY OF BONITA SPRINGS
ANNEXATION REPORT
ANX25-123909-BOS
SEAGATE/REVANA LAKES/DONMAL ASSEMBLAGE
GOOD ENOUGH FARMS PROPERTY**

COMPLIANCE WITH FLORIDA LAW

This annexation report is being prepared and adopted by the City of Bonita Springs, Florida, pursuant to Section 171.044, Florida Statutes.

GENERAL DESCRIPTION OF THE AREA TO BE ANNEXED

The proposed property to be annexed is approximately 2.55 (+/-) acres, located on the north side of Bonita Beach Road, and east of Faygin Lane. It is currently zoned Agricultural (AG-2) and is vacant and undeveloped.

If the annexation request is approved, the property would be part of an assemblage of parcels that are requesting to be developed with residential and commercial uses within the City of Bonita Springs.

CHARACTER OF AREA TO BE ANNEXED

The property is located in the Wetland and Density Reduction Groundwater Resource (DRGR) future land use categories of Lee County. However, the parcel is part of a larger project seeking comprehensive plan amendments (map and text) as well as a zoning change (to a mixed use planned development—MPD).

Pursuant to Section 171.044, Florida Statutes, the property to be annexed should be contiguous to a municipality and reasonably compact. Section 171.031, Florida Statutes, provides the following definitions for “compactness” and “contiguous”:

“Compactness” means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in any county in this state must be designed in such a manner as to ensure that the area will be reasonably compact.

“Contiguous” means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The separation of the territory sought to be annexed from the annexing municipality by a publicly owned county park; a right-of-way for a highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory sought to be annexed and the annexing municipality, may not prevent annexation under this act, provided the presence of such a division does not, as a practical matter, prevent the territory sought to be annexed and the annexing municipality from becoming a unified whole with respect to municipal services or prevent their inhabitants from fully associating and trading with each other, socially and economically. However, nothing in this subsection may be construed to allow local rights-of-way, utility easements, railroad rights-of-way, or like entities to be annexed in

a corridor fashion to gain contiguity; and when any provision of any special law prohibits the annexation of territory that is separated from the annexing municipality by a body of water or watercourse, then that law shall prevent annexation under this act.

It should be noted that this annexation request is part of a larger project that includes two additional annexation petitions (ANX25-123916-BOS & ANX25-123918-BOS). It is the Staff opinion that the requests be reviewed and considered together, in order to avoid issues with the compactness standard.

SERVICE AVAILABILITY

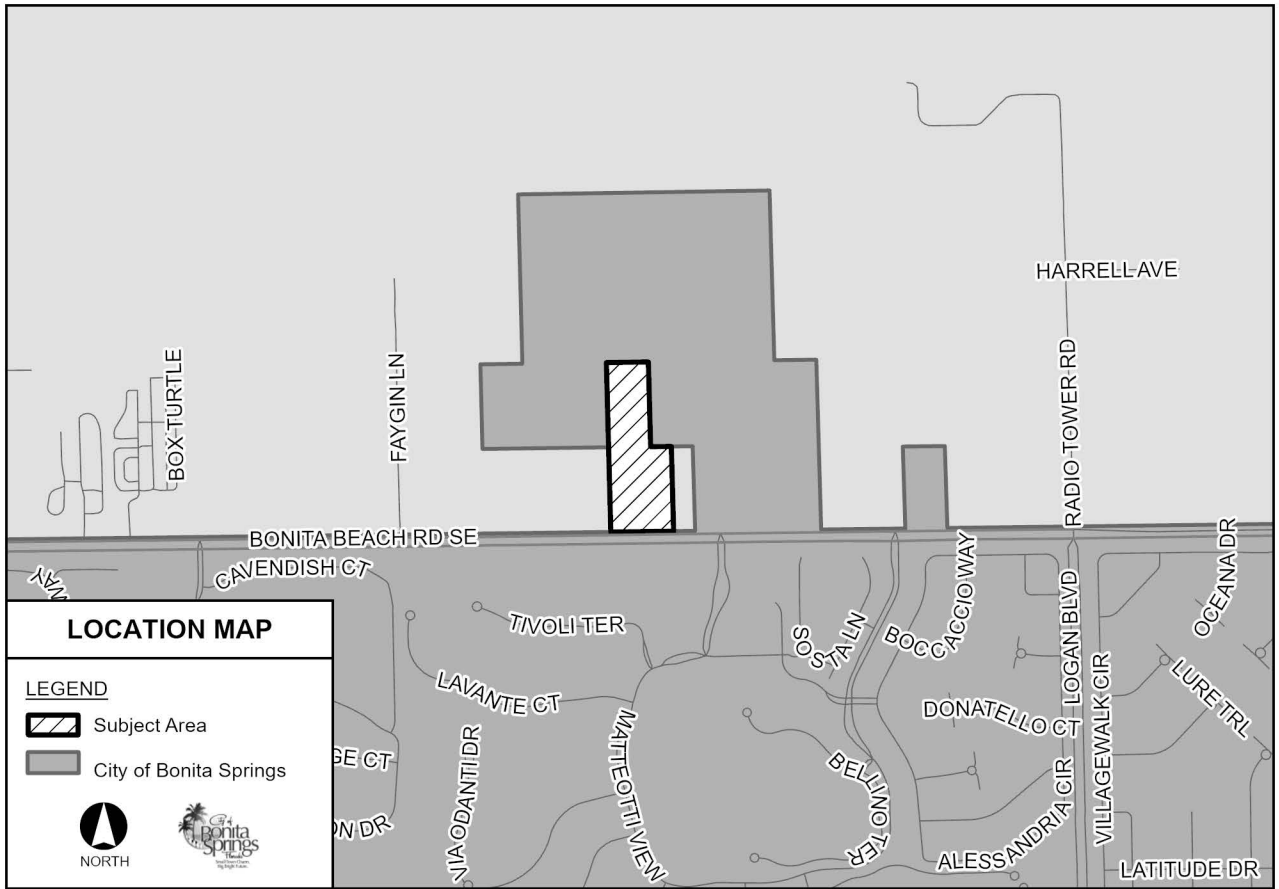
As part of a companion comprehensive plan amendment request, service availability letters were provided for Staff to review. Letters were provided by the Lee County Sherriff's Office, Bonita Springs Fire Control and Rescue District, Lee County School District, Lee County Solid Waste, and Bonita Springs Utilities. These agencies stated that they have the availability and capacity to serve the proposed annexed area.

RECOMMENDATION OF THE AREA TO BE ANNEXED

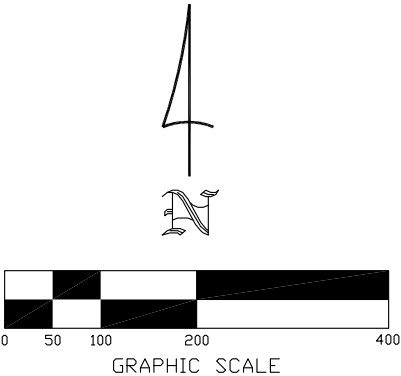
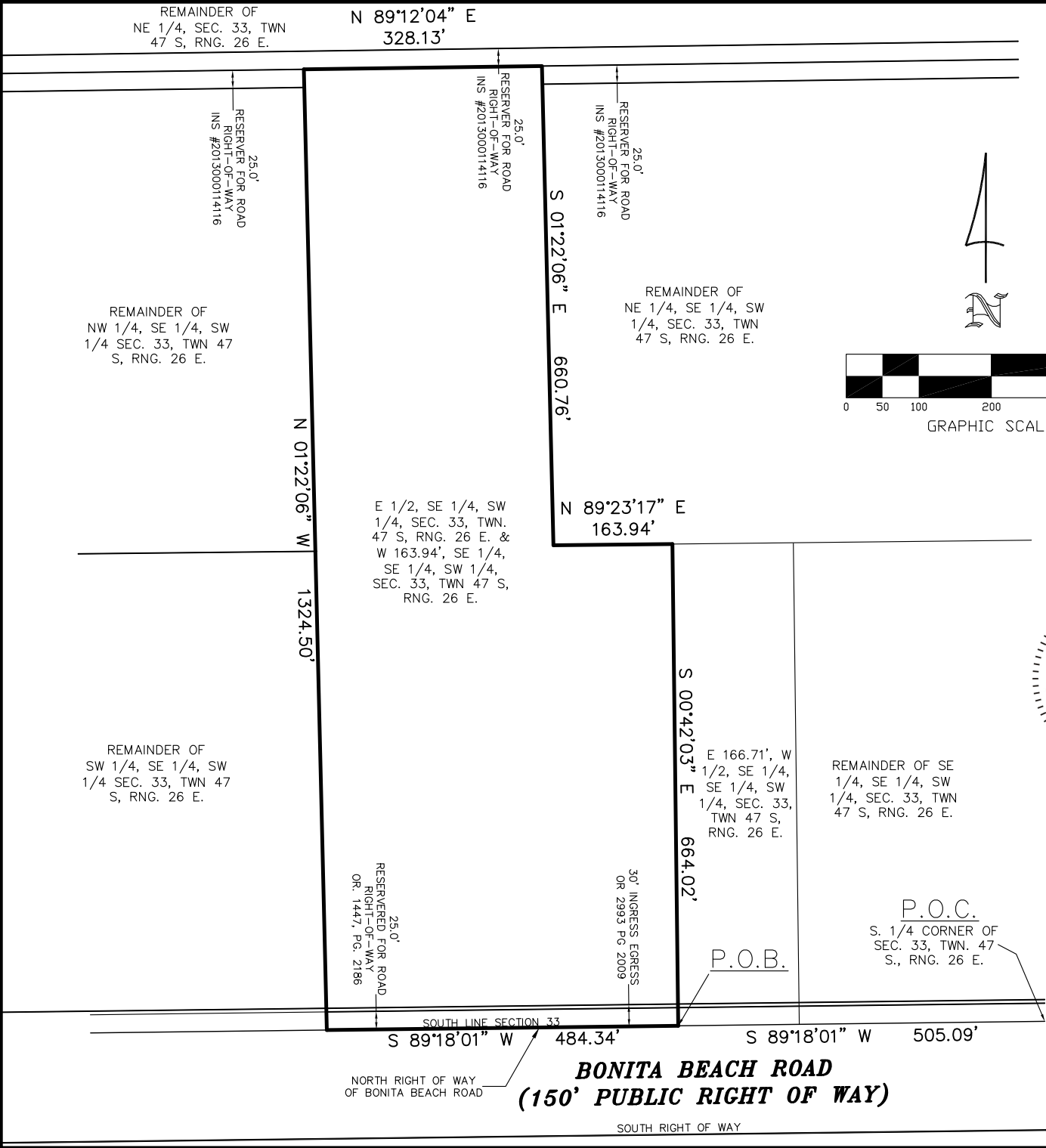
When addressed in tandem with the companion annexation requests, the application is **consistent** with the voluntary annexation requirements of Section 171.044, Florida Statutes.

Exhibits:

- A. Boundary Survey
- B. Aerial Map
- C. [Draft] Annexation Agreement



Z:\RAVENNA LAKES (DON MAL)\18-435\SKETCH & DESCRIPTION 2021-1128 12.45AC.dwg, Layout1, 11/18/2021 12:50:34 PM, 1:1



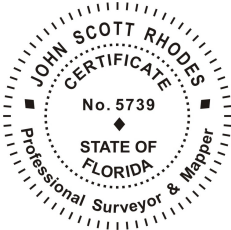
LEGAL DESCRIPTION

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 505.09 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 484.34 FEET; THENCE NORTH 01°22'06" WEST, A DISTANCE OF 1,324.50 FEET; THENCE NORTH 89°12'04" EAST, A DISTANCE OF 328.13 FEET; THENCE SOUTH 01°22'06" EAST, A DISTANCE OF 660.76 FEET; THENCE NORTH 89°23'17" EAST, A DISTANCE OF 163.94 FEET; THENCE SOUTH 00°42'03" EAST, A DISTANCE OF 664.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 540,995 SQUARE FEET OR 12.420 ACRES, MORE OR LESS.

NOT A SURVEY

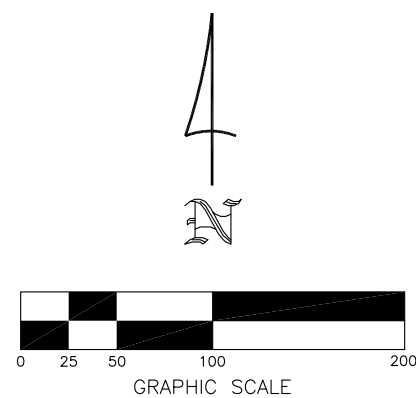


- ABBREVIATIONS
- BOB = BASIS OF BEARING
 - C/L = CENTERLINE
 - FPL = FLORIDA POWER AND LIGHT
 - P = PLAT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - R/W = RIGHT OF WAY LINE

BY: _____ JOHN SCOTT RHODES PSM #5739

SKETCH AND DESCRIPTION		
CERTIFIED TO: SEGATE BC PARTNERS, LLC.		
bk:	pg:	date:
XX	XX	NOV. 18, 2021
		scale:
		1" = 200'
		cogo #:
		18-435R
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX		

design:
drawn: EFC
checked: JSR
acad #: 2021-1128
view: PLOT
project#: 2021-1128
sheet #: 1 of 1
file #: 2021-1128



**CITY OF BONITA SPRINGS
VOLUNTARY ANNEXATION
AGREEMENT PETITION**

Date _____ Plner _____

Submittal review conference

Date _____ Plner _____

Date Received June 4, 2025
File Number ANX25-123918-BOS

Petitioner: Wendy Thiel

Address: 14310 Bonita Beach Road, Bonita Springs, FL 34135

Telephone #: n/a Fax #: n/a Email: n/a

Agent for Petitioner: RVi Planning + Landscape Architecture c/o Alexis V. Crespo

Address: 28100 Bonita Grande Drive #305, Bonita Springs, FL 34135

Telephone #: 239-405-7777 Fax #: 239-405-7899 Email: acrespo@rviplanning.com

Agent for Petitioner: Pavese Law Firm c/o Neale Montgomery

Address: 1833 Hendry Street, Fort Myers, FL 33901

Telephone #: 239-336-6235 Fax #: 239-332-2243 Email: nealemontgomery@paveselaw.com

Owner of Property: Wendy Thiel

Address: 14310/ Bonita Beach Road, Bonita Springs, FL 34135

Telephone #: n/a Fax #: n/a Email: n/a

Address/Location of Subject Property: 14310/308 Bonita Beach Road, Bonita Springs, FL 34135

Folio Number of Subject Property: 33-47-26-00-00001.012A

Legal Description of Property Involved: See Exhibit A

Lot Size: 12.45+/- acres Existing Use of Property: Single-Family Residential

Existing Structures on Property (include height and square feet):

950 SF cottage

378 SF cottage

1,262 SF single family dwelling

Number of Existing Parking Stalls: N/A

Existing Zoning: AG-2

Existing Comprehensive Plan Designation: Lee County Density Reduction/Groundwater Resource and Wetlands

Uses Proposed: Residential

Proposed Number of Dwelling Units and/or Commercial Square Footage: Number of units will be consistent with the Urban Fringe-Community District Future Land Use Category

Maximum Building Heights: Will be consistent with the Urban Fringe-Community District Future Land Use Category

Total Acreage/Square Footage of Subject Property: 12.45+/-acres

Signature of Petitioner

Signature of Owner

Print or type name of person signing above

Print or type name of person signing above

Date

Date

NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON THE FOLLOWING PAGE MUST BE PROPERLY EXECUTED. IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE ATTACHED PERMISSION TO REPRODUCE.

PART V

AFFIDAVIT

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

Wendy Thiel
Signature of Owner or Owner-authorized Agent

10/8/21
Date

Wendy Thiel - Owner

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 8 day of Oct. 2021, by Wendy Lou Thiel, who is personally known to me or who has produced FL DL as identification.

(SEAL)



Zlatina Grozeva
Signature of notary public

Zlatina GROZEVA
Printed name of notary public

8720
400
9/20

✓ REC 1447 2186
This instrument was prepared by:
CALOOSA TITLE SERVICES, INC.
C/O P.O. Box 3050
FORT MYERS BEACH, FLORIDA 33931

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

1339209

This Indenture, Made this 29 day of July 19 80, Between
EDD FELTS and VALLIE FELTS, husband and wife,

of the County of Lee, State of Florida, grantor*, and
EUGENE W. TAYLOR and WENDY L. THIEL, joint tenants with right
of survivorship,
whose post office address is Rt. 1, Box 2902, Bonita Springs, Florida 33923

of the County of Lee, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of -----TEN AND
NO/100-----Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Lee County, Florida, to-wit:

SAL CERACI
CLERK OF CIRCUIT COURT
AUG 19 1 07 PM '80
LEE COUNTY, FLORIDA
RECORDED

The East half of the Southwest quarter of the Southeast
quarter of the Southwest quarter and the West 30 feet
of the West half of the Southeast quarter of the Southeast
quarter of the Southwest quarter of Section 33, Township
47 South, Range 26 East, Lee County, Florida. Excepting
the South 25 feet thereof, for road-right-of-way.

Reserving unto the Grantor a right of user which right of
user runs to the individual Grantor exclusively, over that
road which exists on the easterly side of the property and
granting a right of user over that road which exists on the
westerly side of that contiguous property presently titled
in the name of the Grantor which mutual right of user will
expire on August 8, 1982 without notice.

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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

Nancy Baker
Donald Baker

Edd Felts (Seal)
EDD FELTS

Vallie Felts (Seal)
VALLIE FELTS

Vallie Felts (Seal)
VALLIE FELTS

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
EDD FELTS and VALLIE FELTS, husband and wife,

to me known to be the person s described in and who executed the foregoing instrument and acknowledged before me that
they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of July
19 80.

My commission expires: Nancy Baker Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 10 1982
BONDED THRU GENERAL INS UNDERWRITERS

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
AUG 19 80
87.20

RECORD VERIFIED - SAL CERACI CLERK
BY LINDA EDWARDS D.C.

REVANA LAKES

EXISTING
CITY/COUNTY
BOUNDARY MAP

Prepared For:
**SEAGATE
REVANA, LLC**

LEGEND

 Subject Boundary

City

 Unincorporated Lee County

 City of Bonita Springs

N



0 285 570 1,140



Feet



BONITA BEACH RD SE

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (hereinafter "Agreement"), effective as provided herein, is entered into by and between Wendy L. Thiel (hereinafter "Owner") whose address is 14310 Bonita Beach Road, Bonita Springs, FL 34135, and the City of Bonita Springs (hereinafter "City") whose address is 9101 Bonita Beach Road, Bonita Springs, Florida 34135.

WHEREAS, Owner is the owner of approximately 12.45 acres of property located within Lee County legally described in Exhibit "A" attached hereto and incorporated herein by reference (hereinafter "Property"); and

WHEREAS, the Property is contiguous to the boundary of the City and is reasonably compact, and otherwise meets the requirements of Section 171.044, F.S.; and

WHEREAS, the City finds that the annexation of the Property into its boundaries will be beneficial to the City of Bonita Springs; and

WHEREAS, the Owner has agreed to annex the Property into the City upon the terms and conditions stated herein.

NOW, THEREFORE, in consideration of the mutual benefits and conditions contained herein, the sufficiency of which is acknowledged by both parties hereto, Owner and City do hereby agree as follows:

1. Owner is the owner of the property legally described in Exhibit "A".
2. The City has determined and finds the annexation of the property is consistent with Chapter 171, F.S. and will be a benefit to the City.
3. The Property is reasonably compact and contiguous to the boundary of the City.
4. The annexation of the property will be heard at or about the same time as an application for a comprehensive plan amendment seeking a City of Bonita Springs Future Land Use Category known as the Urban Fringe-Community District.
5. The annexation ordinance will not become effective until after the adoption of an ordinance approving the Urban Fringe-Community District Future Land Use Category. In the alternative should the Urban Fringe-Community District Future Land Use Category not be approved and should the annexation ordinance be in effect then the City will promptly thereafter approve the contraction of the City boundaries to remove the property described in Exhibit "A" from the City of Bonita Springs as no urban uses would be available.

IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement on _____ day of _____ 20__.

WENDY THIEL

Witness

(Printed Name of Witness)

Witness

(Printed Name of Witness)

By: _____

Its: _____

CITY OF BONITA SPRINGS, FLORIDA

Mayor

Date: _____

City Clerk

Approved as to form by City Attorney: _____



**Revana Lakes
RESIDENTIAL IMPACT STATEMENT**

REVISED MAY 2025

I. POTABLE WATER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

II. SANITARY SEWER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

III. DRAINAGE

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

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

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

IV. PARKS, RECREATION & OPEN SPACE

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

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

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

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

TOTAL ACRES REQUIRED: 0.21 acres

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

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

TOTAL ACRES REQUIRED: 5.25 acres

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

V. SCHOOLS

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

Elementary Schools

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

Middle Schools

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

High Schools

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

TOTAL EXISTING DEMAND: 4 students

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

Elementary Schools

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

Middle Schools

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

High Schools

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

TOTAL PROPOSED DEMAND: 75 students

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

**CITY OF BONITA SPRINGS
ANNEXATION REPORT
ANX25-123918-BOS
SEAGATE/REVANA LAKES/DONMAL ASSEMBLAGE
THIEL PROPERTY**

COMPLIANCE WITH FLORIDA LAW

This annexation report is being prepared and adopted by the City of Bonita Springs, Florida, pursuant to Section 171.044, Florida Statutes.

GENERAL DESCRIPTION OF THE AREA TO BE ANNEXED

The proposed property to be annexed is approximately 12.45 (+/-) acres located on the north side of Bonita Beach Road, and east of Faygin Lane. It is zoned Agricultural (AG-2) and is located in the Wetlands and Density Reduction Groundwater Resource (DRGR) future land use categories of Lee County. It currently contains a single-family home and several ancillary and accessory structures.

If the annexation request is approved, the properties would be part of an assemblage of parcels that are requesting to be developed with residential and commercial uses within the City of Bonita Springs.

CHARACTER OF AREA TO BE ANNEXED

Pursuant to Section 171.044, Florida Statutes, the property to be annexed should be contiguous to a municipality and reasonably compact. Section 171.031, Florida Statutes, provides the following definitions for “compactness” and “contiguous”:

“Compactness” means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in any county in this state must be designed in such a manner as to ensure that the area will be reasonably compact.

“Contiguous” means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The separation of the territory sought to be annexed from the annexing municipality by a publicly owned county park; a right-of-way for a highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory sought to be annexed and the annexing municipality, may not prevent annexation under this act, provided the presence of such a division does not, as a practical matter, prevent the territory sought to be annexed and the annexing municipality from becoming a unified whole with respect to municipal services or prevent their inhabitants from fully associating and trading with each other, socially and economically. However, nothing in this subsection may be construed to allow local rights-of-way, utility easements, railroad rights-of-way, or like entities to be annexed in a corridor fashion to gain contiguity; and when any provision of any special law prohibits the annexation of territory that is separated from the annexing municipality by a body of water or watercourse, then that law shall prevent annexation under this act.

It should be noted that this annexation request is part of a larger project that includes two additional annexation petitions (ANX25-123909-BOS & ANX25-123916-BOS). It is the Staff opinion that the requests be reviewed and considered together, in order to avoid issues with the compactness standard.

SERVICE AVAILABILITY

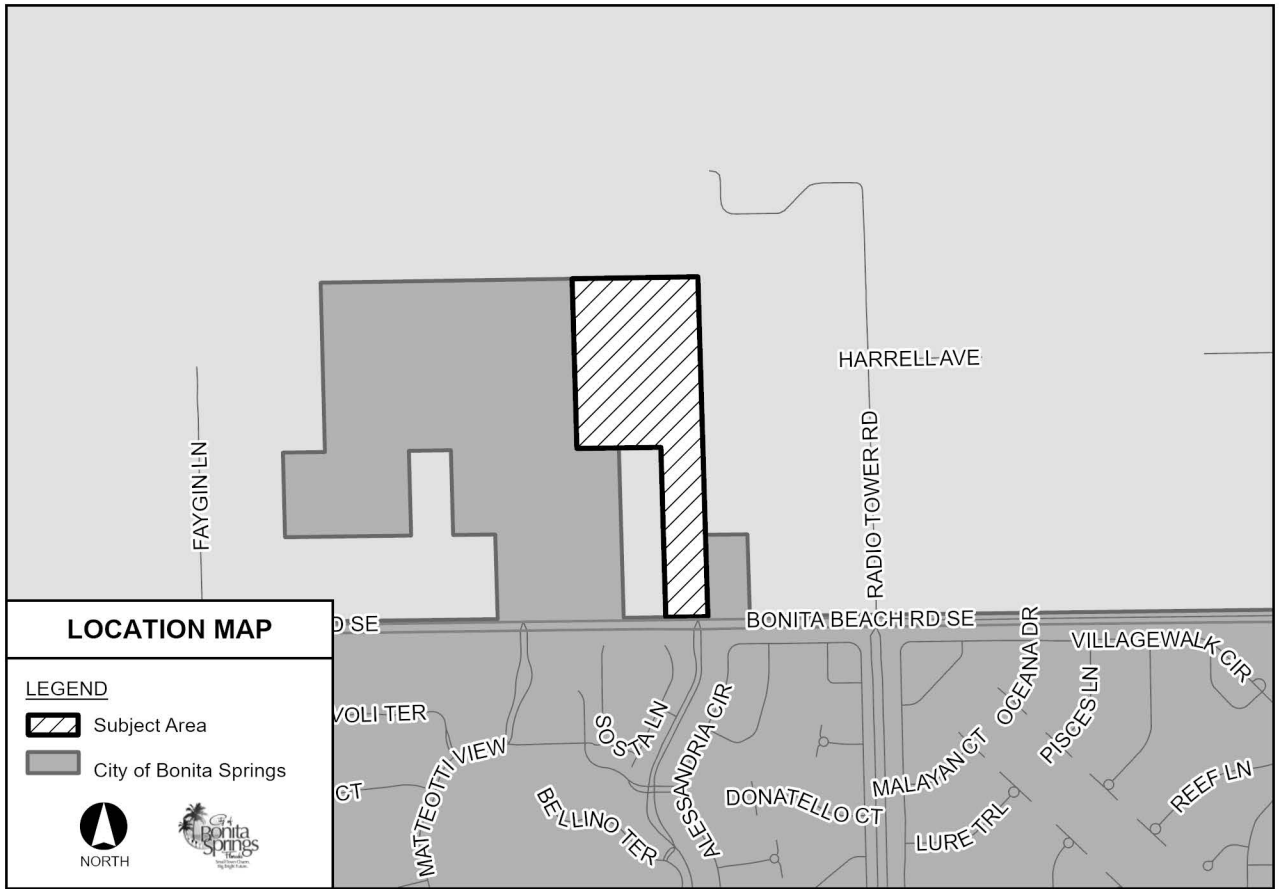
As part of a companion comprehensive plan amendment request, service availability letters were provided for Staff to review. Letters were provided by the Lee County Sherriff's Office, Bonita Springs Fire Control and Rescue District, Lee County School District, Lee County Solid Waste, and Bonita Springs Utilities. These agencies stated that they have the availability and capacity to serve the proposed annexed area.

RECOMMENDATION OF THE AREA TO BE ANNEXED

When addressed in tandem with the companion annexation requests, the application is ***consistent*** with the voluntary annexation requirements of Section 171.044, Florida Statutes.

Exhibits:

- A. Boundary Survey
- B. Aerial Map
- C. [Draft] Annexation Agreement



LOCATION MAP

LEGEND



Subject Area

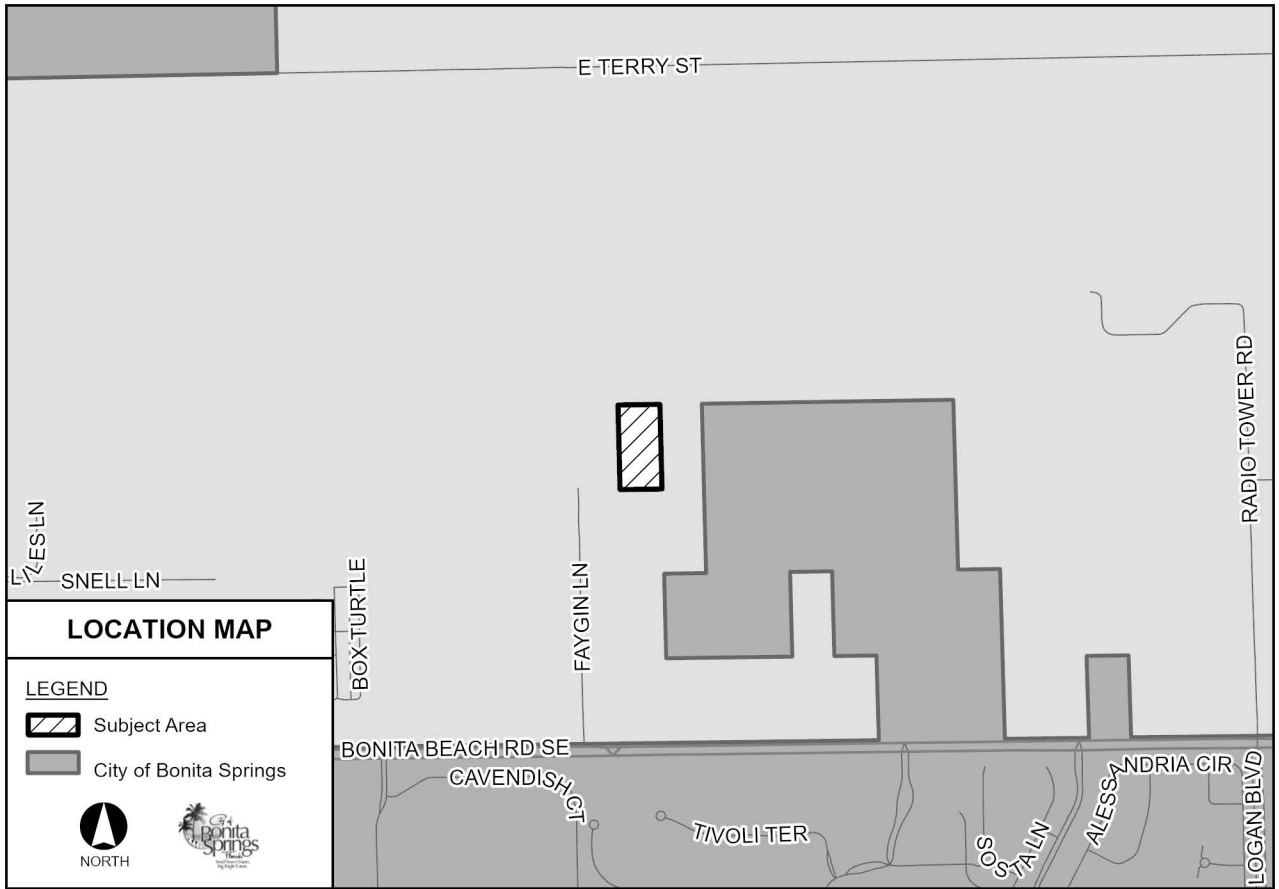


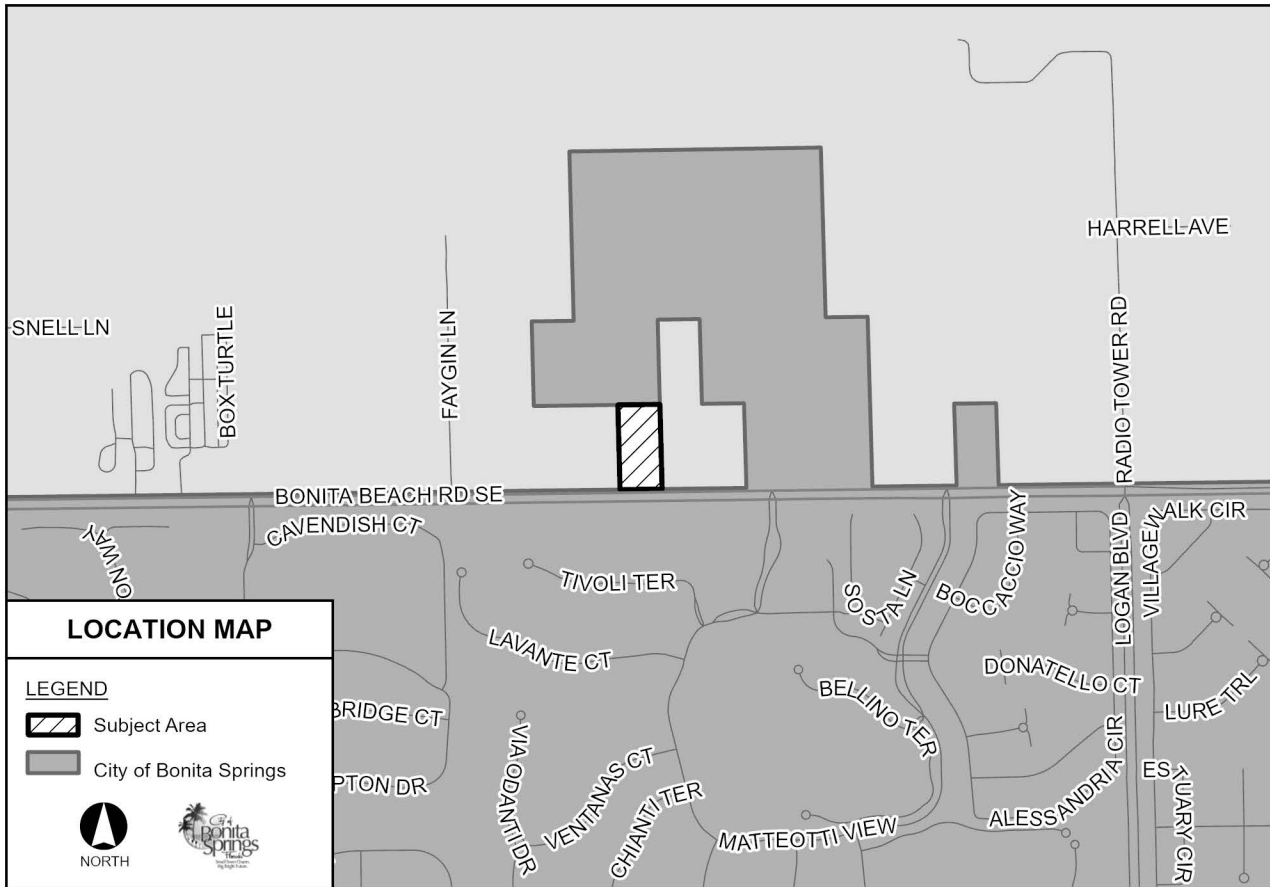
City of Bonita Springs

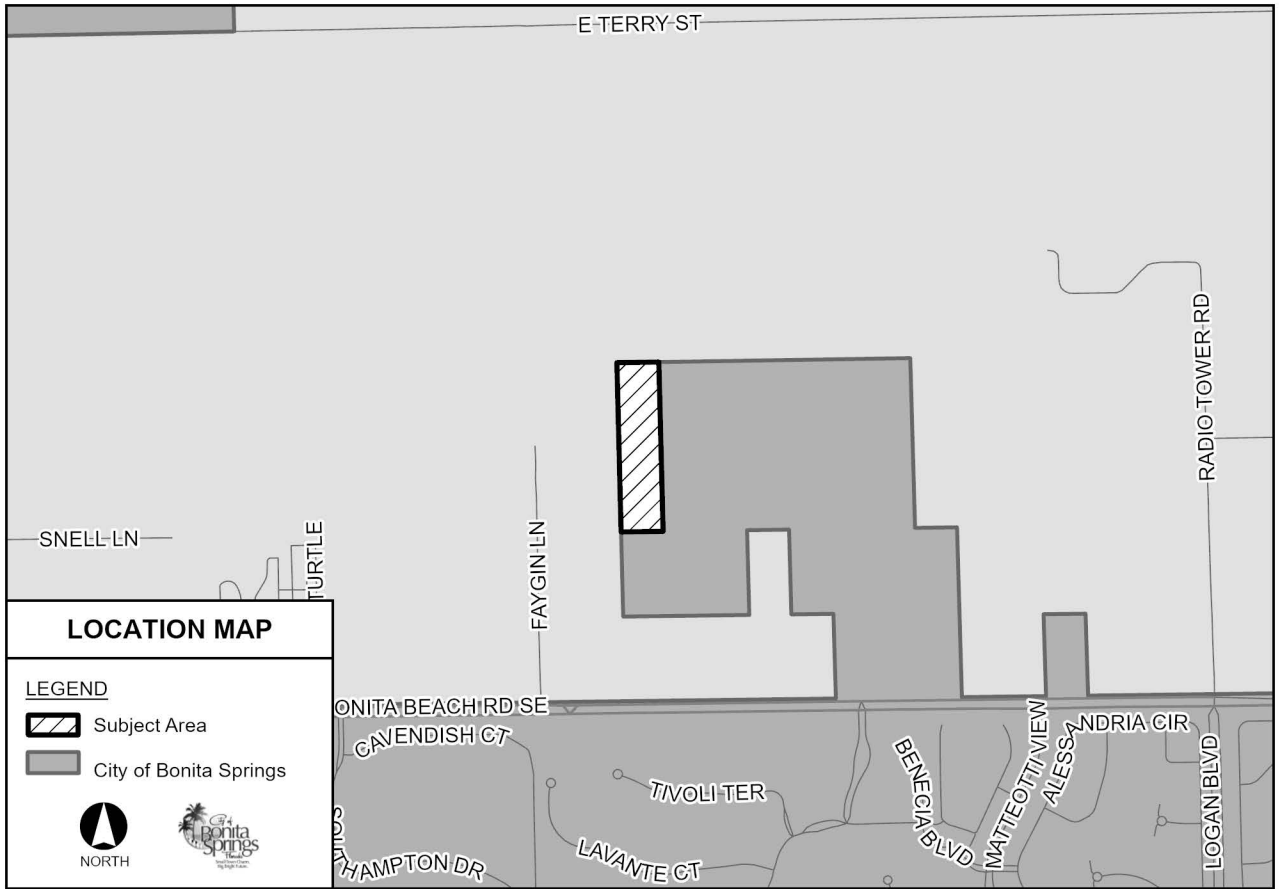


NORTH









E-TERRY-ST

SNELL-LN

TURTLE

FAYGIN LN

RADIO-TOWER RD

LOCATION MAP

LEGEND

-  Subject Area
-  City of Bonita Springs



ONITA-BEACH RD SE

GAVENDISH CT

TIVOLI TER

LAVANTE CT

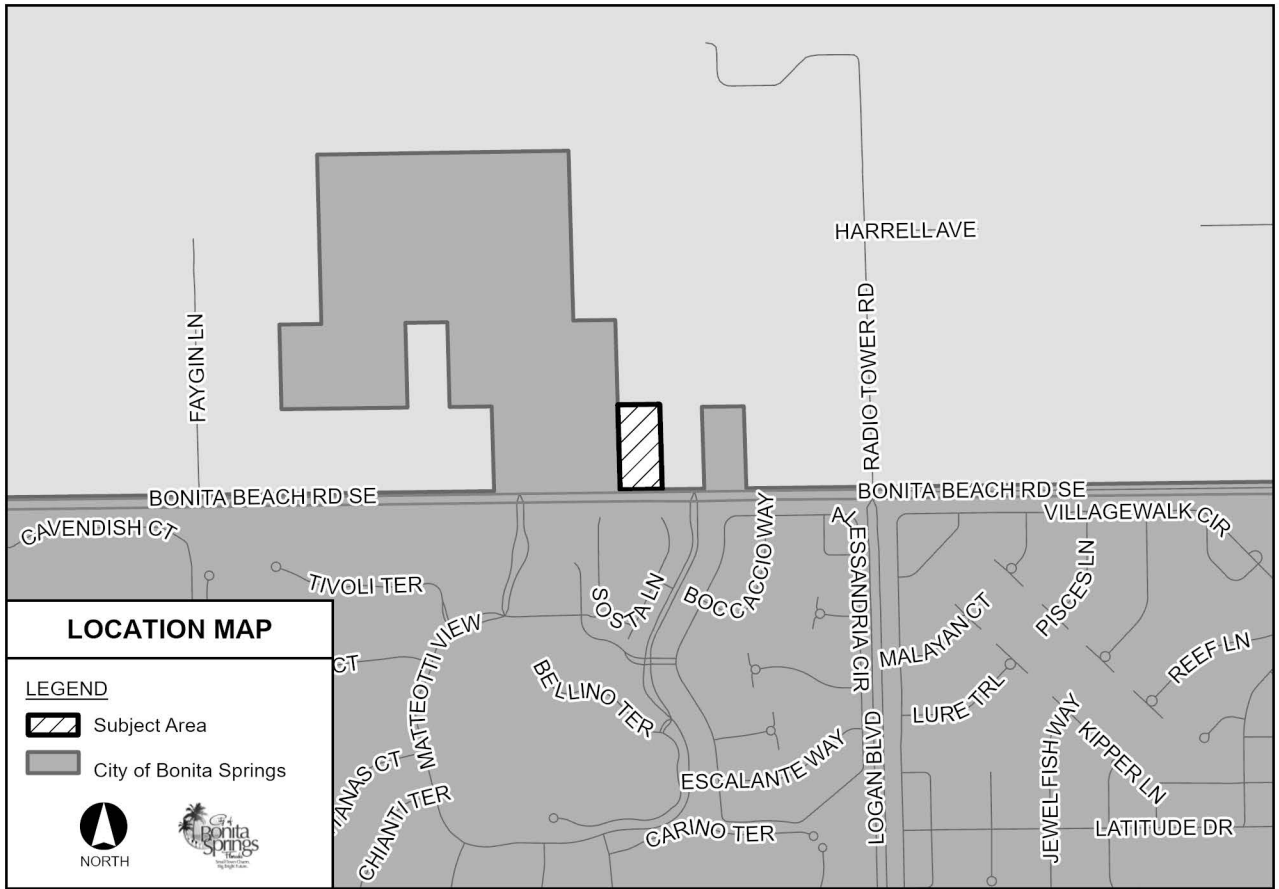
BENECIA BLVD

MATTEOTTI VIEW

ALESSANDRIA CIR

LOGAN BLVD

HAMPTON DR



LOCATION MAP

LEGEND



Subject Area

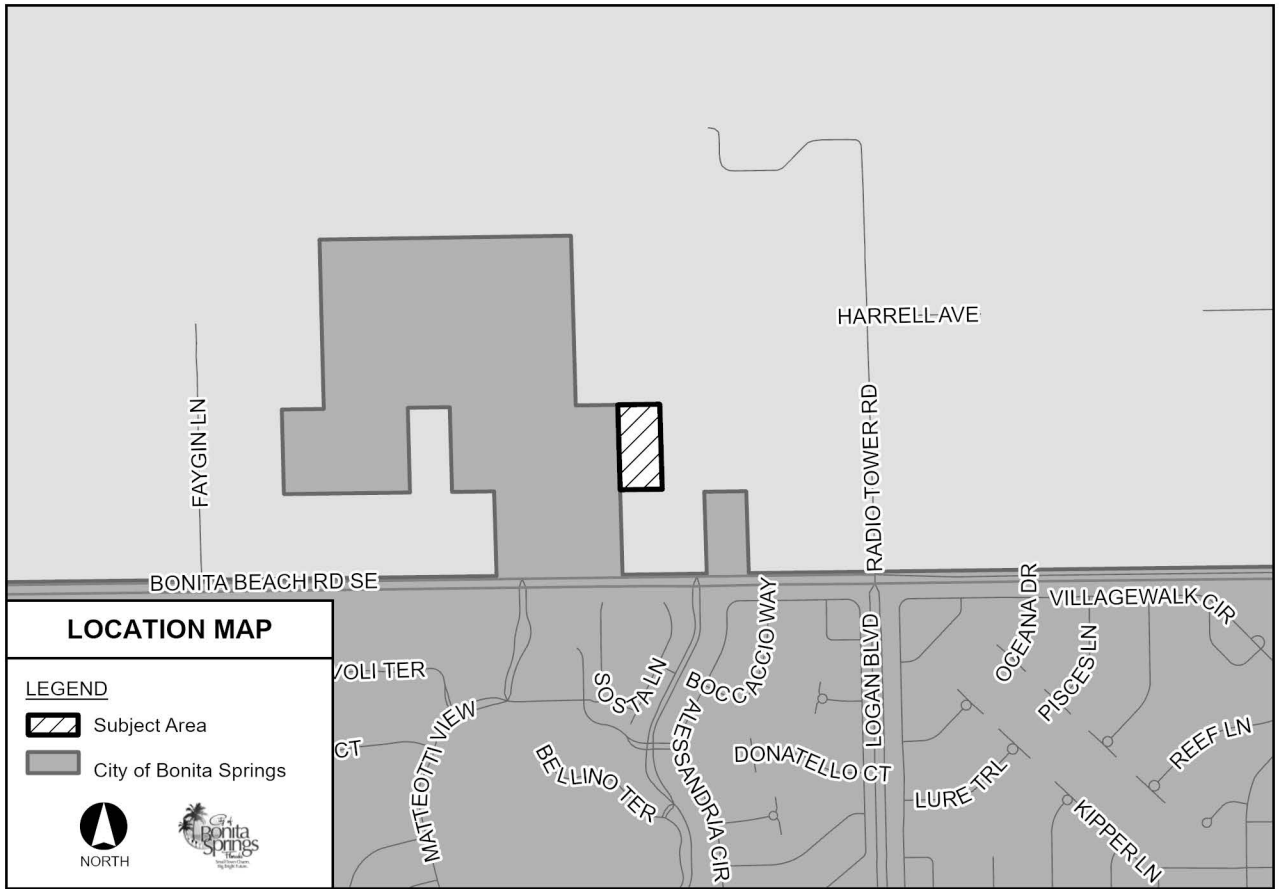


City of Bonita Springs



NORTH



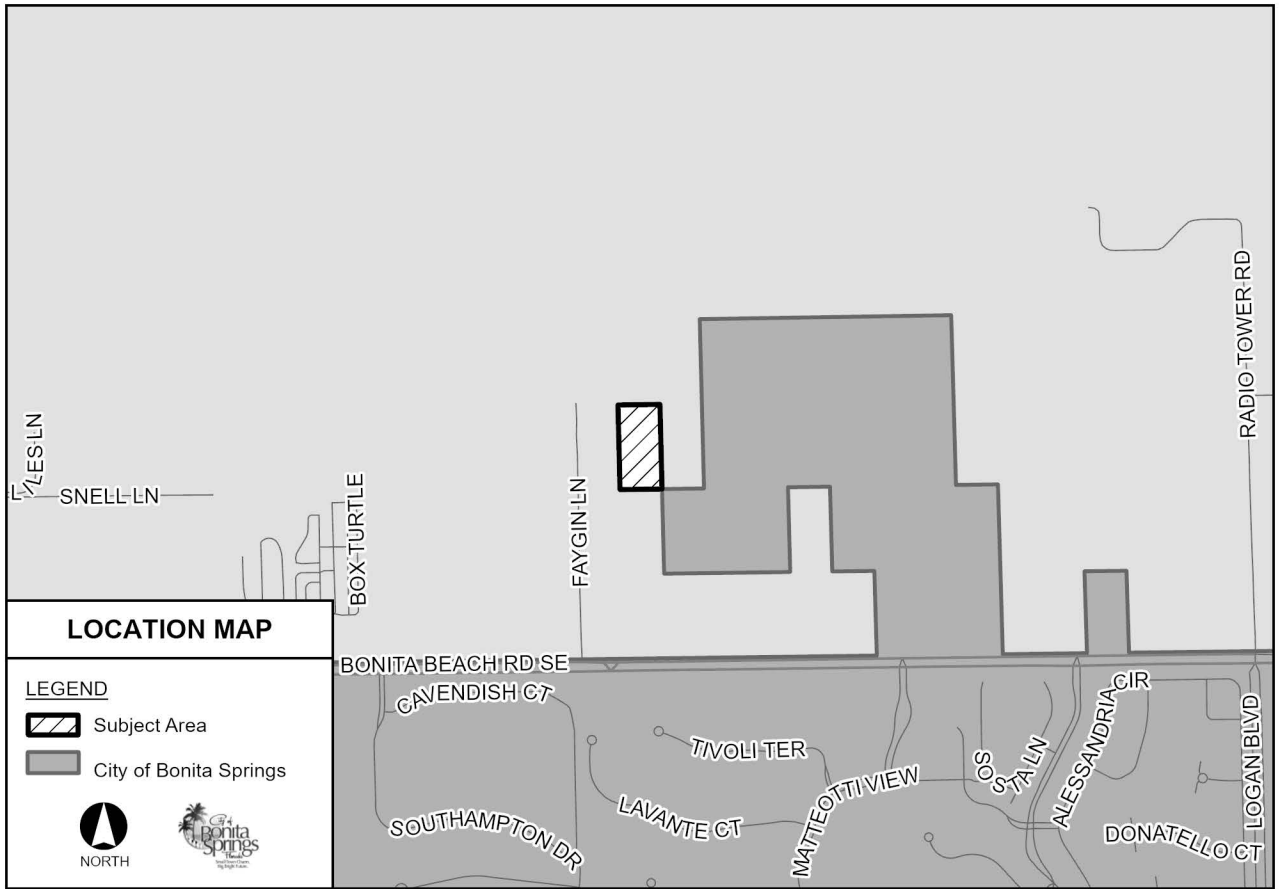


LOCATION MAP

LEGEND

-  Subject Area
-  City of Bonita Springs





LOCATION MAP

LEGEND



Subject Area



City of Bonita Springs



NORTH



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: CA20-318 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, WITH THE STATE PLANE COORDINATE ORIGIN AT THE CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING SOUTH 89° 25' 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 IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A 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: CA20-318 FILE NO. 20169225 KP, DATED 11/16/2020.
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 INFORMATION ACT. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF THE SURVEYOR. THE SURVEYOR IS A PROFESSIONAL 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
 - SV = WOOD POWER POLE
 - ARV = SANITARY GATE/VALVE
 - FO = AIR RELEASE VALVE
 - EB = FIBER OPTIC LINE MARKER
 - T = ELECTRIC BOX
 - C = TELEPHONE BOX
 - = CABLE BOX
 - = FENCE

ABBREVIATIONS

- B.O.B. = BASIS OF BEARING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- P.B. = PLAT BOOK
- INF. = 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

FLOOD ZONE:
ZONE X

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

MAP REVISION DATE
AUGUST 28, 2008

I 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, CHAPTER 462, F.S., 17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

JOHN SCOTT RHODES, P.S.M. #57739

BOUNDARY SURVEY

CERTIFIES TO:
SEAGATE BC PARTNERS, LLC
COLLIER INSURANCE AGENCY, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
PENINSULA IMPROVEMENT CORPORATION
SEAGATE DEVELOPMENT GROUP, LLC

Book: Page: File Name:
1137 55-64 2018-435.DWG
1137 72-78 Date:
1276 60 DRC: 7, 2020
Scale:
1" = 200'

Project#:
2018-435

File #:
2018-435
Sheet #:
1 OF 2

SURVEY NOT VALID WITHOUT SHEETS 2 OF 2

BOUNDARY SURVEY

OF A
PARCEL OF LAND
LYING IN

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

LEGAL DESCRIPTION PARCEL 16 THROUGH 18

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33,
TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE NORTH
89°12'04" EAST, A DISTANCE OF 329.61 FEET TO THE POINT OF
BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;
THENCE NORTH 01°47'16" EAST, A DISTANCE OF 660.52
FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST
QUARTER OF SAID SECTION 33; THENCE NORTH 89°06'12"
EAST ALONG THE SAID NORTH LINE OF SAID SOUTHWEST
QUARTER OF SECTION 33, A DISTANCE OF 658.40 FEET;
THENCE SOUTH 00°50'45" EAST LEAVING SAID NORTH LINE
OF SAID SOUTHWEST QUARTER OF SECTION 33, A DISTANCE
OF 1,323.39 FEET; THENCE SOUTH 89°12'04" WEST, A DISTANCE
OF 646.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 862.994 SQUARE FEET OR 19.812 ACRES, MORE
OR LESS.

LEGAL DESCRIPTION PARCEL 1

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

COMMENCE AT SOUTHWEST CORNER OF SECTION 33,
TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE NORTH
89°18'01" EAST ALONG THE SOUTH LINE OF SAID SECTION 33,
A DISTANCE OF 1,315.07 FEET TO THE POINT OF BEGINNING
OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE
NORTH 01°27'31" WEST, A DISTANCE OF 660.52 FEET; THENCE
SOUTH 01°13'54" EAST, A DISTANCE OF 659.99 FEET TO A
POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE
SOUTH 89°18'01" WEST ALONG THE SAID SOUTH LINE OF
SECTION 33, A DISTANCE OF 325.63 FEET TO THE POINT OF
BEGINNING.

CONTAINING 215.849 SQUARE FEET OR 4.955 ACRES, MORE
OR LESS.

LEGAL DESCRIPTION PARCELS 15, 19 AND 20

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33,
TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE SOUTH
89°18'29" WEST ALONG THE SOUTH LINE OF SAID SECTION 33,
A DISTANCE OF 1,315.05 FEET TO THE POINT OF BEGINNING
OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE
NORTH 01°47'16" EAST, A DISTANCE OF 660.52 FEET TO THE
SOUTH 189°18'02" WEST SOUTHWEST CORNER OF SAID SECTION 33;
THENCE NORTH 01°08'36" WEST LEAVING THE SAID SOUTH LINE OF
SECTION 33, A DISTANCE OF 1,327.43 FEET; THENCE SOUTH
89°11'13" WEST, A DISTANCE OF 327.53 FEET; THENCE NORTH
01°53'48" WEST, A DISTANCE OF 1,266.78 FEET TO A POINT ON
THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89°18'01"
WEST ALONG THE SAID SOUTH LINE OF SECTION 33, A DISTANCE
OF 960.33 FEET; THENCE SOUTH 01°47'16" EAST
LEAVING SAID NORTH LINE OF THE SOUTHEAST QUARTER
OF SECTION 33, A DISTANCE OF 2,657.34 FEET TO THE POINT
OF BEGINNING.

CONTAINING 2,166.359 SQUARE FEET OR 49.733 ACRES, MORE
OR LESS.

LINE	LENGTH	BEARING
L1	329.61	N 89°12'04" E
L2	658.40	N 89°06'12" E
L3	660.52	S 89°12'04" W
L4	660.52	N 89°12'04" E
L5	328.25	N 89°23'17" E
L6	658.99	S 01°13'54" E
L7	325.63	S 89°18'01" W
L8	668.43	S 89°18'12" W
L9	327.53	S 89°11'13" W

SCHEDULE B SECTION II

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: C020-318
FILE NO. 20169225 KP
COMMITMENT EFFECTIVE DATE NOVEMBER 16, 2020

SCHEDULE BI 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.
200800025221, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED UNDER ORI NO.
200800025221, AND THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, NOTE: RIGHT OF ENTRY
CAN BE INSURED THROUGH THE ISSUANCE OF A FLOOD INSURANCE POLICY AND A FLOOD INSURANCE
RECORDING OF WAIVER AS NOTED IN SCHEDULE B1 REQUIREMENT.

8. SUBJECT LAND LIES WITHIN THE BOUNDARIES OF THE EAST BONITA DRAINAGE DISTRICT AS
RECORDED IN 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 3384, 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 2331, 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 990, 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,
SEWER, 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

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.

**CITY OF BONITA SPRINGS
VOLUNTARY ANNEXATION
AGREEMENT PETITION**

Date _____ Plner _____
Submittal review conference
Date _____ Plner _____

Date Received June 4, 2025
File Number ANX25-123916-BOS

Petitioner: Seagate Revana , LLC

Address: 9921 Interstate Commerce Drive, Fort Myers, Florida 33913
Telephone #: n/a Fax #: n/a Email: n/a

Agent for Petitioner: RVi Planning + Landscape Architecture c/o Alexis V. Crespo

Address: 28100 Bonita Grande Drive #305, Bonita Springs, FL 34135
Telephone #: 239-405-7777 Fax #: 239-405-7899 Email: acrespo@rviplanning.com

Agent for Petitioner: Pavese Law Firm c/o Neale Montgomery

Address: 1833 Hendry Street, Fort Myers, FL 33901
Telephone #: 239-336-6235 Fax #: 239-332-2243 Email: nealemontgomery@paveselaw.com

Owner of Property: Seagate Revana , LLC

Address: 9921 Interstate Commerce Drive, Fort Myers, Florida 33913
Telephone #: n/a Fax #: n/a Email: n/a

Address/Location of Subject Property: Multiple – See Exhibit A

Folio Number of Subject Property: Multiple – See Exhibit A

Legal Description of Property Involved: See Exhibit B

Lot Size: 75+/- acres Existing Use of Property: Mineral extraction/
Agriculture

Existing Structures on Property (include height and square feet):

N/A

Number of Existing Parking Stalls: N/A Existing Zoning: AG-2

Existing Comprehensive Plan Designation: Lee County Density Reduction/Groundwater
Resource and Wetlands

Uses Proposed: Residential

Proposed Number of Dwelling Units and/or Commercial Square Footage: The number of units will be consistent with the Urban Fringe-Community District Future Land Use Category

Maximum Building Heights: Will be consistent with the Urban Fringe-Community District Future Land Use Category

Total Acreage/Square Footage of Subject Property: 75+/-ac re



Signature of Petitioner

Alexis Crespo

Print or type name of person signing above

01/09/2024

Date



Signature of Owner

MATTHEW PRICE

Print or type name of person signing above

1/12/24

Date

NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON THE FOLLOWING PAGE MUST BE PROPERLY EXECUTED. IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE ATTACHED PERMISSION TO REPRODUCE.

AFFIDAVIT

I, MATTHEW PRICE, of Seagate Revana LLC certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief.

KNOW ALL MEN THAT I, MATTHEW PRICE, do hereby constitute and appoint RVI Planning + Landscape Architecture and Pavese Law Firm my true and lawful attorney, to execute the foregoing instrument in my name, place and stead this 12th day of

January, 2024.


Signature of owner or authorized agent

MATTHEW PRICE
Print or type name of person signing above

SEAGATE REVANA LLC
Name of owner/agent entity if a corporation, LLC, partnership or trust


Representative capacity of person signing Affidavit:
(President or Vice President of Corporation)
(Managing Member of LLC)
(General Partner)
(Trustee)

STATE OF Florida)
COUNTY OF Lee)

The foregoing instrument was acknowledged before me this 12th day of January, 2024, by Matthew C. Price who is personally known to me or who has produced as identification and who did not take an oath.

Notary Public 

Print or Type Name Leonardo Anderson Neves

My Commission Expires 02/27/2027



LEONARDO ANDERSON NEVES
Commission # HH 365435
Expires February 22, 2027

PERMISSION TO REPRODUCE

KNOW ALL MEN THAT I, MATTHEW PRICE, _____ (title), of the firm of Seagate Revana, LLC do hereby grant the City of Bonita Springs permission to reproduce all or a portion of all plans, drawings, etc., submitted in connection with the foregoing petition.

[Signature]
Signature

MATTHEW PRICE
Print or type name of person signing above

MANAGING MEMBER
Title

1/12/24
Date

STATE OF Florida)
COUNTY OF Lee)

The foregoing instrument was acknowledged before me this 12th day of January, 2024, by Matthew C. Price who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public [Signature]

Print or Type Name Leonardo Anderson Neves

My Commission Expires 02/27/2027



LEONARDO ANDERSON NEVES
Commission # HH 365435
Expires February 22, 2027

**CONFIRMATION OF OWNERSHIP BY OWNER; AND
AUTHORIZATION FOR AGENT OR PETITIONER (WHEN A DIFFERENT ENTITY)**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of the record property commonly known as Donnai and legally described in Exhibit A attached here.

The property described herein is the subject of a land use application for development. We hereby designate RVI Planning + Landscape Architecture and Pavese Law Firm as the legal representative of the property in the course of seeking approval of this application. This representative will remain the only entity to authorize development activity until such time as a new or amended authorization is delivered to the City.



Signature of owner or authorized agent

MATTHEW PRICE

Print or type name of person signing above

SEAGATE REVANA LLC

Name of owner/agent entity if a corporation, LLC, partnership or trust



Representative capacity of person signing Affidavit:
(President or Vice President of Corporation)
(Managing Member of LLC), (General Partner), (Trustee)

9921 Interstate Commerce Dr. Fort Myers FL

Address of Owner

STATE OF Florida)
COUNTY OF Lee)

Sworn to (or affirmed) and subscribed before me this 12th day of January, 2024, by Matthew G. Price, Manager (capacity if applicable), who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public 

Print or Type Name Leonardo Anderson Neves

My Commission Expires 02/27/2027



LEONARDO ANDERSON NEVES
Commission # HH 365435
Expires February 22, 2027

Prepared by and Return to:

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

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

Special Warranty Deed

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

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

See Exhibit "A", attached hereto

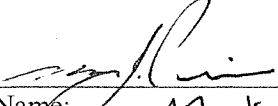
Subject to: all restrictions, reservations, easements and matters of record; zoning ordinances of Lee County, Florida; and taxes and assessments imposed by Lee County or any Special Taxing District for the year 2021 and subsequent years.

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

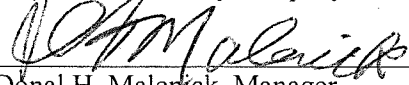
Signatures appear on following page

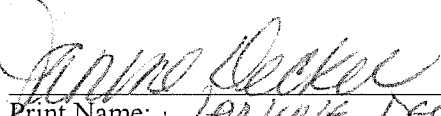
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Witnesses:


Print Name: Mark J. PRICE

Donmal, LLC
a Florida limited liability company

By: 
Donal H. Malenick, Manager

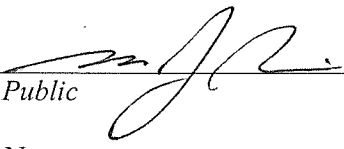

Print Name: JANINE DECKER

State of Florida

County of COLLIER

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

[Notary Seal]


Notary Public

Printed Name: _____

My Commission Expires: _____

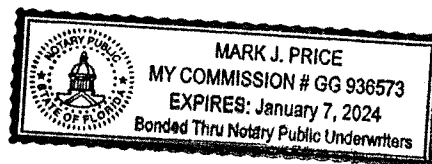


Exhibit "A"

Legal

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**DONMAL ANNEXATION - FOLIO LIST****PARCELS TO BE ANNEXED**

FOLIO	STRAP	OWNER	ADDRESS	ACREAGE
10353835	33-47-26-00-00001.002A	DONMAL LLC	14780 BONITA BEACH RD SE, BONITA SPRINGS, FL 34135	39.98
10353857	33-47-26-00-00001.0220	DONMAL LLC	ACCESS UNDETERMINED, BONITA SPRINGS, FL 34135	5
10353856	33-47-26-00-00001.0210	DONMAL LLC	14730 BONITA BEACH RD SE, BONITA SPRINGS, FL 34135	5
10353840	33-47-26-00-00001.0070	DONMAL LLC	14260 BONITA BEACH RD SE, BONITA SPRINGS, FL 34135	5
10353842	33-47-26-00-00001.0090	DONMAL LLC	ACCESS UNDETERMINED, BONITA SPRINGS, FL 34135	10
10353855	33-47-26-00-00001.019A	DONMAL LLC	ACCESS UNDETERMINED, BONITA SPRINGS, FL 34135	5
10353867	33-47-26-00-00001.0340	DONMAL LLC	27661 FAYGIN LN, BONITA SPRINGS, FL 34135	5
				74.98

LETTER OF AUTHORIZATION**To Whom It May Concern:**

Please be advised that Donal Malenick, fee simple owner of the Subject Property, hereby authorizes Waldrop Engineering, P.A., Seagate BC Partners, LLC, and Pavese Law Firm, to act on its behalf in applying for a City of Bonita Springs Comprehensive Plan Amendment. This authority to represent our interest includes any and all documents required as part of the Comprehensive Plan Amendment petition submitting on behalf of Don Mal, LLC.

STRAP NUMBER(S) or LEGAL DESCRIPTION**STRAP #: SEE ATTACHED LEGAL DESCRIPTION**

Signature of Owner

Donal Malenick

STATE OF FLORIDA
COUNTY OF ~~LEE~~ COLLIER

The foregoing instrument was acknowledged before me this 17th day of DECEMBER, 2020, by DONAL MALENICK, who is personally known to me, or has produced _____ as identification and who did not take an oath.

(Notary Seal)

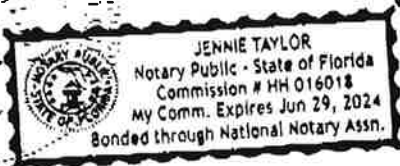


Signature of Notary Public

JENNIE TAYLOR

Commission No.

(Print, type or stamp commissioned name of Notary Public)



Prepared by and return to:

Law Offices of John D. Spear, P.A.
9420 Bonita Beach Road Suite 100
Bonita Springs, FL 34135
239-947-1102
File Number: 13-1220
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of May, 2013 between **East Bonita Associates, Inc., a Florida corporation** whose post office address is **P. O. Box 77024, Naples, FL 34107**, grantor, and **Donmal, LLC, a Florida limited liability company** whose post office address is , grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida** to-wit:

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, excepting the North 30 feet thereof reserved for canal easement.

AND

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

AND

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 and the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the South 25 Feet thereof reserved for County roadway right-of-way.

AND

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

AND

The Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East; Lee County, Florida, Less and Except the North 30 feet and the East 30 feet for a canal easement.

Parcel #. 33-47-26-00-00001.002A

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

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

Deronda Haynes
Witness Name: DeRonda Haynes

David Haynes
Witness Name: David Haynes

East Bonita Associates, Inc., a corporation

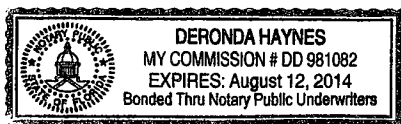
By: [Signature]
Richard H. Grimes, President

(Corporate Seal)

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 19th day of May, 2013 by Richard H. Grimes, President of East Bonita Associates, Inc., a corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Deronda Haynes
Notary Public

Printed Name: _____

My Commission Expires: _____

Prepared by and return to:

Law Offices of John D. Spear, P.A.
9420 Bonita Beach Road Suite 100
Bonita Springs, FL 34135
239-947-1102
File Number: **16-1151**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of **April, 2016** between **Judith E. McNaught a/k/a Judith McNaught** whose post office address is **15 Howard Street, Weymouth, MA 02191**, grantor, and **Donmal, LLC, a Florida limited liability company** whose post office address is **4461 Wayside Drive, Naples, FL 34119**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida** to-wit:

A parcel land lying and being in Lee County, Florida, more particularly described as follows: 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, excepting the North 25 feet thereof reserved for county roadway right of way.

Parcel Identification Number: 33-47-26-00-00001.0220

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2015**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kayla Reilly
Witness Name: Kayla Reilly

Olivia Keough
Witness Name: Olivia Keough

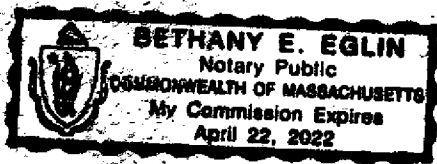
Judith E. McNaught (Seal)
Judith E. McNaught
a/k/a Judith McNaught

State of Massachusetts

County of NORFOLK

The foregoing instrument was acknowledged before me this 13th day of April, 2016 by Judith E. McNaught a/k/a **Judith McNaught**, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



B Eglin
Notary Public

Printed Name: Bethany Eglin

My Commission Expires: 4/22/22

Prepared by and return to:

Law Offices of John D. Spear, P.A.
9420 Bonita Beach Road Suite 100
Bonita Springs, FL 34135
239-947-1102

File Number: **17-1283**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **18th** day of **July, 2017** between **Virginia Ruth Godfrey, the unremarried surviving spouse of Gerald T. Godfrey, deceased** whose post office address is **2207 SW 62nd Terrace, Miramar, FL 33023**, grantor, and **DONMAL, LLC a Florida Limited Liability Company** whose post office address is **4461 Wayside Drive, Naples, FL 34119**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida** to-wit:

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, less and except the South 25' thereof reserved for county road right-of-way.

Parcel Identification Number: 33-47-26-00-00001.0210

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jeffrey Gilles
Witness Name: _____

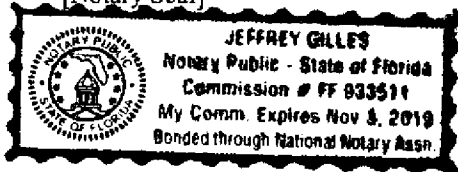
Lexi L Lucas
Witness Name: _____

Virginia R. Godfrey
Virginia Ruth Godfrey (Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 17 day of July, 2017 by Virginia Ruth Godfrey, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____

Jeffrey Gilles
11-3-19

Prepared by and return to:

Law Offices of John D. Spear, P.A.
9420 Bonita Beach Road Suite 100
Bonita Springs, FL 34135
239-947-1102
File Number: 13-1220
Will Call No.:

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this 14 day of May, 2013 between Highgate Corporation, a Florida corporation whose post office address is P. O. Box 77024, Naples, FL 34107, grantor, and Donmal, LLC, a Florida limited liability company whose post office address is , grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida to-wit:

Parcel 1: The West ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the South 25 feet reserved for road right of way.

Parcel #. 33-47-26-00-00001.0070

Parcel 2: The West ½ of the Southwest ¼ of the Northwest ¼ of the Southeast ¼ and the West ½ of the Northwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 30 feet thereof reserved for canal easement and excepting the South 25 feet reserved for road right of way.

Parcel #. 33-47-26-B3-00001.0100

Parcel 3: The East ½ of the Northwest ¼ of the Southwest ¼ of the Southeast ¼ and the East ½ of the Southwest ¼ of the Southwest ¼ of the Southeast ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 25 feet and the South 25 feet reserved for road right of way.

Parcel #. 33-47-26-B3-00001.0140

Parcel 4: The West ½ of the Northwest ¼ of the Southwest ¼ of the Southeast ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 25 feet and the West 25 feet reserved for road right of way.

Parcel #. 33-47-26-B3-00001.0260

Parcel 5: The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North, East and South 25 feet reserved for road right of way.

Parcel #. 33-47-26-B4-00001.0010

Parcel 6: The West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 25 feet reserved for road right of way.

Parcel #. 33-47-26-B4-00001.0050

Parcel 7: The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 30 feet thereof reserved for canal easement.

Parcel #. 33-47-26-B4-00001.0060

Parcel 8: The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the South 25 feet reserved for road right of way.

Parcel #. 33-47-26-B4-00001.0160

Parcel 9: The West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 30 feet thereof reserved for canal easement.

Parcel #. 33-47-26-B4-00001.0170

Parcel 10: The West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 30 feet thereof reserved for canal easement.

Parcel #. 33-47-26-B4-00001.0180

Parcel 11: The West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 25 feet reserved for road right of way.

Parcel #. 33-47-26-B4-00001.0330

Parcel 12: The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 25 feet for road right of way.

Parcel #. 33-47-26-B4-00001.0350

Parcel 13: The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the South 25 feet reserved for road right of way.

Parcel #. 33-47-26-B4-00001.0360

Parcel 14: The East ½ of the Northeast ¼ of the Northwest ¼ of the Southwest ¼ and the East ½ of the Southeast ¼ of the Northwest ¼ of the Southwest ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 25 feet of the south five acres and the South 25 feet of the North five acres reserved for County road right of way; and the North 30 feet of said tract for canal easement and the South 25 feet thereof reserved for County road right of way.

Parcel #. 33-47-26-B4-00001.0400

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Deronda Haynes
 Witness Name: Deronda Haynes
David Howell
 Witness Name: DAVID HOWELL

Highgate Corporation, a corporation

By: [Signature]

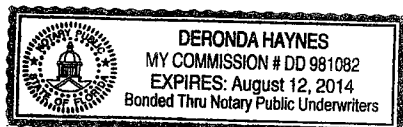
Richard H. Grimes, President

(Corporate Seal)

State of Florida
 County of Lee

The foregoing instrument was acknowledged before me this 14th day of May, 2013 by Richard H. Grimes, President of Highgate Corporation, a corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Deronda Haynes
 Notary Public

Printed Name: _____

My Commission Expires: _____

Prepared by and return to:

Law Offices of John D. Spear, P.A.
9420 Bonita Beach Road Suite 100
Bonita Springs, FL 34135
239-947-1102
File Number: 14-1015
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of March, 2014 between Richard Vogt, Gerald Vogt and Betty Jane Sawicki f/k/a Betty Jane Vogt whose post office address is 6463 Spring Hill Drive, Spring Hill, FL 34606, grantor, and Donmal, LLC, a Florida limited liability company whose post office address is 4461 Wayside Drive, Naples, FL 34119, grantee:

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

Witneseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida to-wit:

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, excepting the North 30 feet thereof reserved for canal easement and South 25 feet thereof reserved for county roadway right of way; 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, excepting the North 25 feet and the South 25 feet thereof reserved for county roadway right of way, Lee County, Florida.

Parcel Identification Number: 33-47-26-00-00001.0090

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors warrant that at the time of this conveyance, the subject property is vacant land and is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantors' residence and homestead addresses are: Gerald Vogt, 720 N. Collier Blvd #202, Marco Island, FL 34135; Betty Jane Sawicki, 10391 Flatstone Loop, Bonita Springs, FL 34135; Richard Vogt, 6463 Spring Hill Dr, Spring Hill, FL 34606

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sandra C. Leary
Witness Name: Sandra C. Leary

Paul Carlisle
Witness Name: Paul Carlisle

Gerald Vogt (Seal)
Gerald Vogt

State of Florida
County of Collier

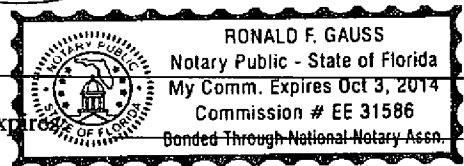
The foregoing instrument was acknowledged before me this 14 day of March, 2014 by Gerald Vogt, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Ronald F. Gauss
Notary Public

Printed Name:

My Commission Expires



Deronda Haynes
Witness Name: Deronda Haynes

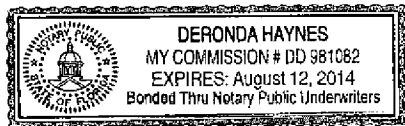
Alexis Giannakou
Witness Name: Alexis Giannakou

Betty Jane Sawicki (Seal)
Betty Jane Sawicki

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 17th day of March, 2014 by Betty Jane Sawicki, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Deronda Haynes
Notary Public

Printed Name: _____

My Commission Expires: _____

Alce D Aguiar
Witness Name: Alce D Aguiar

Ruth P. Wharton
Witness Name: Ruth P. Wharton

Richard Vogt (Seal)
Richard Vogt

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 14th day of March, 2014 by Richard Vogt, who ☐ is personally known or ☒ has produced a driver's license as identification. ID - FL dr. Lic. V230-750-37-

[Notary Seal]



Ruth P. Wharton
Notary Public

Printed Name: _____

My Commission Expires: _____

Prepared by and return to:

Law Offices of John D. Spear, P.A.
9420 Bonita Beach Road Suite 100
Bonita Springs, FL 34135
239-947-1102
File Number: 14-1204
Will Call No.:

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this ^{9th} 6 day of May, 2014 between Steve J. Ott and Patricia L. Ott, husband and wife whose post office address is PO Box 366222, Bonita Springs, FL 34136, grantor, and Donmal, LLC, a Florida limited liability company whose post office address is 4461 Wayside Drive, Naples, FL 34119, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida** to-wit:

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, excepting the North 30 feet thereof reserved for canal easement and South 25 feet thereof reserved for county roadway right of way, Lee County, Florida.

Parcel Identification Number: 33-47-26-00-00001.019A

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Deronda Haynes
Witness Name: Deronda Haynes

David Hengel
Witness Name: DAVID HENGEL

Steve J. Ott (Seal)
Steve J. Ott

Patricia L. Ott (Seal)
Patricia L. Ott

State of Florida
County of Lee

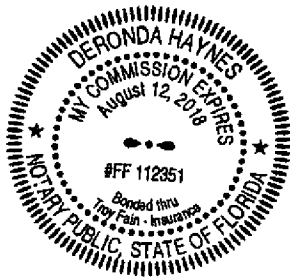
The foregoing instrument was acknowledged before me this 20th day of May, 2014 by Steve J. Ott and Patricia L. Ott, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Deronda Haynes
Notary Public

Printed Name: _____

My Commission Expires: _____



Prepared by and return to:

Law Offices of John D. Spear, P.A.
9420 Bonita Beach Road Suite 100
Bonita Springs, FL 34135
239-947-1102
File Number: 15-1068
Will Call No.:

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this 11 day of **March, 2015** between **Denise Benoit, a single woman** whose post office address is **100 Rue Perre Ault - #201, Trois Rivieres, Quebec G8T 9S9, Canada** grantor, and **Donmal, LLC, a Florida limited liability company** whose post office address is **4461 Wayside Drive, Naples, FL 34119**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida** to-wit:

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, excepting the North 25 feet and the South 25 feet thereof reserved for county road right of way, Lee County, Florida.

Together with a 1998 Meri Double Wide Mobile Home - VIN FLHMBFP104942301A and VIN FLHMBFP104942301B

Parcel Identification Number: 33-47-26-00-00001.0340

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

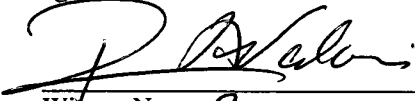
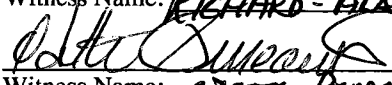
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

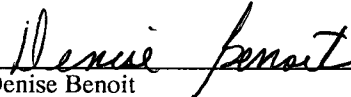
To Have and to Hold, the same in fee simple forever.

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: RICHARD-ALAIN VALOIS

Witness Name: ODETTE PERRAULT

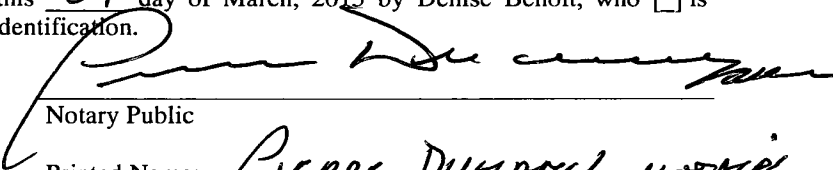
 (Seal)
Denise Benoit

Country of Canada
Province of Quebec

The foregoing instrument was acknowledged before me this 04 day of March, 2015 by Denise Benoit, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Me PIERRE DUHAMEL
NOTAIRE


Notary Public

Printed Name: PIERRE DUHAMEL NOTAIRE

My Commission Expires: NO EXP. DATE

Prepared by and Return to:

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

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

Special Warranty Deed

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

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

See Exhibit "A", attached hereto

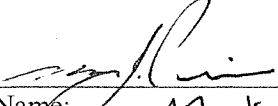
Subject to: all restrictions, reservations, easements and matters of record; zoning ordinances of Lee County, Florida; and taxes and assessments imposed by Lee County or any Special Taxing District for the year 2021 and subsequent years.

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

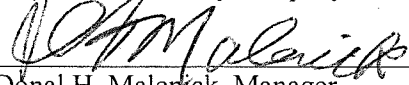
Signatures appear on following page

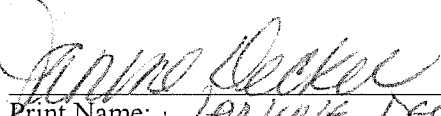
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Witnesses:


Print Name: Mark J. PRICE

Donmal, LLC
a Florida limited liability company

By: 
Donal H. Malenick, Manager

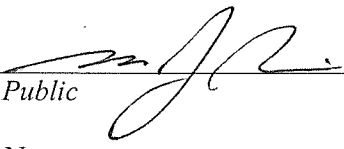

Print Name: JANINE DECKER

State of Florida

County of COLLIER

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

[Notary Seal]


Notary Public

Printed Name: _____

My Commission Expires: _____

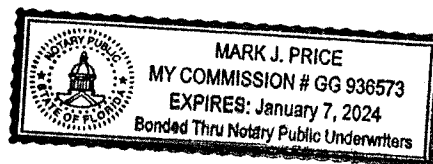


Exhibit "A"

Legal

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REVANA LAKES

EXISTING
CITY/COUNTY
BOUNDARY MAP

Prepared For:
**SEAGATE
REVANA, LLC**

LEGEND

 Subject Boundary

City

 Unincorporated Lee County
 City of Bonita Springs

N



0 285 570 1,140



Feet



BONITA BEACH RD SE

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: CA20-318 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, WITH THE STATE PLANE COORDINATE ORIGIN AT THE CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING SOUTH 89° 25' 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 IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A 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: CA20-318 FILE NO. 20169225 KP, DATED 11/16/2020.
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 INFORMATION ACT. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF THE SURVEYOR. THE SURVEYOR'S PROFESSIONAL LICENSE NUMBER AND MAPPER IF ELECTRONICALLY SIGNED AND SEALED, PRINTED COPIES OF THIS DOCUMENT ARE 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
 - SV = WOOD POWER POLE
 - ARV = SANITARY GATE/VALVE
 - FO = AIR RELEASE VALVE
 - EB = FIBER OPTIC LINE MARKER
 - T = ELECTRIC BOX
 - C = TELEPHONE BOX
 - = CABLE BOX
 - = FENCE

ABBREVIATIONS

- B.O.B. = BASIS OF BEARING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- P.B. = PLAT BOOK
- INF. = 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 6887

FLOOD ZONE:
ZONE X

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

MAP REVISION DATE
AUGUST 28, 2008

I 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, CHAPTER 462, F.S., 17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

JOHN SCOTT RHODES, P.S.M. #57739

John Scott Rhodes

BOUNDARY SURVEY

CERTIFIES TO:
SEAGATE BC PARTNERS, LLC
COLLIER INSURANCE AGENCY, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
PENINSULA IMPROVEMENT CORPORATION
SEAGATE DEVELOPMENT GROUP, LLC

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6887

Book: Page: File Name:
1137 55-64 2018-435.DWG
View: BND
1137 72-78 Date: DRC. 7, 2020
1276 60
Project#:
2018-435
Scale: 1" = 200'

File #:
2018-435
Sheet #:
1 OF 2

SURVEY NOT VALID WITHOUT SHEETS 2 OF 2

BOUNDARY SURVEY

OF A
PARCEL OF LAND
LYING IN

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

LEGAL DESCRIPTION PARCEL 16 THROUGH 18

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33,
TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE NORTH
89°12'04" EAST, A DISTANCE OF 329.61 FEET TO THE POINT OF
BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;
THENCE NORTH 01°47'16" EAST, A DISTANCE OF 660.52
FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST
QUARTER OF SAID SECTION 33; THENCE NORTH 89°06'12"
EAST ALONG THE SAID NORTH LINE OF SAID SOUTHWEST
QUARTER OF SECTION 33, A DISTANCE OF 658.40 FEET;
THENCE SOUTH 00°50'45" EAST LEAVING SAID NORTH LINE
OF SAID SOUTHWEST QUARTER OF SECTION 33, A DISTANCE
OF 1,323.39 FEET; THENCE SOUTH 89°12'04" WEST, A DISTANCE
OF 646.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 862.994 SQUARE FEET OR 19.812 ACRES, MORE
OR LESS.

LEGAL DESCRIPTION PARCEL 1

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

COMMENCE AT SOUTHWEST CORNER OF SECTION 33,
TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE NORTH
89°18'00" EAST ALONG THE SOUTH LINE OF SAID SECTION 33,
A DISTANCE OF 1,315.07 FEET TO THE POINT OF BEGINNING
OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE
NORTH 01°27'31" WEST, A DISTANCE OF 660.52 FEET; THENCE
SOUTH 01°13'54" EAST, A DISTANCE OF 659.99 FEET TO A
POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE
SOUTH 89°18'01" WEST ALONG THE SAID SOUTH LINE OF
SECTION 33, A DISTANCE OF 325.63 FEET TO THE POINT OF
BEGINNING.

CONTAINING 215.849 SQUARE FEET OR 4.955 ACRES, MORE
OR LESS.

LEGAL DESCRIPTION PARCELS 15, 19 AND 20

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33,
TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE SOUTH
89°18'29" WEST ALONG THE SOUTH LINE OF SAID SECTION 33,
A DISTANCE OF 1,315.05 FEET TO THE POINT OF BEGINNING
OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE
NORTH 01°47'16" EAST, A DISTANCE OF 660.52 FEET TO THE
SOUTH 189°18'02" WEST SOUTHWEST CORNER OF SAID SECTION
33, A DISTANCE OF 1,327.43 FEET; THENCE SOUTH
89°11'13" WEST, A DISTANCE OF 327.53 FEET; THENCE NORTH
01°53'48" WEST, A DISTANCE OF 1,266.78 FEET TO A POINT ON
THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89°18'
NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33,
A DISTANCE OF 960.33 FEET; THENCE SOUTH 01°47'16" EAST
LEAVING SAID NORTH LINE OF THE SOUTHEAST QUARTER
OF SECTION 33, A DISTANCE OF 2,657.34 FEET TO THE POINT
OF BEGINNING.

CONTAINING 2,166.359 SQUARE FEET OR 49.733 ACRES, MORE
OR LESS.

LINE TABLE			
LINE	LENGTH	BEARING	
L1	329.61	N	89°12'04" E
L2	658.40	N	89°06'12" E
L3	660.52	S	89°12'04" W
L4	660.52	N	89°12'04" E
L5	328.25	N	89°23'17" E
L6	658.99	S	01°13'54" E
L7	325.63	S	89°18'01" W
L8	668.43	S	89°18'12" W
L9	327.53	S	89°11'13" W

SCHEDULE B SECTION II

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: C020-318
FILE NO. 20169225 KP
COMMITMENT EFFECTIVE DATE NOVEMBER 16, 2020

SCHEDULE BI 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.
20080025221, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED UNDER ORI NO.
20080025221, AND THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, NOTE: RIGHT OF ENTRY
CAN BE INSURED THROUGH THE ISSUANCE OF A FLOOD INSURANCE POLICY AND INSURANCE UPON
RECORDING OF WAIVER AS NOTED IN SCHEDULE B1 REQUIREMENT.

8. SUBJECT LAND LIES WITHIN THE BOUNDARIES OF THE EAST BONITA DRAINAGE DISTRICT AS
DETERMINED BY THE FLORIDA DEPARTMENT OF REVENUE, AND IS SUBJECT TO ANY OFFICIAL
ACTS AND/OR ASSESSMENTS THEREOF.
RECORDS BOOK 310, PAGE 883; OFFICIAL RECORDS BOOK 311, PAGE 699 AND IS SUBJECT TO ANY

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 3384, 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 2331, 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 990, 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,
SEWER, 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

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.

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (hereinafter "Agreement"), effective as provided herein, is entered into by and between Seagate Revana, LLC, (hereinafter "Owner") whose address is 9921 Interstate Commerce Drive, Fort Myers, Florida 33913, and the City of Bonita Springs (hereinafter "City") whose address is 9101 Bonita Beach Road, Bonita Springs, Florida 34135.

WHEREAS, Owner is the owner of approximately 174.5 acres of property located within Lee County legally described in Exhibit "A" attached hereto and incorporated herein by reference (hereinafter "Property"); and

WHEREAS, the Property is contiguous to the boundary of the City and is reasonably compact, and otherwise meets the requirements of Section 171.044, F.S.; and

WHEREAS, the City finds that the annexation of the Property into its boundaries will be beneficial to the City of Bonita Springs; and

WHEREAS, the Owner has agreed to annex the Property into the City upon the terms and conditions stated herein.

NOW, THEREFORE, in consideration of the mutual benefits and conditions contained herein, the sufficiency of which is acknowledged by both parties hereto, Owner and City do hereby agree as follows:

1. Owner is the owner of the property legally described in Exhibit "A".
2. The City has determined and finds the annexation of the property is consistent with Chapter 171, F.S. and will be a benefit to the City.
3. The Property is reasonably compact and contiguous to the boundary of the City.
4. The annexation of the property will be heard at or about the same time as an application for a comprehensive plan amendment seeking a City of Bonita Springs Future Land Use Category known as the Urban Fringe Community.
5. The annexation ordinance will not become effective until after the adoption of an ordinance approving the Urban Fringe Community Future Land Use Category. In the alternative should the Urban Fringe Community Future Land Use Category not be approved and should the annexation ordinance be in effect then the City will promptly thereafter approve the contraction of the City boundaries to remove the property described in Exhibit "A" from the City of Bonita Springs as no urban uses would be available.

IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement on _____ day of _____ 20__.

SEAGATE REVANA, LLC

By: _____

Its: _____

Witness

(Printed Name of Witness)

Witness

(Printed Name of Witness)

CITY OF BONITA SPRINGS, FLORIDA

Mayor

Date: _____

City Clerk

Approved as to form by City Attorney: _____



**Revana Lakes
RESIDENTIAL IMPACT STATEMENT**

REVISED MAY 2025

I. POTABLE WATER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

II. SANITARY SEWER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

III. DRAINAGE

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

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

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

IV. PARKS, RECREATION & OPEN SPACE

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

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

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

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

TOTAL ACRES REQUIRED: 0.21 acres

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

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

TOTAL ACRES REQUIRED: 5.25 acres

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

V. SCHOOLS

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

Elementary Schools

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

Middle Schools

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

High Schools

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

TOTAL EXISTING DEMAND: 4 students

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

Elementary Schools

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

Middle Schools

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

High Schools

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

TOTAL PROPOSED DEMAND: 75 students

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

**CITY OF BONITA SPRINGS
ANNEXATION REPORT
ANX25-123916-BOS
SEAGATE/REVANA LAKES/DONMAL ASSEMBLAGE**

COMPLIANCE WITH FLORIDA LAW

This annexation report is being prepared and adopted by the City of Bonita Springs, Florida, pursuant to Section 171.044, Florida Statutes.

GENERAL DESCRIPTION OF THE AREA TO BE ANNEXED

The proposed property to be annexed is comprised of approximately 74.98 acres over seven (7) parcels, located on the north side of Bonita Beach Road, and east of Faygin Lane. Six (6) of the seven (7) properties are located in Lee County's (Agricultural) AG-2 zoning district, while the seventh parcel (14780 Bonita Beach Road) is zoned Industrial Planned Development (IPD) and allows for the mining of fill dirt and lime rock.

If the annexation request is approved, the properties would be part of an assemblage of parcels that are requesting to be developed with residential and commercial uses within the City of Bonita Springs.

CHARACTER OF AREA TO BE ANNEXED

The current zoning of six (6) of the seven (7) parcels is Agricultural (AG-2—Lee County), while the seventh parcel is zoned Industrial Planned Development. Additional information regarding current use of these properties is outlined below:

STRAP Number	Zoning	Acreage	Current Land Use
33-47-26-00-00001.002A	IPD	39.98	Abandoned mining site
33-47-26-00-00001.0220	AG-2	5	Vacant/Undeveloped
33-47-26-00-00001.0210	AG-2	5	Vacant/Undeveloped
33-47-26-00-00001.0070	AG-2	5	Vacant/Undeveloped
33-47-26-00-00001.0090	AG-2	10	Vacant/Undeveloped
33-47-26-00-00001.019A	AG-2	5	Vacant/Undeveloped
33-47-26-00-00001.0340	AG-2	5	Residential/Mobile Home

Pursuant to Section 171.044, Florida Statutes, the property to be annexed should be contiguous to a municipality and reasonably compact. Section 171.031, Florida Statutes, provides the following definitions for “compactness” and “contiguous”:

“Compactness” means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in any county in this state must be designed in such a manner as to ensure that the area will be reasonably compact.

“Contiguous” means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The separation of the territory sought to be annexed from the annexing municipality by a publicly owned county park; a right-of-way for a highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory sought to be annexed and the annexing municipality, may not prevent annexation under this act, provided the presence of such a division does not, as a practical matter, prevent the territory sought to be annexed and the annexing municipality from becoming a unified whole with respect to municipal services or prevent their inhabitants from fully associating and trading with each other, socially and economically. However, nothing in this subsection may be construed to allow local rights-of-way, utility easements, railroad rights-of-way, or like entities to be annexed in a corridor fashion to gain contiguity; and when any provision of any special law prohibits the annexation of territory that is separated from the annexing municipality by a body of water or watercourse, then that law shall prevent annexation under this act.

It should be noted that this annexation request is part of a larger project that includes two additional annexation petitions (ANX25-123909-BOS & ANX25-123918-BOS). It is the Staff opinion that the requests be reviewed and considered together, in order to avoid issues with the compactness standard. As shown on the attached map, an enclave would be created by only approving this petition without considering the other two. If the petitions are considered as a group, the annexation request meets the defined standards of being contiguous to the existing boundaries of the City of Bonita Springs, and compact—void of enclaves or pockets.

SERVICE AVAILABILITY

As part of a companion comprehensive plan amendment request, service availability letters were provided for Staff to review. Letters were provided by the Lee County Sheriff's Office, Bonita Springs Fire Control and Rescue District, Lee County School District, Lee County Solid Waste, and Bonita Springs Utilities. These agencies stated that they have the availability and capacity to serve the proposed annexed area.

RECOMMENDATION OF THE AREA TO BE ANNEXED

When addressed in tandem with the companion annexation requests, the application is **consistent** with the voluntary annexation requirements of Section 171.044, Florida Statutes.

Exhibits:

- A. Boundary Survey
- B. Aerial Map
- C. [Draft] Annexation Agreement