Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, FL 34135

City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals

Meeting Minutes
Tuesday, December 16, 2025
9:00 a.m.

1. CALL TO ORDER

Chairman Rascio called the meeting to order at 9:00 am.

2. PLEDGE OF ALLEGIANCE

Board Member Gambrell led the Pledge of Allegiance.

3. ROLL CALL

Present: Rascio, Gambrell, Waterhouse, Benson, Hershenson, Galloway, and Winn

4. PUBLIC HEARINGS

EACH CASE WILL INCLUDE A PUBLIC COMMENT PERIOD AT THE CONCLUSION OF THE APPLICANT AND STAFF PRESENTATION

A. CASE NAME: REVANA LAKES MIXED-USE PLANNED DEVELOPMENT (PD25-123670-BOS)

A REQUEST TO REZONE APPROXIMATELY 204 ACRES (+/-) FROM THE INDUSTRIAL PLANNED DEVELOPMENT (IPD) AND AGRICULTURAL (AG-2) ZONING DISTRICTS TO A MIXED-USE PLANNED DEVELOPMENT (MPD) ZONING DISTRICT, TO DEVELOP UP TO 299 RESIDENTIAL DWELLING UNITS AND 100,000 SQUARE FEET (+/-) OF COMMERCIAL USES, AND TO REQUEST EIGHT (8) DEVIATIONS.

City Clerk Sheffield read the case name into the record and administered the oath to those intending to provide testimony. Mike Fiigon, Senior Planner with Community Development, provided an overview of the rezone. The Applicant is requesting a rezone with 8 deviations.

Alexis Crespo with RVi Planning + Landscape Architecture introduced the team and gave the presentation on behalf of the Applicant, Seagate Development Group. The project is located approximately 2 miles from I-75 on Bonita Beach Road. The applicant is requesting a rezone from AG-2 and Light Industrial (IPD) to a MPD with a small commercial component, small grocer, restaurant, office space etc. 114 acres are within Bonita Springs with 90 acres located within Lee County. 37 +/- acres zoned Industrial under Lee County, previously used for a mining operation.

Ms. Crespo discussed land use patterns located on Bonita Beach Road, the location and existing Infrastructure - BSU water/sewer, Fire & EMS on Bonita Grande Drive. City Council approved transmittal of the comp plan amendment to the State in October with a cap on density. Ms. Crespo also discussed the Master Concept Plan and deviations, along with conditions.

Christian Casey with Atwell, whose qualifications were accepted by the Board, discussed the environmental aspects of the site. The SFWMD ERP Permit was issued on 1/10/24, defined low quality wetlands and noted a lot of exotics on the property. Mr. Casey also stated they have obtained Panther credits.

Mark Walters with Atwell, whose qualifications were accepted by the Board, discussed infrastructure and stormwater outfall to the Kehl Canal. The property will have a total of five lakes, two of which already exist from the mining operation.

David Brown, Geologist with RESPEC went over the historical context of the water resources and solutions to existing issues with 8 goals. The developer will be cleaning out their portion of Kehl Canal of vegetation and debris. Mr. Brown also stated the project will have master control of irrigation, opposed to individual residents.

Yury Bykau with TR Transportation Consulting went over the results of the transportation and traffic study. He stated peak season data was used with a finding that the roadway has adequate capacity for the project. He also stated another traffic study will be performed and the improvements at the I-75 interchange will help with traffic flow times.

Alexis Crespo concluded the presentation stating the developer is in agreement with staff recommended conditions. She feels the project is compatible with the neighboring communities, further stating the project will bring in $5 million in impact fees to the City.

Mike Fiigon, Senior Planner with Community Development, gave a brief staff report, reviewing the deviations and recommended conditions. Staff recommends approval. Mr. Fiigon also answered questions from the Board regarding DR/GR designation and urban sprawl.

Public Comment:
Teresa Hahn - Feels that a traffic signal will benefit the residents of the neighboring communities.

Chairman Rascio called for additional public comments; seeing none, he asked for a motion. Board Member Hershenson made a motion to approve the rezone; Seconded by Board Member Winn. The Clerk recorded a roll call vote - ***The motion carried 5-2. (Board Members Galloway and Gambrell opposed)***

5. APPROVAL OF MINUTES: Meeting of October 14, 2025

Board Member Gambrell motioned to approve the minutes; Seconded by Member Winn. ***The motion carried 7-0.***

6. UPDATE ON PREVIOUS CASES - *Provided by Mr. Fiigon.*

7. UPDATE FROM THE COUNTY ATTORNEY REGARDING CITY COUNCIL ACTION ON CONSOLIDATING THE RESPONSIBILITIES OF THE ZONING BOARD AND THE LOCAL PLANNING AGENCY INTO A SINGLE BOARD

City Attorney Rooney reported that City Council has consolidated the Planning Board and the Zoning Board into a new single board called the Planning and Zoning Board, to streamline processes into one body. Appointments to the new board will be made by City Council on 12/17/25, and the new board will become effective January 1, 2026.

8. PUBLIC COMMENT - *None*

9. **NEXT MEETING:** *The City Clerk announced that today's meeting is the final meeting of the Zoning Board. The newly created Planning and Zoning Board will become active on January 1, 2026.*

Chairman Rascio announced that he did not apply for membership on the new board. He made the following statement, which he requested be included in the minutes: "It has been a pleasure working with Mike Sheffield and the rest of the city staff, who have demonstrated professionalism in every case which had come before the Board. I will miss them and their excellent analyses of each case."

10. ADJOURNMENT: *There being no further business, the meeting adjourned at 11:12 a.m.*

Prepared by:

Teresa C. Grimes, Senior Records & Compliance Clerk

As this was the final meeting of the Zoning Board, these minutes were authenticated by the City Clerk on December 30, 2025.

Michael J. Sheffield, City Clerk

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 26 - __

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY 204 (+/-) ACRES FROM THE INDUSTRIAL PLANNED DEVELOPMENT (IPD) AND AGRICULTURAL (AG-2) ZONING DESIGNATION TO A MIXED-USE PLANNED DEVELOPMENT (MPD) ZONING DESIGNATION, TO DEVELOP UP TO 299 RESIDENTIAL DWELLING UNITS AND 100,000 SQUARE FEET (+/-) OF COMMERCIAL USES, AND TO REQUEST EIGHT (8) DEVIATIONS; LOCATED AT 14240, 14450, 14650, 14700, 14820 BONITA BEACH ROAD SOUTHEAST, AND OTHER ADJACENT PROPERTIES LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Seagate Ravenna LLC has requested to rezone approximately 204 +/- acres from the Industrial Planned Development (IPD) and Agricultural (AG-2) zoning designations to a Mixed-Use Planned Development (MPD) to allow for the development of up to 299 dwelling units and up to 100,000 square feet of commercial space; and

WHEREAS, the properties are located on the north side of Bonita Beach Road, east of Bonita Grande Dr. The Applicant indicates the STRAP numbers are: 33-47-26-00-00001.002A, 33-47-26-B4-00001.0060, 33-47-26-00-00001.0070, 33-47-26-00-00001.0090, 33-47-26-B3-00001.0100, 33-47-26-B4-00001.0120, 33-47-26-00-00001.012A, 33-47-26-00-00001.012C, 33-47-26-B3-00001.0140, 33-47-26-B4-00001.0170, 33-47-26-B4-00001.0180, 33-47-26-00-00001.019A, 33-47-26-00-00001.0210, 33-47-26-B4-00001.0330, 33-47-26-00-00001.0340, 33-47-26-B4-00001.0350, 33-47-26-B3-00001.0370, 33-47-26-B4-00001.0400, 33-47-26-B3-00001.0040, 33-47-26-B4-00001.0010, 33-47-26-00-00001.0220, 33-47-26-B3-00001.0260, 33-47-26-B4-00001.0360, 33-47-26-B4-00001.0160, 33-47-26-B4-00001.0050; and is described more particularly as:

See Exhibit “A”

WHEREAS, a Public Hearing was advertised and heard on December 16, 2025 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals (“Zoning Board”), who gave full consideration to the evidence available and recommended approval (5-2) of the applicant’s request and gave full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all interested parties. The Staff Report prepared by Community Development, and evidence submitted at the Zoning Board hearing is on file with the City Clerk; and

WHEREAS, the case was presented for First Reading for the City Council at their December 17, 2025, meeting; and

WHEREAS, City Council at their January 21, 2026, meeting considered the record of the Zoning Board on Case PD25-123670-BOS, and gave full consideration of the Staff Recommendation, the evidence and testimony.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request to rezone approximately 204 +/- acres from the Industrial Planned Development (IPD) and Agricultural (AG-2) zoning designations to a Mixed-Use Planned Development (MPD) to allow for the development of up to 299 dwelling units and up to 100,000 square feet of commercial space. In so doing the City Council makes the following findings and conclusions, upon an analysis of the application and the standards for approval subject to the following conditions and deviations:

Conditions:

1. Development Parameters

a. Maximum Development. The Planned Development is approved for a maximum of 299 residential dwelling units and 100,000 square feet of commercial and office space and shall be generally consistent with the Master Concept Plan.

The development is approved for a maximum of 299 single-family dwelling units. However, the unit types may be converted from single family to multi-family at the rate of 1 single family unit per 1.77 multi-family units. In no event shall more than 299 total units be constructed within this development. For the purposes of this conversion "single family" is defined as a single-family detached, zero lot line, and “multi-family” is defined as multiple family buildings, two-family attached, and townhouse dwelling unit types.

b. Uses are permitted as follows and conditioned:

Residential Tract A

Accessory uses and structures
Administrative offices
Consumption on Premises
Clubs
- Country
- Private

Dwelling units:
- Single-Family
- Zero-Lot Line

Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
    Water Retention
Food and Beverage Services, accessory only to Club
Health Club or Spa, accessory only to Club
Models subject to Division 24 of LDC Chapter 4, unless a deviation is approved
    Display Center/Sales Center
    Model Home
    Model Unit
Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
    Personal
    Private – On-Site
Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Residential Tract B
Accessory uses and structures
Administrative offices
Consumption on Premises
Clubs:
    Country
    Private
Dwelling units:
    Single-Family
    Two-Family Attached
    Townhouse
    Zero-Lot Line
    Multi-Family Building
Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
    Water Retention
Food and Beverage Services, Limited to use of a club
Health Club or Spa, accessory only to Club
Models subject to Division 24 of LDC Chapter 4, unless a deviation is approved:
    Display Center/Sales Center
    Model Home

Model Unit
Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
Personal
Private – On-Site
Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Commercial Tract C
Administrative offices
Animals: Clinic
ATM (automatic teller machine)
Auto parts store, no installation service
Bait and tackle shop
Banks and financial establishments (4-408(c)(3)): Group I
Boats:
Boat parts store
Business services (4-408(c)(5)):
Group I
Cleaning and maintenance services (4-408(c)(7))
Clothing stores, general (4-408(c)(8))
Clubs: Country, Commercial, Fraternal, Membership organization and Private
Consumption on premises
Convenience food and beverage store
Day care center, adult, child
Drive-through facility for any permitted use (subject to Condition 1e)
Drugstore, pharmacy
Entrance gates and gatehouse
Essential services
Essential service facilities (4-408(c)(13)):
Group I
Group II
Excavation:
Water Retention
Fire station
Food and beverage service, limited
Food stores (4-408(c)(16)):
Group I only
Government maintenance facility
Hardware store
Health care facility (4-408(c)(19)):
Group I

- Group IV
- Hobby, toy, game shops (4-408(c)(20))
- Household and office furnishings (4-408(c)(21)):
  - Group I
  - Group II
- Laundry or dry cleaning (4-408(c)(22)): Group I
- Lawn and garden supply store
- Library
- Nonstore retailers (4-408(c)(28)), all groups
- Package store
- Parks (4-408(c)(30)):
  - Groups I
  - Group II
- Parking lot:
  - Accessory
  - Temporary
- Personal services (4-408(c)(31)):
  - Group I
  - Group II
  - Group III
  - Group IV (no bail bonding or similar uses)
- Pet shop
- Pharmacy
- Place of worship
- Plant nursery
- Police or sheriff's station
- Recreation facilities
  - Commercial (4-408(c)(35)):
  - Group I
  - Group III
  - Group IV
  - Personal
- Religious facilities
- Rental or leasing establishments:
  - Group I
  - Group II
- Repair shops (4-408(c)(37)):
  - Group I
- Restaurants (4-408(c)(40)):
  - Group I
  - Group II
  - Group III
- Signs in accordance with chapter 6
- Specialty retail shops (4-408(c)(44)):
  - Group I
  - Group II
  - Group III
- Supermarket

Temporary Uses, including Temporary Sales Office, Temporary Construction Office
Variety store
Wireless communication facility

c. Site development shall be generally consistent with the MCP and the following development regulations:

Residential Property Development Regulations

Land Uses	*Min. Lot Area (SF)*	*Min. Lot Width (FT)*	*Min Lot Depth (FT)*	*Min Front (Street) Setbacks (1,2,3) (FT)*	*Min Side Setback (FT)*	*Min Rear Lot Setback (FT)*	*Min. Setback From Waterbody (4)(FT)*	*Min. Accessory Structure Side Setback (FT)*	*Min. Accessory Structure Rear Setback (4) (FT)*	*Min Preserve Setback (FT)*	*Building Separation (FT)*	*Max.. Building Height (FT)*	*Max. Lot Coverage (%)*
Single Family (Detached)	*3,500*	*35*	*100*	*20*	*5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Two Family Attached	*3,000*	*30*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Townhouse	*1,800*	*18*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*1/2 Building Height*	*45*	*70*
Multi-Family	*10,000*	*100*	*100*	*20*	*10*	*10*	*20*	*5*	*5*	*30*	*½ Building Height*	*45*	*70*
Zero-Lot Line	*3,500*	*35*	*100*	*20*	*0 or 5*	*10*	*10*	*5*	*5*	*30*	*10*	*35*	*70*
Clubhouse/ Amenity Site (4)	*10,000*	*100*	*100*	*20*	*10*	*10*	*0*	*5*	*0*	*30*	*20*	*45*	*70*

Notes:

1. Front setback for side-loaded garage is reduced to 10ft
2. On corner lots, the secondary street setback is 10ft
3. Setback is measured from the edge of pavement
4. Setback from a lake or waterbody for all principal and accessory structures may be reduced to 0 feet, per Deviation 8.
5. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater. Setbacks on lands directly adjacent to or abutting property owned by Lee County, South Florida Water Management District, or the state of Florida (TIITF) may be subject to additional setback provisions if required by the aforementioned agencies or their successors.
6. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District, pursuant to LDC 3-417(b)(6).

Commercial Property Development Regulations

Land Use	Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Lot Depth (FT)	Min. Front (Street) Setbacks (1) (FT)	Min. Side Setback (FT)	Min. Rear Lot Setback (FT)	Min. Setback From Waterbody (FT)	Min. Accessory Structure Side Setback (FT)	Min. Accessory Structure Rear Setback (FT)	Min. Preserve Setback (FT)	Building Separation (FT)	Max. Building Height (2)(FT)	Max. Lot Coverage (%)
Retail/Office	10,000	100	100	20 (Street)/25 (Bonita Beach Road)	15	20	20	10	10	30	½ Building Height	45	70

Notes:

1 Setback is measured from edge of pavement
2. Maximum building height may be increased up to 55 feet in height for retail, provided that all required setbacks are increased by 1-foot for each additional foot that exceeds 45 in height for retail.
3. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater. Setbacks on lands directly adjacent to or abutting property owned by Lee

County, South Florida Water Management District, or the state of Florida (TIITF) may be subject to additional setback provisions if required by the aforementioned agencies or their successors.

4. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District, pursuant to LDC 3-417(b)(6).

d. Pursuant to Deviation 6, a minimum separation of 10 feet is required between mechanical equipment on adjacent lots and is subject to a suitable drainage plan to be reviewed at time of local development order and building permit.

e. Any use containing a drive thru shall demonstrate that the drive-thru area is not visible from Bonita Beach Road.

2. Environmental Sciences.

a. Open Space: A minimum of 113 +/- acres must be provided on the development order plans exceeding open space requirements outlined in Chapter 3 of the LDC. Final acreage is subject to change based upon final acreage for the Residential Planned Development areas.

b. Indigenous Preserve: A minimum of 43.20 +/- acres of indigenous preserve must be provided on development order plans in the general locations shown on the MCP (Sheet 5). Final acreage is subject to change based upon final acreage for the Residential Planned Development areas.

c. Landscaping: A Type C buffer must be provided on the development order plans along the eastern property boundary where the development abuts conservation land.

d. Prior to issuance of the local development order, a bathymetric survey shall be provided for the two mining lakes to determine if any large debris is needed for removal.

e. Pursuant to Deviation 2, the length of the seawall shall not exceed 355 feet.

f. Prior to issuance of the local development order, a hearing with the Tree Advisory Board shall be held to review heritage trees proposed for removal in the development area and their replacements.

3. Design Standards

a. Signage. All development signage must be architecturally consistent throughout the MPD and a unified sign plan shall be submitted as part of the local development process. Unless approved by a deviation, all signage is subject to the requirements of City of Bonita Springs LDC Chapter Six—Signs.

b. Streetscape amenities. At minimum the developer will construct a bench with supplementary landscaping and trash receptacle along the Bonita Beach Road frontage of the commercial tract. The architectural design of these components will be consistent with the principal building(s) within the commercial development.

c. Dumpsters. Dumpsters shall be screened from off-premises view and not located on the Bonita Beach Road frontage lines. Screening materials shall be compatible with the building design and shall meet the requirements of LDC Chapter Three, where applicable.

d. Lighting. At the time of development order, the developer must submit a photometric plan in accordance with section 3-269, along with all other development order submittal requirements.

4. Surface Water Management.

a. Stormwater Management System. The stormwater management system must demonstrate at the time of development order approval that water leaving the development will meet or exceed the requirements set forth in South Florida Water Management District Environmental Resource Permit for the project in terms of discharge rates and water quality. The system must also demonstrate compatibility with the requirements of the City of Bonita Springs Comprehensive Plan and Land Development Code.

b. Lake Management Plan. A Lake Management Plan shall be provided for review and approval by the city staff prior to issuance of the first development order. The Lake Management Plan shall incorporate the Lake Maintenance Plan and incorporate the Water Quality Monitoring Plan. The applicant or its successors shall review the Lake Management Plan annually and take remedial actions, if necessary. Any changes to the Lake Management Plan must be approved by staff. The developer must provide a lake management plan at the time of local development order to address the following:

1. Applies best management practices for application of fertilizers and pesticides in conformance with the City fertilizer ordinance:
2. Provides for erosion control and bank stabilization;
3. Establishes lake maintenance requirements;
4. Establishes deep lake management plan for lakes exceeding 12 feet below lake surface (BLS); and
5. Provides for ecological impact control of non-sinuous lake shoreline/lake areas by including additional littoral plantings in undulating form. At time of local development order, the developer shall work with the City to establish a littoral planting plan that meets the intent of the sinuosity requirement.

c. Perpetual Maintenance. The developer, their successor or assigns shall be responsible for the perpetual maintenance of the surface water

management facility or form a Property Owner Association or equivalent to accept responsibility.

d. Landscape Management Plan. A Landscape Management Plan must be provided for review and approval by city staff prior to issuance of the first development order. A list of BMP's must be included in the Landscape Management Plan to address potential degradation of surface or groundwater due to use of regulated substances on site.

e. Kehl Canal Maintenance. The developer shall enter into an agreement with the SFWMD and any other appropriate entity prior to the first site certification for the first phase of construction for the project to provide for the long-term maintenance of the portion of the Kehl Canal that abuts the northern property line. Maintenance activities will include regular clearing of debris within the canal, and canal slope maintenance/erosion control and the removal of exotic vegetation along the southern bank abutting the property.

5. Phasing.

a. Development order plans for the first phase of development must include commercial tracts, subject to the transportation conditions.

b. Prior to issuance of the residential building permit for the 75th dwelling unit, the following permits must be obtained and/or development activities must be completed relating to the commercial tracts:

i. A shell building permit for a minimum of 50,000 SF of commercial uses must be obtained;

ii. An Environmental Resource Permit for the surface water management design of the commercial tracts;

iii. Both commercial tracts must be cleared of vegetation via an approved vegetation clearing permit(s), and the required landscape buffers must be installed along Bonita Beach Road;

iv. The eastern entry road aligning with Matteotti View must be fully constructed to City standards with driveway connection points to both commercial tracts.

6. Wireless Communication Facility.

a. Development order plans for the first phase of development must include a minimum 30' x 30' site within the commercial tracts designated for a monopole wireless communication facility not to exceed 150' in height.

b. The administrative review process for the proposed wireless communications facility shall be pursuant to City of Bonita Springs LDC Chapter Four, Division 11—Wireless Communications Facilities, including but not limited to the submittal requirements of LDC 4-1220, as may be amended.

7. Crew Flint Pen Strand Hiking Trails. Development order plans for the first phase of development must include a minimum of five (5) additional parking spaces within the commercial tracts for Crew Flint Pen Strand hiking trail patrons. The spaces must be clearly delineated and located proximate to the Bonita Beach Road frontage with pedestrian access to the Bonita Beach Road pathway system.

8. Transportation.

a. In order to demonstrate consistency with the trip capture rates shown in the Applicant's Traffic Impact Statement, no less than 80% of the total gross floor area commercial space shall be retail, and no more than 20% of the total gross floor area commercial space shall be office uses.

b. The ratio of residential units to commercial retail space shall not exceed 3.75 units per 1,000 square feet of retail development up to the maximum number of units permitted (299).

c. The applicant must submit an application to Lee County pursuant to Section 10-297, Lee County Land Development Code for access to Bonita Beach Road. The application, pursuant to Section 10-297, LDC, is subject to county standards.

d. The Applicant must file a Limited Development Order (LDO) application for access to Bonita Beach Road at the eastern driveway location with Lee County concurrent with the Development Order submittal with the City of Bonita Springs. The LDO must include a detailed signal warrant analysis based on buildout traffic conditions. ~~If the traffic signal warrants are met at this intersection, at buildout of the development the developer will be required to incorporate the design of a traffic signal at the eastern entrance with the LDO submittal for the proposed access. The City and County are not responsible for the cost of design or construction of traffic signals serving the project. If the signal warrants are not met for the first phase of development the applicant must enter into a signalization agreement with Lee County to address the timing of ordering the signal head and the construction of the signal and other matters related to the signal installation.~~ The developer, or its successor or assigns (owner), is responsible for the cost, and upon approval by LCDOT, installation of signalization at the east entrance to the project prior to issuance of the certificate of occupancy for the 299th residential dwelling unit,

or earlier when warranted in accordance with LCDOT guidelines. Such funding and installation will be effectuated through a Signalization Agreement between owner and LCDOT.

e. A cross-access easement on the easternmost commercial tract with property to the east shall be reviewed as part of the local development order process and recorded in the public record once approved by the City of Bonita Springs and Lee County.

f. At the time of local Development Order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet or exceed the intent of the design standards provided by Chapters 3 and 4 of the City of Bonita Springs Land Development Code, the City of Bonita Springs Long Range Bicycle Pedestrian Master Plan, any applicable City of Bonita Springs Public Works Department requirements and standards for construction of pedestrian and bicycle infrastructure, and all appropriate design standards otherwise required, except as necessitated by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).

9. Approval of this zoning action does not guarantee approval of a local development order or building permit.

10. Unless a deviation is approved, all applicable requirements of the Bonita Springs Land Development Code remain in full force and effect.

Deviations:

Deviation Request #1: Seeking relief from LDC 3-331(d)(3)(a), which requires stormwater retention/detention lakes to have a maximum depth of 20 feet below control elevation to allow for a maximum depth of 40 feet for the existing mining lakes is **APPROVED**.

Deviation Request #2: Seeking relief from LDC 3-331(d)(4), which requires a 4:1 (H:V) maximum slope between the top of bank and 6 feet below average wet season water, to allow for the placement of riprap in accordance with LDC 7-359(g) and the MCP typical section, and/or installation of a seawall that can replace the 4:1 slope in accordance with LDC 7-359(b)(1) and MCP typical section for the existing mining lakes is **APPROVED, subject to Condition 2e**.

Deviation Request #3: Seeking relief from LDC 3-331(d)(4) & LDC 3-420(1), which requires sinuous design of shorelines of retention areas, to allow for non—sinuous lake shoreline for lakes identified on the master concept plan is **APPROVED, subject to Condition 4b**.

Deviation Request #4: Seeking relief from LDC 4-1665(d)(1), which allows for model homes for a period of time not exceeding three (3) years from the date of issuance of a certificate of occupancy (CO), to allow for five (5) years from the date of CO issuance is **APPROVED**.

Deviation Request #5: Seeking relief from LDC 4-1732(4)(n)(1) & (2), which requires Recreation Facilities (indoor—gymnasiums, health clubs and similar uses wherein large floor areas are required to accommodate equipment) to be parked at a rate of four parking spaces per 1,000 square feet of floor and one space per 100 square feet of floor area for uses not specifically listed, to instead allow for a parking rate of one space per 1,000 square feet of floor area is **APPROVED for the amenity center parking area only**.

Deviation Request #6: Seeking relief from LDC 4-1892(7), which permits a 3.5-foot encroachment into a side yard setback when a setback is 7.5 feet or greater, to allow more than a 3.5-foot encroachment within a 5-foot side yard setback is **APPROVED, subject to the provision of a suitable drainage plan at time of local development order and building permit.**

Deviation Request #7: Seeking relief from LDC 6-111(b)(1), which limits temporary announcement signs to one sign per frontage, not to exceed 32 square feet and 6 feet in height, to allow for a maximum of two temporary signs along the Bonita Beach Road frontage is **APPROVED**.

Deviation Request #8: Seeking relief from LDC 3-330, which requires a 20-foot-wide easement for a watercourse, drainageway, canal, lake, pond, or stream; to allow a 0-foot-wide easement, where a bulkhead treatment is provided or where an accessory structure such as a viewing platform protrudes into the waterbody. This deviation shall apply to the amenity sites within the MPD is **APPROVED subject to the Applicant providing appropriate locations and design elements of these features at time of local development order.**

Exhibits:

A. Legal Description and Sketch of the Subject Property
B. Master Concept Plan

SECTION TWO: EFFECTIVE DATE

This Ordinance shall take effect immediately upon of adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 21st day of January, 2026.

AUTHENTICATION:

_____ _____
Mayor City Clerk

APPROVED AS TO FORM: _____
City Attorney

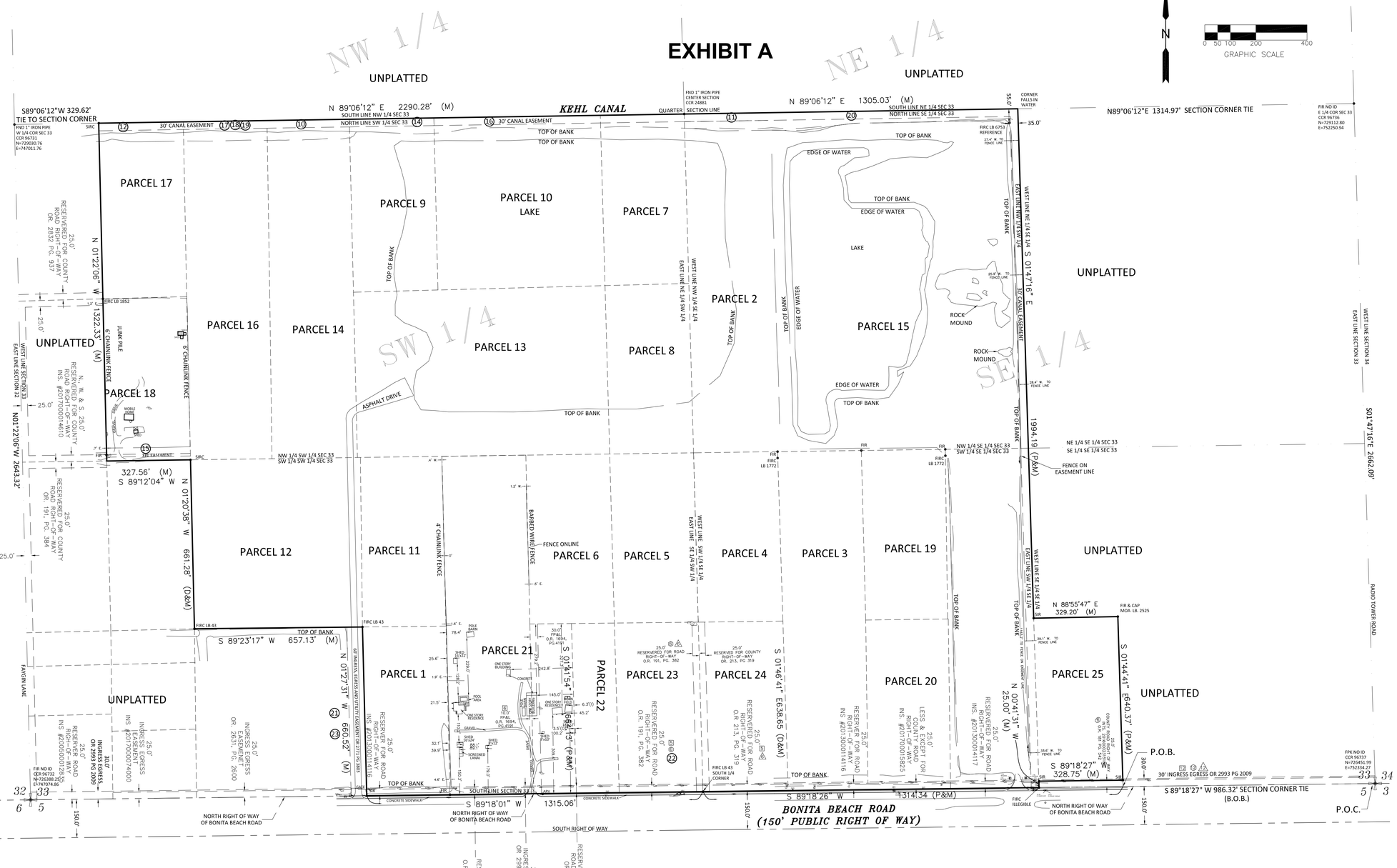
Vote:	Carr	Corrie
	Purdon	Fullick
	Fitzpatrick	Bogacz
	Gibson	

Date filed with City Clerk: _____

BOUNDARY SURVEY

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

EXHIBIT A



LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST AND THE COMMON LINE OF NORTHERN RIGHT OF WAY LINE OF BONITA BEACH ROAD, THENCE SOUTH 89°18'27" WEST, A DISTANCE OF 986.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF BONITA BEACH ROAD, THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 89°18'27" WEST, A DISTANCE OF 1,643.07 FEET; TO THE SOUTH 1/4 CORNER OF SAID SECTION 33, THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 89°18'01" WEST, A DISTANCE OF 1,315.06 FEET; THENCE NORTH 01°27'31" WEST, A DISTANCE OF 660.52 FEET; THENCE SOUTH 89°23'17" WEST, A DISTANCE OF 657.13 FEET; THENCE NORTH 01°20'38" WEST, A DISTANCE OF 661.28 FEET; THENCE SOUTH 89°12'04" WEST, A DISTANCE OF 327.56 FEET; THENCE NORTH 01°22'06" WEST, A DISTANCE OF 1,322.33 FEET; THENCE NORTH 89°06'12" EAST, A DISTANCE OF 2,290.28 FEET; THENCE NORTH 89°06'12" EAST, A DISTANCE OF 1,305.03 FEET; THENCE SOUTH 01°47'16" EAST, A DISTANCE OF 1,994.19 FEET; THENCE NORTH 88°55'47" EAST, A DISTANCE OF 329.20 FEET; THENCE SOUTH 01°44'41" EAST, A DISTANCE OF 665.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 204.472 ACRES, MORE OR LESS.

NOTES:

1. SURVEY BASED ON THE DOCUMENTS PROVIDED BY CLIENT, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020 AT 8:00 A.M. AND EXISTING MONUMENTATION.

2. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983, FLORIDA ZONE WEST AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; BEING SOUTH 89°18'27" WEST.

3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.

4. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS.

5. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.

6. THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

7. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.

9. UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

10. SURVEY DESCRIPTION IS THE SAME LAND AS DESCRIBED IN THE DESCRIPTION PROVIDED BY CLIENT AND AS PROVIDED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: 30291.92 EPC COMMITMENT NO. 1158306, DATED 11/13/2022, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: 30291.100 EPC COMMITMENT NO. 1224276, DATED 11/13/2022, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: 30291.101 EPC COMMITMENT NO. 1224281, DATED 11/13/2022 AND AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: 30291.102 EPC COMMITMENT NO. 1239913, DATED 03/06/2022

11. TREES AND SHRUBS WERE NOT LOCATED.

12. THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUSES BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PROPERTY BOUNDARIES.

13. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL USING A DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF ELECTRONICALLY SIGNED AND SEALED, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

14. SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.

LEGEND

- EH = ELECTRIC HANDHOLD
- GAS = GAS LINE MARKER
- = WOOD POWER POLE
- SV = SANITARY GATE VALVE
- ARV = AIR RELEASE VALVE
- FO = FIBER OPTIC LINE MARKER
- EB = ELECTRIC BOX
- T = TELEPHONE BOX
- C = CABLE BOX
- = FENCE
- # = PARCEL 21 SCHEDULE B-II
- # = PARCEL 1-20 SCHEDULE B-II
- # = PARCEL 24 SCHEDULE B-II
- # = PARCEL 23 SCHEDULE B-II
- # = PARCEL 25 SCHEDULE B-II

ABBREVIATIONS

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

FLOOD ZONE: ZONE X

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

MAP REVISION DATE: AUGUST 28, 2008

REVISIONS:

ADDED PARCEL 21 TO BOUNDARY SURVEY OCTOBER 13, 2021
ADDED PARCELs 22 THROUGH 24 TO BOUNDARY SURVEY MARCH 4, 2022
ADDED PARCEL 25 TO BOUNDARY SURVEY MARCH 22, 2022
UPDATE BOUNDARY SURVEY JUNE 1, 2022
UPDATE BOUNDARY SURVEY NOVEMBER 29, 2022

JOHN SCOTT RHODES CERTIFICATE No. 5739 STATE OF FLORIDA Professional Surveyor & Mapper

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

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

BOUNDARY SURVEY

CERTIFIES TO: HENDERSON, FRANKLIN, STARNES & HOLT, P.A.; SEAGATE REVANA, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SEAGATE DEVELOPMENT GROUP, LLC;

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

Book:	Page:
1137	55-64
1137	72-78
1276	50
1324	3-5
1324	63

File Name: 2018-435 UPDATE.DWG
Date: NOV. 29, 2022
Scale: 1" = 200'

psm:	JSR
drawn:	CLJ/MAC
checked:	EFC
view:	BND
Project#:	2018-435
File #:	2018-435
Sheet #:	1 OF 3

LEGAL DESCRIPTIONS PER TITLE COMMITMENT

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

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

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

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

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

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

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

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

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

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

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

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

LEE COUNTY, FLORIDA.

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

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

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

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

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

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

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

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

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

PARCEL 23
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, LESS THE WEST 1.29 FEET THEREOF, LEE COUNTY, FLORIDA.

AND

PARCEL 22
THE EAST 166.71 FEET OF THE 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.

PARCEL 24
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

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

SCHEDULE B SECTION II
PARCELS 1 THROUGH 20

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

SCHEDULE BII EXCEPTIONS

ITEMS 1 THROUGH 6 ARE GENERAL EXCEPTIONS

7. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY BARRON COLLIER, JR. AND MILES COLLIER RECORDED IN DEED BOOK 215, PAGE 6 AND DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD BY DEED RECORDED UNDER ORI NO. 2008000252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED UNDER ORI NO. 2010000182256, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOTE: RIGHT OF ENTRY CAN BE INSURED THROUGH THE ISSUANCE OF A FLORIDA FORM 9 ENDORSEMENT UPON RECORDING OF WAIVER AS NOTED IN SCHEDULE B1 REQUIREMENT.

8. SUBJECT LAND LIES WITHIN THE BOUNDARIES OF THE EAST BONITA DRAINAGE DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 305, PAGE 64; OFFICIAL RECORDS BOOK 310, PAGE 883; OFFICIAL RECORDS BOOK 311, PAGE 699 AND IS SUBJECT TO ANY ACTS AND/OR ASSESSMENTS THEREOF.

9. NOTICE OF CLEARING RECORDED IN OFFICIAL RECORDS BOOK 1906, PAGE 4454, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

10. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2584, PAGE 1357, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

11. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2599, PAGE 787, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

12. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2631, PAGE 2164, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

13. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 3066, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

14. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 3070, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

15. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2689, PAGE 2089, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

16. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2706, PAGE 2531, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

17. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3790, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

18. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3794, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

19. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3798, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

20. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2763, PAGE 3372, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

21. EASEMENT AGREEMENT IN FAVOR OF A. M. PAPINEAU RECORDED IN OFFICIAL RECORDS BOOK 2771, PAGE 3803, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

22. EASEMENT IN FAVOR OF PINNACLE TOWERS, INC. RECORDED IN OFFICIAL RECORDS BOOK 2993, PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

23. EASEMENT AGREEMENT, IN FAVOR OF A. M. PAPINEAU RECORDED IN OFFICIAL RECORDS BOOK 3294, PAGE 930, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

24. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

SURVEYOR'S RESPONSE
PARCELS 1 THROUGH 20

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

SCHEDULE B SECTION II
PARCEL 21

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 30291.92 EPC
COMMITMENT NUMBER: 1158306
COMMITMENT EFFECTIVE DATE NOVEMBER 13, 2022 @ 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS

3. INTENTIONALLY OMITTED.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. EASEMENTS RECORDED IN O.R. BOOK 191, PAGES 378, 380, AND 382, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

6. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 1694, PAGE 4191, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

7. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

8. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

9. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

10. INTENTIONALLY OMITTED (A5).

11. REVISED (A3): 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, DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD. BY DEED RECORDED IN INSTRUMENT NUMBER 2008-252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED IN INSTRUMENT NUMBER 2010-182256, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN.

12. (A4) GRANT OF EASEMENT RECORDED IN OR BOOK 2993 PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYORS NOTES
PARCEL 21

SCHEDULE BII EXCEPTIONS

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

SCHEDULE B SECTION II
PARCEL 25

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 30291.102 EPC
COMMITMENT NUMBER: 123913
COMMITMENT EFFECTIVE DATE MARCH 6, 2022 @ 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S., RECORDED IN DEED BOOK 224, PAGE 193, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

6. RESERVATION OF ROAD RIGHT OF WAY RECORDED IN O.R. BOOK 181, PAGE 542, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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, DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD. BY DEED RECORDED IN INSTRUMENT NUMBER 2008-252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED IN INSTRUMENT NUMBER 2010-182256, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN.

8. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

SURVEYORS NOTES
PARCEL 25

SCHEDULE BII EXCEPTIONS

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

SCHEDULE B SECTION II
PARCEL 22 & 23

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 30291.101 EPC
COMMITMENT NUMBER: 1224281
COMMITMENT EFFECTIVE DATE NOVEMBER 13, 2022 @ 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

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D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. INTENTIONALLY OMITTED.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S., RECORDED IN DEED BOOK 224, PAGE 193, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. WITHOUT RIGHT OF ENTRY

6. RESERVATION OF ROAD RIGHT OF WAY RECORDED IN O.R. BOOK 191, PAGE 380 AND OR BOOK 191, PAGE 382, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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, DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD. BY DEED RECORDED IN INSTRUMENT NUMBER 2008-252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED IN INSTRUMENT NUMBER 2010-182256, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN

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9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

10. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

11. RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF THE ADJACENT WATERWAY.

12. (A2) GRANT OF EASEMENT RECORDED IN OR BOOK 2993, PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

SCHEDULE B SECTION II
PARCEL 24

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 30291.100 EPC
COMMITMENT NUMBER: 1224276
COMMITMENT EFFECTIVE DATE NOVEMBER 13, 2022 @ 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

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6. RESERVATION OF ROAD RIGHT OF WAY RECORDED IN O.R. BOOK 213, PAGE 319, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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12. (A1) GRANT OF EASEMENT RECORDED IN OR BOOK 2993, PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYORS NOTES
PARCEL 24

SCHEDULE BII EXCEPTIONS

1. THROUGH 4. GENERAL EXCEPTIONS.
5. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
6. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON.
7. AND 8. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
9. AND 11. GENERAL EXCEPTIONS.
12. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON

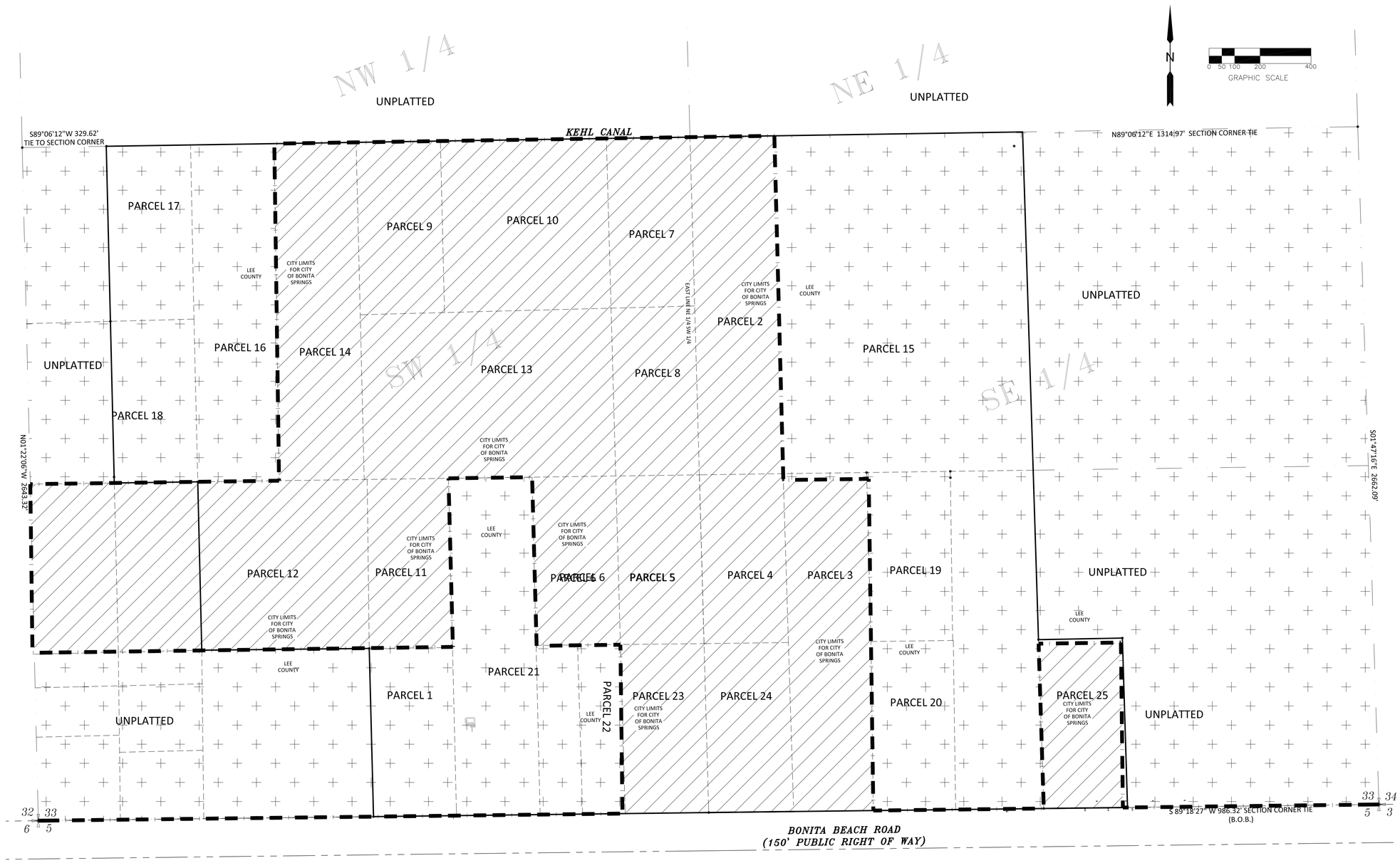
SURVEYORS NOTES
PARCEL 22 & 23

SCHEDULE BII EXCEPTIONS

1. THROUGH 4. GENERAL EXCEPTIONS.
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7. AND 8. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
9. AND 11. GENERAL EXCEPTIONS.
12

BOUNDARY SURVEY

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



LEGEND

= DELINEATES CITY OF BONITA VS. UNICORPORATED LEE COUNTY

= CITY OF BONITA SPRINGS

=UNICORPORATED LEE COUNTY

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. LB 6897

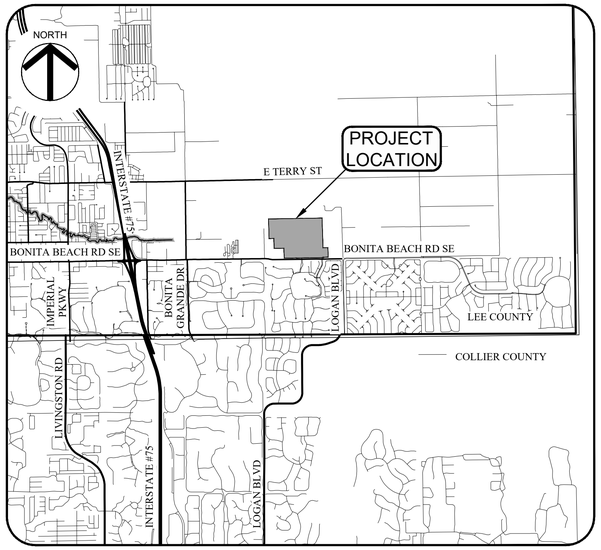
Z:\RAVENNA LAKES (DON MAI) J-1643\2015\1643 DRAWING\FOR UPDATE\ 2022-11-29\dwg CITY LIMITS 12/12/2022 11:41:51 PM by J.S.

EXHIBIT B

PLANNED DEVELOPMENT FOR

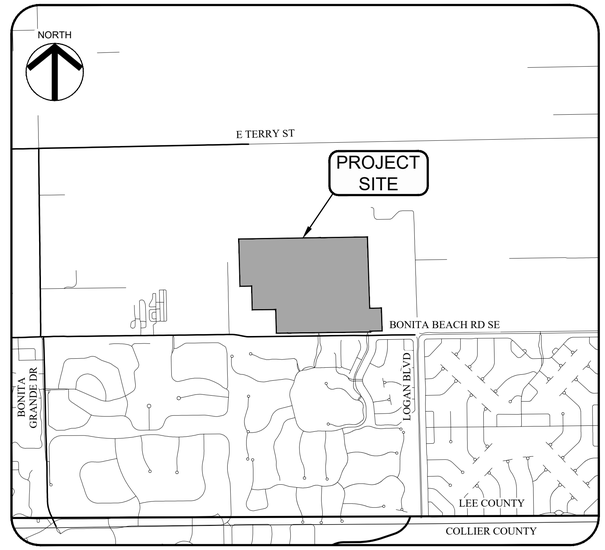
REVANA LAKES

PART OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST
CITY OF BONITA SPRINGS, FLORIDA



PROJECT LOCATION MAP
NO SCALE

SHEET INDEX	
1	COVER SHEET
2	FLUCCS MAP
3	AERIAL MAP
4	DEVELOPMENT STANDARDS AND GENERAL NOTES
5	MASTER CONCEPT PLAN
6	CROSS SECTIONS
7	SURFACE WATER MANAGEMENT PLAN



PROJECT SITE MAP
NO SCALE

DEVELOPED BY:

SEAGATE REVANA, LLC

9921 INTERSTATE COMMERCE DRIVE
FORT MYERS, FL 33913
PHONE: (239) 738-7900

VERTICAL ELEVATIONS BASED ON: NAVD-88

ATWELL
866.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

PLANNED DEVELOPMENT FOR
REVANA LAKES
CLIENT: SEAGATE REVANA, LLC
COVER SHEET

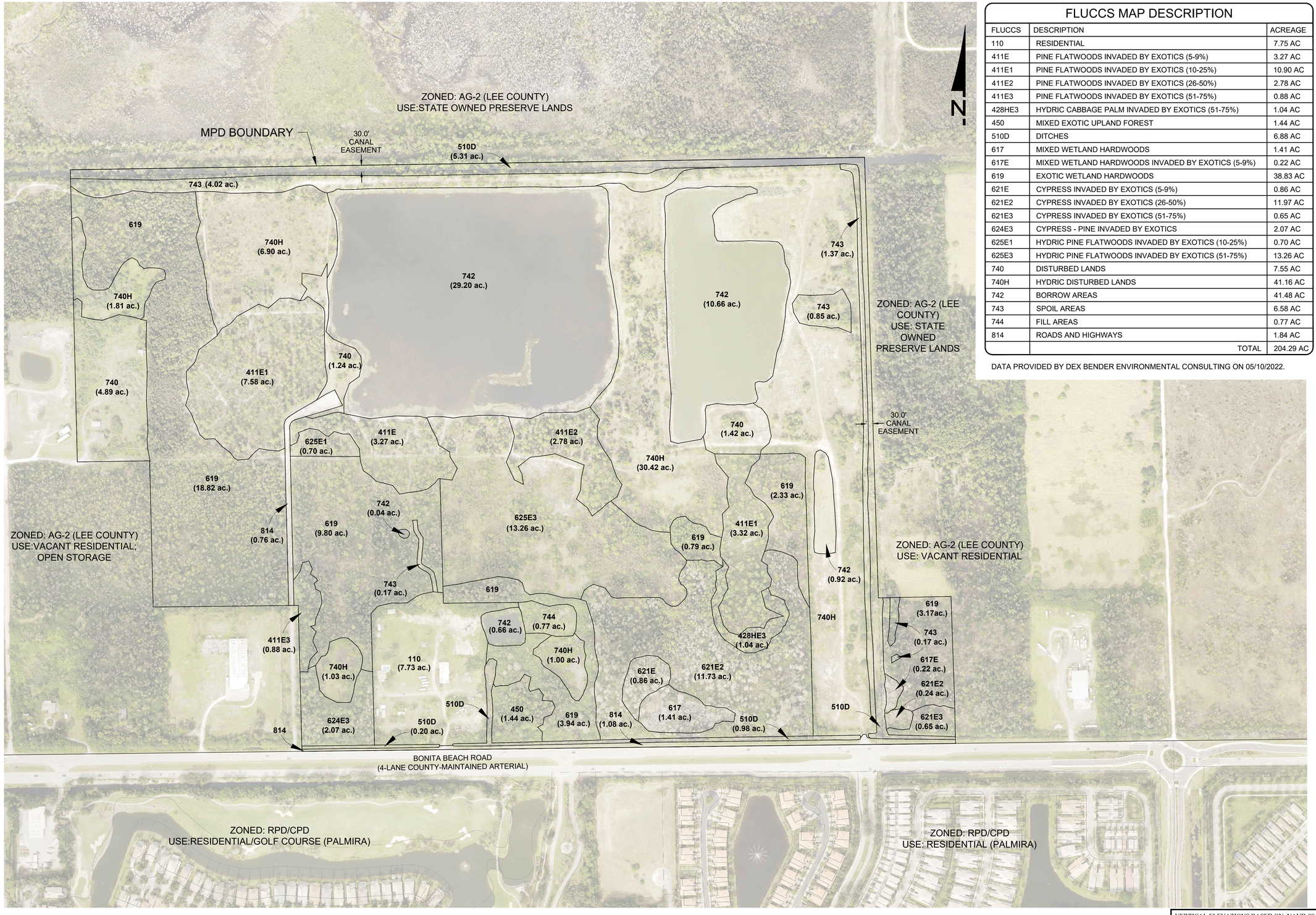
PLAN REVISIONS	
1	07/09/23 REVISED PER CLIENT AND COUNTY COMMENTS
2	04/24/23 REVISED PER CLIENT AND COUNTY COMMENTS
3	09/22/23 REVISED PER CLIENT AND COUNTY COMMENTS
4	02/12/24 REVISED PER CLIENT AND COUNTY COMMENTS
5	05/05/25 REVISED PER CLIENT AND COUNTY COMMENTS
6	07/02/25 REVISED PER CLIENT AND COUNTY COMMENTS
7	09/22/25 REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25 REVISED PER CLIENT AND COUNTY COMMENTS

NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01
SHEET : 1

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FLUCCS MAP DESCRIPTION

FLUCCS	DESCRIPTION	ACREAGE
110	RESIDENTIAL	7.75 AC
411E	PINE FLATWOODS INVADED BY EXOTICS (5-9%)	3.27 AC
411E1	PINE FLATWOODS INVADED BY EXOTICS (10-25%)	10.90 AC
411E2	PINE FLATWOODS INVADED BY EXOTICS (26-50%)	2.78 AC
411E3	PINE FLATWOODS INVADED BY EXOTICS (51-75%)	0.88 AC
428HE3	HYDRIC CABBAGE PALM INVADED BY EXOTICS (51-75%)	1.04 AC
450	MIXED EXOTIC UPLAND FOREST	1.44 AC
510D	DITCHES	6.88 AC
617	MIXED WETLAND HARDWOODS	1.41 AC
617E	MIXED WETLAND HARDWOODS INVADED BY EXOTICS (5-9%)	0.22 AC
619	EXOTIC WETLAND HARDWOODS	38.83 AC
621E	CYPRESS INVADED BY EXOTICS (5-9%)	0.86 AC
621E2	CYPRESS INVADED BY EXOTICS (26-50%)	11.97 AC
621E3	CYPRESS INVADED BY EXOTICS (51-75%)	0.65 AC
624E3	CYPRESS - PINE INVADED BY EXOTICS	2.07 AC
625E1	HYDRIC PINE FLATWOODS INVADED BY EXOTICS (10-25%)	0.70 AC
625E3	HYDRIC PINE FLATWOODS INVADED BY EXOTICS (51-75%)	13.26 AC
740	DISTURBED LANDS	7.55 AC
740H	HYDRIC DISTURBED LANDS	41.16 AC
742	BORROW AREAS	41.48 AC
743	SPOIL AREAS	6.58 AC
744	FILL AREAS	0.77 AC
814	ROADS AND HIGHWAYS	1.84 AC
	TOTAL	204.29 AC

DATA PROVIDED BY DEX BENDER ENVIRONMENTAL CONSULTING ON 05/10/2022.

VERTICAL ELEVATIONS BASED ON: NAVD-88

ATWELL
866.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

FLUCCS MAP

PLAN REVISIONS

1	01/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
2	04/24/23	REVISED PER CLIENT AND COUNTY COMMENTS
3	09/22/23	REVISED PER CLIENT AND COUNTY COMMENTS
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7	09/22/25	REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

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SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

SHEET : 2

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ZONED: AG-2 (LEE COUNTY)
USE:STATE OWNED PRESERVE LANDS

MPD BOUNDARY

UPLAND PRESERVE RESTORATION

30.0' CANAL EASEMENT

PUBLIC TRAIL

N

HT-5

PRESERVE 1

TRACT A

LAKE 4

LAKE 6

LAKE 3

LAKE 1

HT-4

PRESERVE 2

LAKE 2

TRACT B

LAKE 5

LAKE 7

HT-3

HT-2

PRESERVE 4

TRACT C

PRESERVE 5

HT-1

PRESERVE 3

ZONED: AG-2 (LEE COUNTY)
USE: STATE OWNED PRESERVE LANDS

ZONED: AG-2 (LEE COUNTY)
USE:VACANT RESIDENTIAL; OPEN STORAGE

ZONED: AG-2 (LEE COUNTY)
USE: VACANT RESIDENTIAL

BONITA BEACH ROAD
(4-LANE COUNTY-MAINTAINED ARTERIAL)

ZONED: RPD/CPD
USE:RESIDENTIAL/GOLF COURSE (PALMIRA)

ZONED: RPD/CPD
USE: RESIDENTIAL (PALMIRA)

LEGEND

- HT-1: HERITAGE TREE (22" DBH SLASH PINE)
- HT-2: HERITAGE TREE (22" DBH SLASH PINE)
- HT-3: HERITAGE TREE (20.4" DBH SLASH PINE)
- HT-4: HERITAGE TREE (23.2" DBH LIVE OAK)
- HT-5: HERITAGE TREE (21.5" DBH LIVE OAK)

GENERAL NOTES

1. HERITAGE TREE LOCATIONS BASED ON PENINSULA ENGINEERING'S JANUARY 2021 AND ATWELL OCTOBER 2025 BONITA RANCH LISTED SPECIES AND ENVIRONMENTAL DATA.

VERTICAL ELEVATIONS BASED ON: NAVD-88

ATWELL
866.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

AERIAL MAP

PLAN REVISIONS

1	07/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
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0 100 200 400
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

SHEET : 3

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SITE SUMMARY:

FUTURE LAND USE: URBAN FRINGE COMMUNITY DISTRICT AND RESOURCE PROTECTION
EXISTING ZONING DESIGNATION: AG-2; IPD (LEE COUNTY); AG-2
EXISTING LAND USE: EXCAVATION; MINING; VACANT
PROPOSED ZONING DESIGNATION: MPD
GROSS AREA: 204.3 ACRES
COMMERCIAL ACREAGE = 7.3 AC
RESIDENTIAL ACREAGE = 197.0 AC

MAXIMUM DEVELOPMENT POTENTIAL:
299 RESIDENTIAL DWELLING UNITS

OPEN SPACE:
TOTAL REQUIRED: 81.71± ACRES (204.28 ACRES X 0.40)
TOTAL PROVIDED: 113.15± ACRES (55%)

INDIGENOUS PRESERVE:
TOTAL REQUIRED: 40.86± ACRES (81.71 ACRES X 0.50)

INDIGENOUS PRESERVE PROVIDED PURSUANT TO LDC SECTION 3-417(b)(4)(a):

PRESERVE 1 PROVIDED: 3.77 AC + 1.77 AC UPLAND PRESERVE RESTORATION = 5.54 AC

PRESERVE 2 PROVIDED: 5.22 AC

PRESERVE 3 PROVIDED: 7.93 AC

PRESERVE 4 PROVIDED: 23.32 AC

PRESERVE 5 PROVIDED: 1.19 AC

TOTAL PROVIDED: ± 43.20 ACRES

DEVIATIONS:

1. FROM LDC SECTION 3-331(d)(3)(a), MAXIMUM LAKE DEPTH
2. FROM LDC SECTION 3-331(d)(4), LAKE BANK SLOPES
3. FROM LDC SECTION 3-331(d)(4) & 3-420(1), SINUOUS LAKE SHORE
4. FROM LDC SECTION 4-1665(d)(1), MODEL HOMES
5. FROM LDC SECTION 4-1732(4)(n)1. AND 2., REQUIRED PARKING
6. FROM LDC SECTION 4-1892(7), SIDE YARD ENCROACHMENTS
7. FROM LDC SECTION 6-111(b)(1), TEMPORARY ANNOUNCEMENT SIGNS
8. FROM LDC SECTION 3-330, DRAINAGE EASEMENT

GENERAL NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES EXCEPT WHERE A DEVIATION HAS BEEN APPROVED.

2. ALL ACREAGES AND RESIDENTIAL/COMMERCIAL TRACT LINES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O., OR PLAT APPROVAL IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE (LDC). THE MINIMUM REQUIRED OPEN SPACE WILL BE MET PER THE URBAN FRINGE COMMUNITY FUTURE LAND USE CATEGORY BASED UPON THE FINAL ACREAGE OF THE PD AREA.

RESIDENTIAL - PROPERTY DEVELOPMENT REGULATIONS

PROPERTY DEVELOPMENT REGULATIONS

LAND USES	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. FRONT (STREET) SETBACKS[1,2,3] (FT)	MIN. SIDE SETBACK (FT)	MIN. REAR LOT SETBACK (FT)	MIN. SETBACK FROM WATERBODY[4] (FT)	MIN. ACCESSORY STRUCTURE SIDE SETBACK (FT)	MIN. ACCESSORY STRUCTURE REAR SETBACK[4] (FT)	MIN. PRESERVE SETBACK (FT)	BUILDING SEPARATION (FT)	MAX. BUILDING HEIGHT (FT)	MAX. LOT COVERAGE (%)
SINGLE-FAMILY DETACHED	3,500	35	100	20	5	10	20	5	5	30	10	35	70
TWO-FAMILY ATTACHED	3,000	30	100	20	0 OR 5	10	20	5	5	30	10	35	70
TOWNHOUSE	1,800	18	100	20	0 OR 5	10	20	5	5	30	1/2 BH	45	70
MULTI-FAMILY BUILDING	10,000	100	100	20	10	10	20	5	5	30	1/2 BH	45	70
ZERO-LOT LINE	3,500	35	100	20	0 OR 5	10	10	5	5	30	10	35	70
CLUBHOUSE/AMENITY SITE[4]	10,000	100	100	20	10	10	0	5	0	30	20	45	70

NOTES:
1. FRONT SETBACK FOR SIDE-LOADED GARAGES IS REDUCED TO 10 FEET.
2. ON CORNER LOTS THE SECONDARY STREET SETBACK IS 10 FEET.
3. SETBACK IS MEASURED FROM EDGE OF PAVEMENT.
4. SETBACK FROM A LAKE OR WATERBODY FOR ALL PRINCIPAL AND ACCESSORY USES MAY BE ZERO (0') PER DEVIATION 8.
5. SETBACK FROM THE PLANNED DEVELOPMENT PERIMETER BOUNDARY IS 15 FEET OR ½ THE BUILDING HEIGHT, WHICHEVER IS GREATER.
6. PRESERVE SETBACK FOR HABITABLE STRUCTURES IS 30 FEET. NON-HABITABLE STRUCTURES WHICH ARE CLOSER THAN 30 FEET SHALL BE SUBJECT TO SPECIAL MITIGATION MEASURES DETERMINED BY THE BONITA SPRINGS FIRE CONTROL AND RESCUE DISTRICT.

COMMERCIAL - PROPERTY DEVELOPMENT REGULATIONS

PROPERTY DEVELOPMENT REGULATIONS

LAND USE	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. FRONT (STREET) SETBACKS[1] (FT)	MIN. SIDE SETBACK (FT)	MIN. REAR LOT SETBACK (FT)	MIN. SETBACK FROM WATERBODY (FT)	MIN. ACCESSORY STRUCTURE SIDE SETBACK (FT)	MIN. ACCESSORY STRUCTURE REAR SETBACK (FT)	MIN. PRESERVE SETBACK (FT)	BUILDING SEPARATION (FT)	MAX. BUILDING[2] HEIGHT (FT)	MAX. LOT COVERAGE (%)
RETAIL / OFFICE	10,000	100	100	20 (STREET)/ 25 (BONITA BEACH RD)	15	20	20	10	10	30	1/2 BH	45	70%

NOTES:
1. SETBACK IS MEASURED FROM EDGE OF PAVEMENT.
2. MAXIMUM BUILDING HEIGHT MAY BE INCREASED TO UP TO 55 FEET IN HEIGHT FOR RETAIL PROVIDED THAT ALL REQUIRED SETBACKS ARE INCREASED BY 1-FOOT FOR EACH ADDITIONAL FOOT THAT EXCEEDS 45 FEET IN HEIGHT FOR RETAIL.
3. SETBACK FROM THE PLANNED DEVELOPMENT PERIMETER BOUNDARY IS 15 FEET OR ½ THE BUILDING HEIGHT, WHICHEVER IS GREATER.
4. PRESERVE SETBACK FOR HABITABLE STRUCTURES IS 30 FEET. NON-HABITABLE STRUCTURES WHICH ARE CLOSER THAN 30 FEET SHALL BE SUBJECT TO SPECIAL MITIGATION MEASURES DETERMINED BY THE BONITA SPRINGS FIRE CONTROL AND RESCUE DISTRICT.

VERTICAL ELEVATIONS BASED ON: NAVD-88

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239.405.7777

PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

DEVELOPMENT STANDARDS AND GENERAL NOTES

PLAN REVISIONS

1	07/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
2	4/04/23	REVISED PER CLIENT AND COUNTY COMMENTS
3	09/22/23	REVISED PER CLIENT AND COUNTY COMMENTS
4	02/12/24	REVISED PER CLIENT AND COUNTY COMMENTS
5	05/05/25	REVISED PER CLIENT AND COUNTY COMMENTS
6	07/02/25	REVISED PER CLIENT AND COUNTY COMMENTS
7	09/22/25	REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

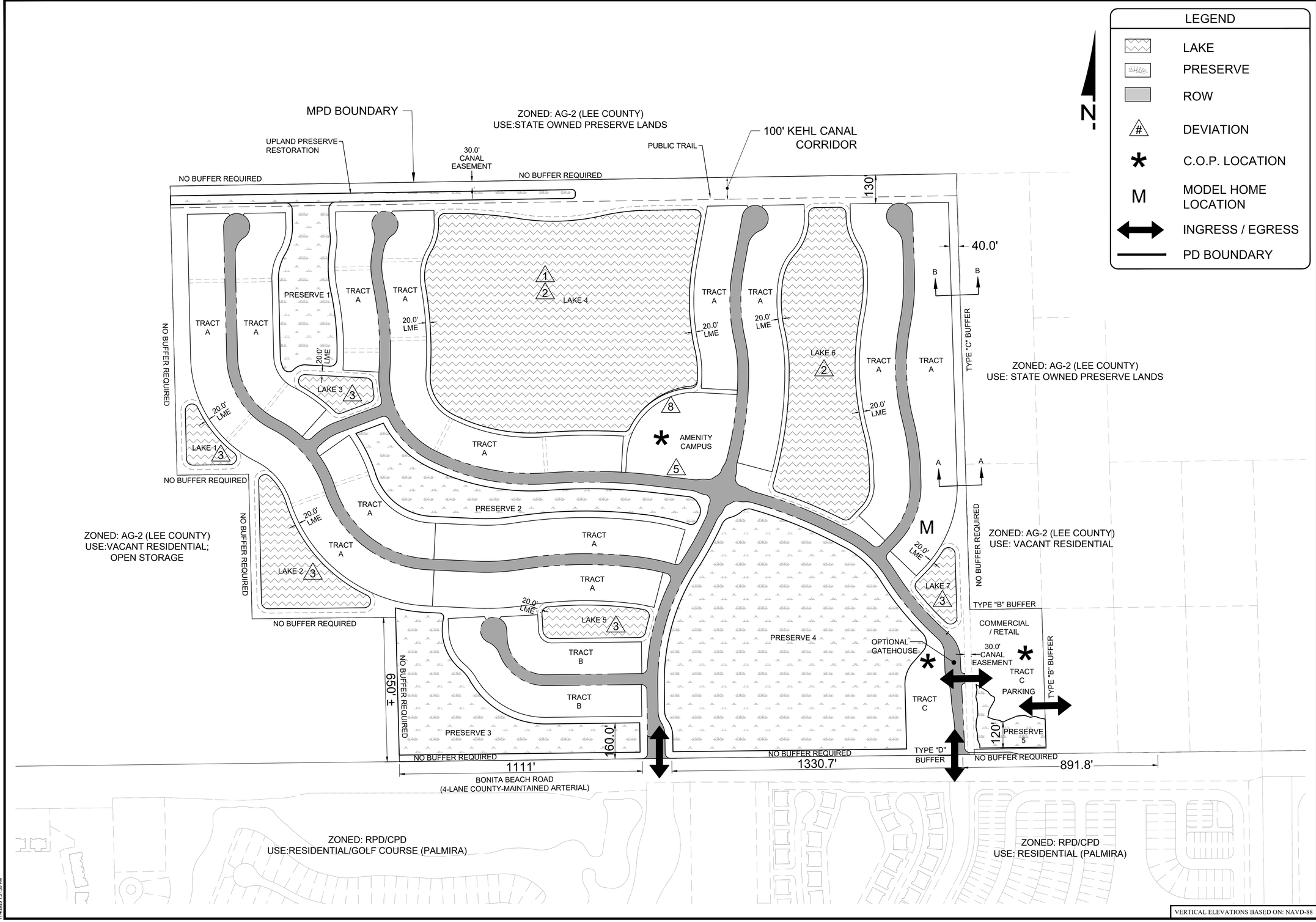
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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

SHEET : 4

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PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

MASTER CONCEPT PLAN

PLAN REVISIONS

1	07/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
2	01/24/23	REVISED PER CLIENT AND COUNTY COMMENTS
3	06/22/23	REVISED PER CLIENT AND COUNTY COMMENTS
4	02/12/24	REVISED PER CLIENT AND COUNTY COMMENTS
5	06/05/25	REVISED PER CLIENT AND COUNTY COMMENTS
6	07/02/25	REVISED PER CLIENT AND COUNTY COMMENTS
7	09/22/25	REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

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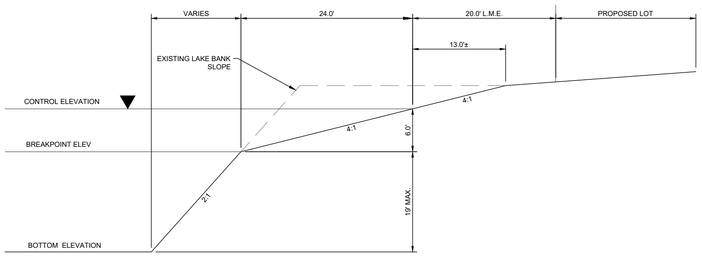
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SET NUMBER: 1116-100-01

SHEET : 5

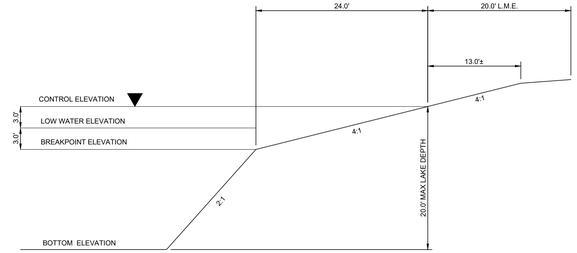
VERTICAL ELEVATIONS BASED ON: NAVD-88

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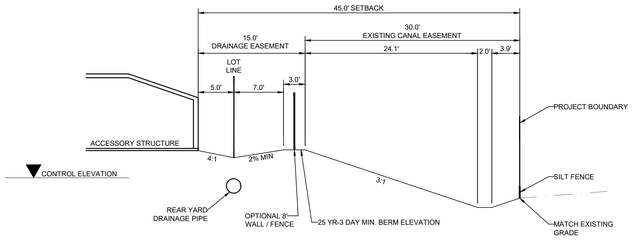
TYPICAL RECLAIMED LAKE SECTION

NTS

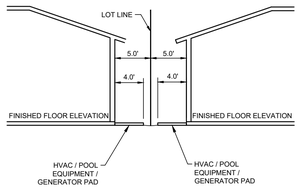


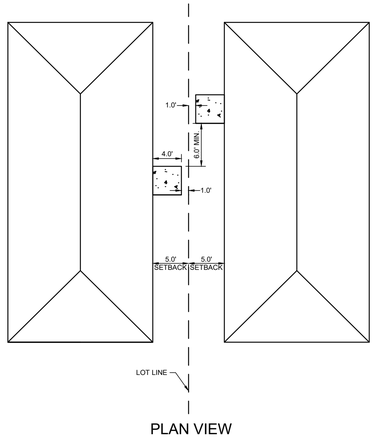
PROPOSED TYPICAL LAKE CROSS SECTION

NTS



SECTION A-A
NTS
EAST ABUTTING DRAINAGE CONVEYANCE SECTION

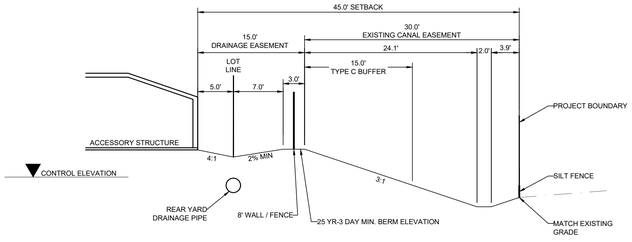




PLAN VIEW

TYPICAL SIDE YARD MECHANICAL ENCROACHMENT SECTION

NTS



SECTION B-B
NTS
EAST ABUTTING DRAINAGE CONVEYANCE ADJACENT TO STATE PRESERVE SECTION

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PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

CROSS SECTIONS

PLAN REVISIONS		
1	07/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
2	04/24/23	REVISED PER CLIENT AND COUNTY COMMENTS
3	09/22/23	REVISED PER CLIENT AND COUNTY COMMENTS
4	02/13/24	REVISED PER CLIENT AND COUNTY COMMENTS
5	05/05/25	REVISED PER CLIENT AND COUNTY COMMENTS
6	07/02/25	REVISED PER CLIENT AND COUNTY COMMENTS
7	09/22/25	REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

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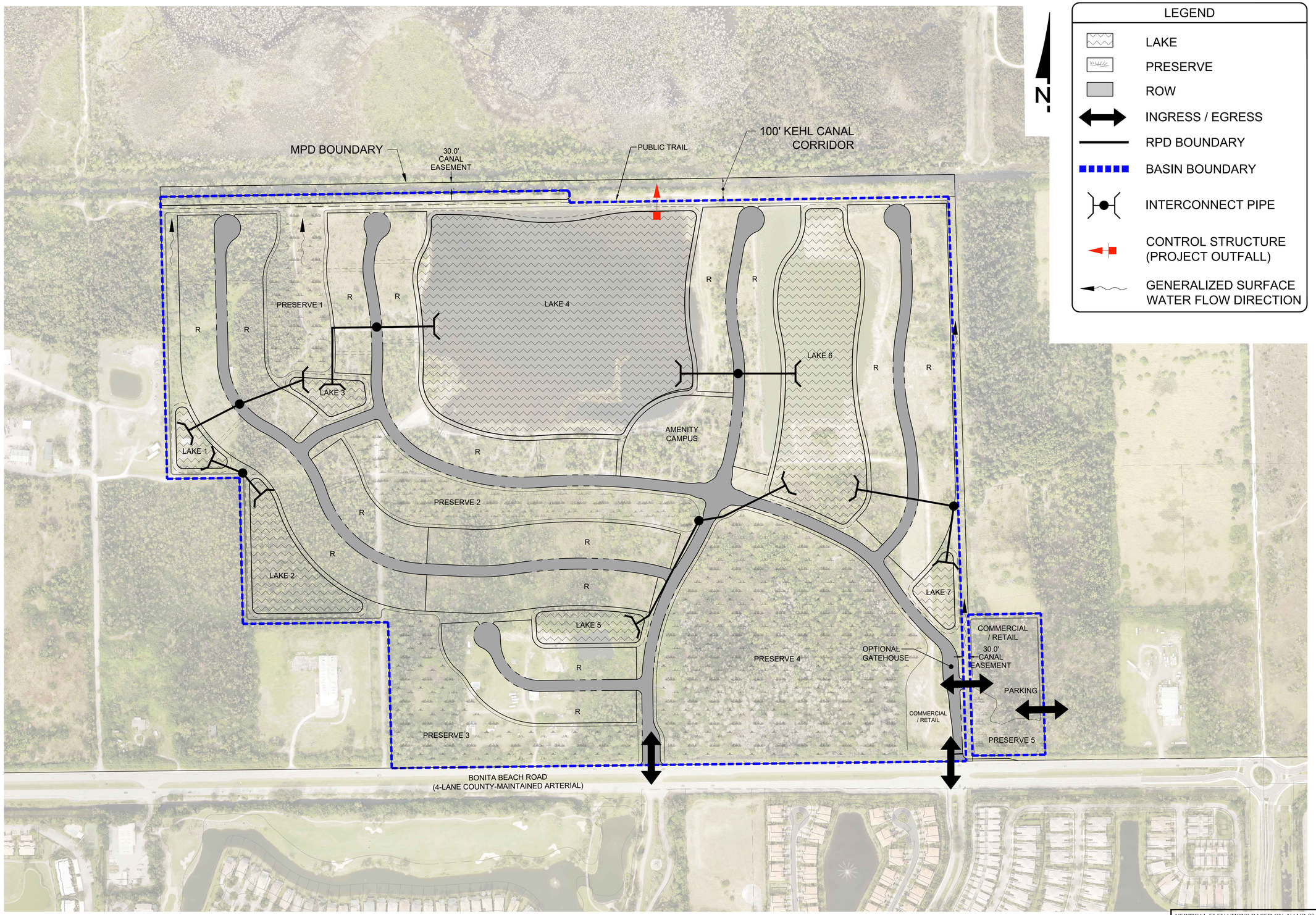
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SET NUMBER: 1116-100-01

SHEET : 6

VERTICAL ELEVATIONS BASED ON: NAVD-88

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LEGEND

- LAKE
- PRESERVE
- ROW
- INGRESS / EGRESS
- RPD BOUNDARY
- BASIN BOUNDARY
- INTERCONNECT PIPE
- CONTROL STRUCTURE (PROJECT OUTFALL)
- GENERALIZED SURFACE WATER FLOW DIRECTION

VERTICAL ELEVATIONS BASED ON: NAVD-88

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239.405.7777

PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

SURFACE WATER MANAGEMENT PLAN

PLAN REVISIONS

1	01/09/23	REVISED PER CLIENT AND COUNTY COMMENTS
2	04/24/23	REVISED PER CLIENT AND COUNTY COMMENTS
3	09/22/23	REVISED PER CLIENT AND COUNTY COMMENTS
4	02/12/24	REVISED PER CLIENT AND COUNTY COMMENTS
5	05/05/25	REVISED PER CLIENT AND COUNTY COMMENTS
6	07/02/25	REVISED PER CLIENT AND COUNTY COMMENTS
7	09/22/25	REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

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SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

SHEET : 7

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BONITA SPRINGS, FLORIDA

COMMUNITY DEVELOPMENT DEPARTMENT

ZONING DIVISION

STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT REZONING

CASE NUMBER: PD25-123670-BOS

HEARING DATE: December 16, 2025

PLANNER: Mike Fiigon II, Senior Planner

APPLICATION SUMMARY:

A. Applicant: Seagate Revana LLC

B. Agent: Alexis Crespo, AICP; RVi Planning & Landscape Architecture

C. Request: To rezone approximately 204 acres (+/-) from the Industrial Planned Development (IPD) and Agricultural (AG-2) zoning districts to a Mixed-Use Planned Development (MPD) zoning district, to develop up to 299 residential dwelling units and 100,000 square feet (+/-) of commercial uses, and to request eight (8) deviations.

D. Location:

1. 33-47-26-00-00001.002A (subject to annexation)
2. 33-47-26-B4-00001.0060
3. 33-47-26-00-00001.0070 (subject to annexation)
4. 33-47-26-00-00001.0090 (subject to annexation)
5. 33-47-26-B3-00001.0100
6. 33-47-26-B4-00001.0120
7. 33-47-26-00-00001.012A (subject to annexation)
8. 33-47-26-00-00001.012C (subject to annexation)
9. 33-47-26-B3-00001.0140
10. 33-47-26-B4-00001.0170
11. 33-47-26-B4-00001.0180
12. 33-47-26-00-00001.019A (subject to annexation)
13. 33-47-26-00-00001.0210 (subject to annexation)
14. 33-47-26-B4-00001.0330
15. 33-47-26-00-00001.0340 (subject to annexation)

16. 33-47-26-B4-00001.0350
17. 33-47-26-B3-00001.0370
18. 33-47-26-B4-00001.0400
19. 33-47-26-B3-00001.0040
20. 33-47-26-B4-00001.0010
21. 33-47-26-00-00001.0220 (subject to annexation)
22. 33-47-26-B3-00001.0260
23. 33-47-26-B4-00001.0360
24. 33-47-26-B4-00001.0160
25. 33-47-26-B4-00001.0050

E. Future Land Use Plan Designation*: Density Reduction Groundwater Resource, Wetlands, Resource Protection

**There are active comprehensive plan amendment applications (CPA25-123666-BOS & CPA25-123814-BOS) to redesignate the project area into the Urban Fringe Community District and Resource Protection Future Land Use Categories. The future land use and comprehensive plan analysis contained in this staff report is based on the proposed adoption of the amendments.*

F. Current Zoning: Industrial Planned Development (IPD) & Agricultural (AG-2)

G. Current Land Use: Residential, Vacant, Mining

By this reference, the Applicant's application in its entirety, including amendments and correspondence, is made part of this record and is available at the City Clerk's and Community Development's Offices.

THE PURPOSE OF PLANNED DEVELOPMENT ZONING

Pursuant to LDC 4-737(g), one of the purposes of a Mixed Use Planned Development (MPD) is to provide for a mixture of uses in order to reduce vehicular trips on the arterial and collector roadway network. This project contains residential and commercial components. A series of criteria are utilized to inform a Staff recommendation on the request. The criteria are found in "Attachment A" to this report.

BACKGROUND:

The properties combined are approximately 204 acres (+/-) and are located in the eastern portion of the City, with frontage along Bonita Beach Road, across from the Palmira community. Currently, approximately 114+/- acres are located within the jurisdictional

boundaries of the City of Bonita Springs while the remaining 90+/- acres are located within unincorporated Lee County. Additionally, the majority of the property still holds Lee County Future Land Use designations of Density Reduction Groundwater Resource (DRGR), Wetlands, and Resource Protection. The Applicant has submitted comprehensive plan amendment applications (CPA25-123666-BOS & CPA25-123814-BOS) and annexation petitions (ANX25-123909-BOS, ANX25-123916-BOS, and ANX25-123918-BOS) to bring the entire project boundary into the City limits of Bonita Springs and to provide it with future land use categories found within the City's Comprehensive Plan (aka the Bonita Plan). This zoning Staff report contains analysis based on the proposed future land use categories of Urban Fringe Community District and Resource Protection for the project area. These comprehensive plan amendments were thoroughly reviewed by Staff and a copy of the report can be found as Attachment C.

Approximately 40 acres of the project area is zoned Industrial Planned Development (IPD) and is the site of earth mining operations for fill dirt and lime rock and includes an allowance for blasting. Another 47 acres (+/-) received special exception approval from Lee County to allow for mining and excavation activities, but no blasting. The remainder of the project area is either vacant or contains single-family residential uses.

The project was reviewed by multiple disciplines (Engineering, Surveying, Environmental, Bike-Ped, Traffic, Planning/Zoning, as well as Lee County Natural Resources, Lee County Department of Transportation and Lee County Community Development) and the analysis and conditions established in this report are the result of their reviews and findings.

Uses: As part of the request, the Applicant is proposing two residential tracts (A & B) and a commercial tract (Tract C—split between two areas) with the following uses:

Residential Tract A

Accessory uses and structures
Administrative offices
Consumption on Premises
Clubs
    Country
    Private
Dwelling units:
    Single-Family
    Zero-Lot Line
Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
    Water Retention
Food and Beverage Services, accessory only to Club
Health Club or Spa, accessory only to Club

Models:
- Display Center/Sales Center
- Model Home
- Model Unit

Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
- Personal
- Private – On-Site

Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Residential Tract B

Accessory uses and structures
Administrative offices
Consumption on Premises
Clubs:
- Country
- Private

Dwelling units:
- Single-Family
- Two-Family Attached
- Townhouse
- Zero-Lot Line
- Multi-Family Building

Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
- Water Retention

Food and Beverage Services, Limited to use of a club
Health Club or Spa, accessory only to Club
Models:
- Display Center/Sales Center
- Model Home
- Model Unit

Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
- Personal
- Private – On-Site

Residential Accessory Uses

Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Commercial Tract C

Administrative offices
Animals: Clinic
ATM (automatic teller machine)
Auto parts store, no installation service
Bait and tackle shop
Banks and financial establishments (4-408(c)(3)): Group I
Boats:
    Boat parts store
Business services (4-408(c)(5)):
    Group I
Cleaning and maintenance services (4-408(c)(7))
Clothing stores, general (4-408(c)(8))
Clubs: Country, Commercial, Fraternal, Membership organization and Private Consumption on premises
Convenience food and beverage store
Day care center, adult, child
Drive-through facility for any permitted use
Drugstore, pharmacy
Entrance gates and gatehouse
Essential services
Essential service facilities (4-408(c)(13)):
    Group I
    Group II
Excavation:
    Water Retention
Fire station
Food and beverage service, limited
Food stores (4-408(c)(16)):
    Group I only
Government maintenance facility
Hardware store
Health care facility (4-408(c)(19)):
    Group I
    Group IV
Hobby, toy, game shops (4-408(c)(20))
Household and office furnishings (4-408(c)(21)):
    Group I
    Group II
Laundry or dry cleaning (4-408(c)(22)): Group I
Lawn and garden supply store
Library

Nonstore retailers (4-408(c)(28)), all groups
Package store
Parks (4-408(c)(30)):
    Groups I
    Group II
    Group III
Parking lot:
    Accessory
    Temporary
Personal services (4-408(c)(31)):
    Group I
    Group II
    Group III
    Group IV
Pet shop
Pharmacy
Place of worship
Plant nursery
Police or sheriff's station
Recreation facilities
    Commercial (4-408(c)(35)):
    Group I
    Group III
    Group IV
    Personal
Religious facilities
Rental or leasing establishments:
    Group I
    Group II
Repair shops (4-408(c)(37)):
    Group I
Residential accessory uses (4-408(c)(39))
Restaurants (4-408(c)(40)):
    Group I
    Group II
    Group III
Signs in accordance with chapter 6
Specialty retail shops (4-408(c)(44)):
    Group I
    Group II
    Group III
Supermarket
Temporary Uses, including Temporary Sales Office, Temporary Construction Office
Variety store
Wireless communication facility

Staff is recommending the following changes to the proposed schedule in strike-thru/underline format as follows:

Residential Tract A

Accessory uses and structures
Administrative offices
Consumption on Premises
Clubs
    Country
    Private
Dwelling units:
    Single-Family
    Zero-Lot Line
Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
    Water Retention
Food and Beverage Services, accessory only to Club
Health Club or Spa, accessory only to Club
Models subject to Division 24 of LDC Chapter 4, unless a deviation is approved:
    Display Center/Sales Center
    Model Home
    Model Unit
Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
    Personal
    Private – On-Site
Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Residential Tract B

Accessory uses and structures
Administrative offices
Consumption on Premises
Clubs:
    Country
    Private
Dwelling units:
    Single-Family
    Two-Family Attached

Townhouse
Zero-Lot Line
Multi-Family Building
Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
Water Retention
Food and Beverage Services, Limited to use of a club
Health Club or Spa, accessory only to Club
Models subject to Division 24 of LDC Chapter 4, unless a deviation is approved:
Display Center/Sales Center
Model Home
Model Unit
Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
Personal
Private – On-Site
Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Commercial Tract C
Administrative offices
Animals: Clinic
ATM (automatic teller machine)
Auto parts store, no installation service
Bait and tackle shop
Banks and financial establishments (4-408(c)(3)): Group I
Boats:
Boat parts store
Business services (4-408(c)(5)):
Group I
Cleaning and maintenance services (4-408(c)(7))
Clothing stores, general (4-408(c)(8))
Clubs: Country, Commercial, Fraternal, Membership organization and Private Consumption on premises
Convenience food and beverage store
Day care center, adult, child
Drive-through facility for any permitted use (subject to Condition 1e)
Drugstore, pharmacy
Entrance gates and gatehouse
Essential services

Essential service facilities (4-408(c)(13)):
- Group I
- Group II

Excavation:
- Water Retention

Fire station
Food and beverage service, limited
Food stores (4-408(c)(16)):
- Group I only

Government maintenance facility
Hardware store
Health care facility (4-408(c)(19)):
- Group I
- Group IV

Hobby, toy, game shops (4-408(c)(20))
Household and office furnishings (4-408(c)(21)):
- Group I
- Group II

Laundry or dry cleaning (4-408(c)(22)): Group I
Lawn and garden supply store
Library
Nonstore retailers (4-408(c)(28)), all groups
Package store
Parks (4-408(c)(30)):
- Groups I
- Group II
- ~~Group III~~

Parking lot:
- Accessory
- Temporary

Personal services (4-408(c)(31)):
- Group I
- Group II
- Group III
- Group IV (no bail bonding or similar uses)

Pet shop
Pharmacy
Place of worship
Plant nursery
Police or sheriff's station
Recreation facilities
- Commercial (4-408(c)(35)):
- Group I
- Group III
- Group IV
- Personal

Religious facilities
Rental or leasing establishments:
    Group I
    Group II
Repair shops (4-408(c)(37)):
    Group I
~~Residential accessory uses (4-408(c)(39))~~
Restaurants (4-408(c)(40)):
    Group I
    Group II
    Group III
Signs in accordance with chapter 6
Specialty retail shops (4-408(c)(44)):
    Group I
    Group II
    Group III
Supermarket
Temporary Uses, including Temporary Sales Office, Temporary Construction Office
Variety store
Wireless communication facility

Property Development Regulations: The Applicant is proposing the following development regulations for the project's residential and commercial tracts:

Residential Property Development Regulations

Land Uses	*Min. Lot Area (SF)*	*Min. Lot Width (FT)*	*Min Lot Depth (FT)*	*Min Front (Street) Setbacks (1,2,3) (FT)*	*Min Side Setback (FT)*	*Min Rear Lot Setback (FT)*	*Min. Setback From Waterbody (4)(FT)*	*Min. Accessory Structure Side Setback (FT)*	*Min. Accessory Structure Rear Setback (4) (FT)*	*Min Preserve Setback (FT)*	*Building Separation (FT)*	*Max.. Building Height (FT)*	*Max. Lot Coverage (%)*
Single Family (Detached)	*3,500*	*35*	*100*	*20*	*5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Two Family Attached	*3,000*	*30*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Townhouse	*1,800*	*18*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*1/2 Building Height*	*45*	*70*
Multi-Family	*10,000*	*100*	*100*	*20*	*10*	*10*	*20*	*5*	*5*	*30*	*½ Building Height*	*45*	*70*
Zero-Lot Line	*3,500*	*35*	*100*	*20*	*0 or 5*	*10*	*10*	*5*	*5*	*30*	*10*	*35*	*70*
Clubhouse/ Amenity Site (4)	*10,000*	*100*	*100*	*20*	*10*	*10*	*0*	*5*	*0*	*30*	*20*	*45*	*70*

Notes:
1. Front setback for side-loaded garage is reduced to 10ft
2. On corner lots, the secondary street setback is 10ft
3. Setback is measured from the edge of pavement
4. Setback from a lake or waterbody for all principal and accessory structures may be reduced to 0 feet, per Deviation 8.
5. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater.
6. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District.

Commercial Property Development Regulations

Land Use	Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Lot Depth (FT)	Min. Front (Street) Setbacks (1) (FT)	Min. Side Setback (FT)	Min. Rear Lot Setback (FT)	Min. Setback From Waterbody (FT)	Min. Accessory Structure Side Setback (FT)	Min. Accessory Structure Rear Setback (FT)	Min. Preserve Setback (FT)	Building Separation (FT)	Max. Building Height (2)(FT)	Max. Lot Coverage (%)
Retail/Office	10,000	100	100	20 (Street)/25 (Bonita Beach Road)	15	20	20	10	10	30	½ Building Height	45	70

Notes:

1. Setback is measured from edge of pavement
2. Maximum building height may be increased up to 55 feet in height for retail, provided that all required setbacks are increased by 1-foot for each additional foot that exceeds 45 in height for retail.
3. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater.
4. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District.

Staff does not object to the proposed development regulations, but is recommending the following modifications in order to provide additional clarity:

Residential Property Development Regulations

Land Uses	*Min. Lot Area (SF)*	*Min. Lot Width (FT)*	*Min Lot Depth (FT)*	*Min Front (Street) Setbacks (1,2,3) (FT)*	*Min Side Setback (FT)*	*Min Rear Lot Setback (FT)*	*Min. Setback From Waterbody (4)(FT)*	*Min. Accessory Structure Side Setback (FT)*	*Min. Accessory Structure Rear Setback (4) (FT)*	*Min Preserve Setback (FT)*	*Building Separation (FT)*	*Max.. Building Height (FT)*	*Max. Lot Coverage (%)*
Single Family (Detached)	*3,500*	*35*	*100*	*20*	*5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Two Family Attached	*3,000*	*30*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Townhouse	*1,800*	*18*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*1/2 Building Height*	*45*	*70*
Multi-Family	*10,000*	*100*	*100*	*20*	*10*	*10*	*20*	*5*	*5*	*30*	*½ Building Height*	*45*	*70*
Zero-Lot Line	*3,500*	*35*	*100*	*20*	*0 or 5*	*10*	*10*	*5*	*5*	*30*	*10*	*35*	*70*
Clubhouse/ Amenity Site (4)	*10,000*	*100*	*100*	*20*	*10*	*10*	*0*	*5*	*0*	*30*	*20*	*45*	*70*

Notes:

1. Front setback for side-loaded garage is reduced to 10ft
2. On corner lots, the secondary street setback is 10ft
3. Setback is measured from the edge of pavement
4. Setback from a lake or waterbody for all principal and accessory structures may be reduced to 0 feet, per Deviation 8.
5. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater. Setbacks on lands directly adjacent to or abutting property owned by Lee County, South Florida Water Management District, or the state of Florida (TIITF) may be subject to additional setback provisions if required by the aforementioned agencies or their successors.
6. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District, pursuant to LDC 3-417(b)(6).

Commercial Property Development Regulations

Land Use	Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Lot Depth (FT)	Min. Front (Street) Setbacks (1) (FT)	Min. Side Setback (FT)	Min. Rear Lot Setback (FT)	Min. Setback From Waterbody (FT)	Min. Accessory Structure Side Setback (FT)	Min. Accessory Structure Rear Setback (FT)	Min. Preserve Setback (FT)	Building Separation (FT)	Max. Building Height (2)(FT)	Max. Lot Coverage (%)
Retail/Office	10,000	100	100	20 (Street)/25 (Bonita Beach Road)	15	20	20	10	10	30	½ Building Height	45	70

Notes:

1. Setback is measured from edge of pavement
2. Maximum building height may be increased up to 55 feet in height for retail, provided that all required setbacks are increased by 1-foot for each additional foot that exceeds 45 in height for retail.
3. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater. Setbacks on lands directly adjacent to or abutting property owned by Lee County, South Florida Water Management District, or the state of Florida (TIITF) may be subject to additional setback provisions if required by the aforementioned agencies or their successors.
4. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District, pursuant to LDC 3-417(b)(6).

Deviations: Eight (8) deviations are being requested as part of the rezoning petition. The request language, Applicant justifications, and Staff responses are shown below.

Deviation Request #1: Seeking relief from LDC 3-331(d)(3)(a), which requires stormwater retention/detention lakes to have a maximum depth of 20 feet below control elevation to allow for a maximum depth of 40 feet for the existing mining lakes.

Applicant Justification: *The property has historically been utilized as a mining and excavation operation, which has resulted in excavation activities occurring on the property to a maximum depth of 40+/- feet. This deviation is sought only for the mine lakes that are created by the active mining operation. This deviation is not applicable to any new non-mine lakes excavated for purposes of providing stormwater management, which will maintain a maximum depth of 20 feet per the LDC. This deviation simply memorializes existing conditions that were not created by the Applicant.*

Staff Analysis: Staff recommends **approval** of this deviation request since it is narrowly-scoped and applies only to the existing mining lakes that were approved by Lee County. All new stormwater retention/detention lakes are subject to current LDC requirements.

Deviation Request #2: Seeking relief from LDC 3-331(d)(4), which requires a 4:1 (H:V) maximum slope between the top of bank and 6 feet below average wet season water, to allow for the placement of riprap in accordance with LDC 7-359(g) and the MCP typical section, and/or installation of a seawall that can replace the 4:1 slope in accordance with LDC 7-359(b)(1) and MCP typical section for the existing mining lakes.

Applicant Justification: *This deviation applies to the lake bank slopes of the mining lakes associated with the previous mining and excavation operations. The two (2) large existing mining lakes are the result of historical mining activities.*

In order to achieve the lake bank slopes required by LDC Section 3-331(d)(4), additional excavation of the mining lakes slopes will be completed to a depth of 6-feet below the average wet season water table, with a 4:1 slope being excavated landward to a top of bank elevation. The addition of riprap or seawall as requested by this deviation would allow for the 4:1 slope to be protected adjacent to the proposed development area. The maximum length/percentage of shoreline length for the seawall will be 2.52% or 354.95 ft. Without the requested deviation, the 4:1 slope mine lake slope would be susceptible to erosion and destabilization from wind driven wave activity over the large mine lake area and could pose a potential threat to the health, safety, and welfare of future property owners along the slopes of the mine lakes. By providing the ability to better stabilize the mine lake banks during large storm events, the mine lakes will be enhanced for stability as part of the proposed planned development.

Staff Analysis: This is another deviation that is narrowly scoped in that it only affects the existing mining lakes. Due to the size of the lakes (over a million square feet), protecting the bank from destabilization and erosion is appropriate as a way to protect the 4:1 slope. Staff recommends **approval** of this deviation for the mining lakes only, subject to Condition 2e.

Deviation Request #3: Seeking relief from LDC 3-331(d)(4) & LDC 3-420(1), which requires sinuous design of shorelines of retention areas, to allow for non—sinuous lake shoreline for lakes identified on the master concept plan.

Applicant Justification: *The Applicant is requesting approval of this deviation due to the spatial constraints associated with a heavily impacted site that contains existing mining lakes as well as a 100' canal easement the deviation is necessary to provide sufficient developable area that meets the proposed setbacks as well additional 31 +/- acres or 15% over the code required minimum open space of 40%. The non-sinuous lakes will exceed LDC Code requirements for littoral planting providing a minimum of three (3) native wetland herbaceous plants per linear foot of lake shoreline and 10% of each lake shoreline dedicated as feeding shelves at a 10:1 slope. All lakes will meet the requirements regarding littorals identified in the Comprehensive Plan for the Urban Fringe Community, identified in the LDC and other code requirements, except where the deviation is being requested.*

Furthermore, as identified in the proposed conditions and as shown in the supplemental plan view exhibit the non-sinuous lake shorelines littorals shall be planted in an undulating pattern to mimic a sinuous shoreline. This would meet the intent of the LDC and Urban Fringe Community designation requirement by exceeding the one plant per linear foot of

lake shoreline requirement. The undulating plantings will not impact the lake ecology but instead would create a greater feeding area for water-dependent avian species than would have been achieved through linear plantings along a non-sinuous lake shoreline. The developer will work with the City to establish a littoral planting plan that meets the intent of the sinuosity requirement.

Approval of this deviation will not negatively impact public health, safety or welfare as the proposed condition of undulating littoral plantings will achieve the intent of the sinuous lake shoreline requirement both within the LDC and the Comprehensive Plan as it will provide a greater number of herbaceous plants within the littoral zones and feeding shelf areas for water dependent avian species.

Staff Analysis: The deviation applies to Lakes 1,2,3,5, and 7 as shown on Page 5 of the master concept plan. The Applicant has exceeded the code requirement for open space by an additional 15% and as such, specific areas have been identified as suitable for new water management lakes. In order to provide adequate storage as well as adequate developable land for the project, these lakes would not be dug in a sinuous manner. However, sinuosity can be achieved with the required littoral plantings, of which the Applicant has agreed to plant more than the minimum amount required. Planting the littorals in an undulating pattern will increase the area used by wading birds for feeding in certain areas and would not negatively impact the development tracts or the surrounding area. Staff recommends **approval** of this deviation request, pursuant to Condition 4b.

Deviation Request #4: Seeking relief from LDC 4-1665(d)(1), which allows for model homes for a period of time not exceeding three (3) years from the date of issuance of a certificate of occupancy (CO), to allow for five (5) years from the date of CO issuance.

Applicant Justification: *Approval of this deviation will allow for the model homes to remain open for a longer period of time, which allows for the MPD to continue sales throughout the duration of the project build-out. As noted above this is a relatively large project of "higher end" custom homes, and sales may span multiple real estate cycles.*

Staff Analysis: This deviation has typically been associated with residential projects of a larger size and/or a higher unit count. However, LDC 4-1665(d)(1)(a) would allow for the Applicant to apply for an extension of the timeline regardless. The impact of the model homes is internal to the site and wouldn't negatively impact the health, safety or welfare of the general public. Hours of operation can be established as part of the local development order process to aid in ensuring minimal impact to the project's residents. Staff recommends **approval** of this deviation request.

Deviation Request #5: Seeking relief from LDC 4-1732(4)(n)(1) & (2), which requires Recreation Facilities (indoor—gymnasiums, health clubs and similar uses wherein large floor areas are required to accommodate equipment) to be parked at a rate of four parking spaces per 1,000 square feet of floor and one space per 100 square feet of floor area for

uses not specifically listed, to instead allow for a parking rate of one space per 1,000 square feet of floor area.

Applicant Justification: *The Applicant is requesting approval of this deviation in order to to reduce unnecessary impervious areas within the MPD, as well as encourage and facilitate non-vehicular travel such as walking and biking to the amenity center.*

Operationally the existing LDC minimum parking requirements for an amenity center do not contemplate a private amenity center for a residential community. The minimum parking requirement of either 1 space per 250 sf or 1 space per 100 sf depending on use is based on commercial indoor recreational uses like YMCA and Dave & Buster's where increased vehicular use is envisioned. The reduction of parking needs by the residential amenity center is remedied by the fact that the majority, approximately 70%, of the dwelling units will be within ¼ of a mile of the recreational facilities, which is generally accepted as "within walking distance." Given these design provisions, the reduced recreational parking spaces for the private, on-site recreational uses is appropriate as a majority of the residents will either walk, bike or use golf carts to get to the amenity center.

Placing the commercial parking requirements on a residential amenity center creates unnecessary parking that will consume a large amount of land as it also requires the expansion of typical vehicular use areas such as drive aisles. It requires expensive maintenance. It creates runoff and flooding problems. It makes communities less walkable by requiring walkers to traverse a desert of parking that may never be used. It constitutes a colossal subsidy to those who drive cars, at the expense of anyone who doesn't. Lifestyles are changing and traditional parking ratios are outdated. The City's comprehensive plan and LDC encourage and promote walkability, connectivity, pedestrian activity, and complete streets as being proposed by this development. Approval of this deviation will not negatively impact public health, safety, or welfare but would allow for a design that is more inviting to pedestrian traffic within this community.

Staff Analysis: Staff does not disagree with the analysis provided by the Applicant and encourages multiple modes of travel to the amenity center for the residential portion of the project. However, recreational uses are also proposed on the schedule of uses for the commercial tract, outside of the residential portion of the development. Staff does not support this deviation to extend into the commercial tract. Staff recommends **approval** of the deviation request for the residential amenity center only.

Deviation Request #6: Seeking relief from LDC 4-1892(7), which permits a 3.5-foot encroachment into a side yard setback when a setback is 7.5 feet or greater, to allow more than a 3.5-foot encroachment within a 5-foot side yard setback.

Applicant Justification: *A 5-foot side yard setback is standard industry setback for a single-family residential lot. Industry practice is to maintain 6 to 12 inches of separation for house foundation and mechanical equipment pads. For context, generators that run*

on natural gas must provide a greater separation based on Florida Building Code and the minimum width required for a concrete pad to contain pool equipment is 40 inches with a pool heater; thus the required code separation cannot be met for industry standard side yard setbacks of 5 feet.

The Applicant proposes to maintain a 1-foot minimum side yard setback and 6-foot minimum separation (front to back) between mechanical equipment pads on adjacent houses to allow for a meandering side yard drainage flow and associated maintenance. A Homeowners Association (HOA) will be enacted for the residential community, which will be responsible for maintaining landscaping, irrigation and drainage on the individual single-family lots. This mechanism will ensure the HOA will be able to maintain proper drainage and there will be no adverse impacts to the future MPD.

At the time of local development order approval, site and drainage plans must be submitted that show the location of mechanical equipment on the property and adjacent properties with full measurements to demonstrate compliance with this condition for properties that utilize the reduced setback.

Staff Analysis: With regards to the residential planned development portion of this project, LDC 4-737(b)(2) states *It is also the intent of these districts to provide a property owner or land developer with a development technique that can increase residential density and its ancillary development in areas designated by the Bonita Plan, provided that the proposed development shall be completely independent of city subsidized facilities and services, and that the project will not have an adverse economic, environmental, fiscal or social impact to its surrounding environs or to the city.* One of the more popular development techniques to accomplish this is by clustering the residences. Cluster housing can be found in various planned developments in the City such as Bonita Bay, Pelican Landing, Village Walk, Valencia, Bonita National, and Bonita del Sol. In those developments, the mechanical equipment encroachments are handled in a similar fashion to what is being proposed by this Applicant. Due to the close proximity of one residential unit to another, there is a premium placed on offsetting adjacent mechanical equipment pads in order to allow for suitable drainage. Staff recommends **approval** of this deviation, subject to the drainage plan requirements. If a suitable drainage plan is not established, mechanical equipment will not be permitted to encroach into the 5-foot side yard setback.

Deviation Request #7: Seeking relief from LDC 6-111(b)(1), which limits temporary announcement signs to one sign per frontage, not to exceed 32 square feet and 6 feet in height, to allow for a maximum of two sings along the Bonita Beach Road frontage.

Applicant Justification: *Approval of this deviation will assist in providing enhanced awareness of the community for the traveling public due to the property's location on an arterial roadway with significant distance between both project entrances. This is also appropriate considering the substantial frontage on Bonita Beach Road.*

Staff Analysis: The property has almost 3,000 feet of frontage along Bonita Beach Road. The current sign code would allow two permanent monument signs to be placed along the frontage of any property that exceeds 2,000 feet, and as such, Staff does not object to allowing two temporary signs to be visible along Bonita Beach Road. Staff recommends **approval** of this deviation request.

Deviation Request #8: Seeking relief from LDC 3-330, which requires a 20-foot-wide easement for a watercourse, drainageway, canal, lake, pond, or stream; to allow a 0-foot-wide easement, where a bulkhead treatment is provided or where an accessory structure such as a viewing platform protrudes into the waterbody. This deviation shall apply to the amenity sites within the MPD.

Applicant Justification: *This deviation will enhance the design of the MPD by allowing amenity sites to be located closer to waterbodies. This creates an attractive feature that is commonly found in master-planned residential subdivisions. Furthermore, this would promote pedestrian activity by providing a destination that connects pedestrians and water which has been shown to increase the interest in walking and biking. Approval of this deviation will not negatively impact the public health, safety, or welfare as the design will ensure access for maintenance of the lake.*

Staff Analysis: Staff encourages interactions with the water features in a safe and secure way. Walkways, piers, bike paths are all uses that can typically be permitted within these easements. Staff recommends **approval** of this deviation, subject to the Applicant providing appropriate locations and design elements of these features at time of local development order.

CONCLUSIONS:

It is Staff's opinion that the proposed MPD would be appropriate subject to the conditions outlined below. Additional analysis performed by Staff in order to reach this conclusion can be found by reviewing "Attachment A."

RECOMMENDATION:

Staff recommends **APPROVAL** of a Mixed Use Planned Development (MPD) for a maximum of 299 dwelling units, 100,000 square feet of commercial space, and eight (8) deviations, as conditioned below:

Conditions:

1. Development Parameters

a. Maximum Development. The Planned Development is approved for a maximum of 299 residential dwelling units and 100,000 square feet of commercial and office space.

The development is approved for a maximum of 299 single-family dwelling units. However, the unit types may be converted from single family to multi-family at the rate of 1 single family unit per 1.77 multi-family units. In no event shall more than 299 total units be constructed within this development. For the purposes of this conversion "single family" is defined as a single-family detached, zero lot line, and “multi-family” is defined as multiple family buildings, two-family attached, and townhouse dwelling unit types.

b. Uses are permitted as follows and conditioned:

Residential Tract A

Accessory uses and structures
Administrative offices
Consumption on Premises
Clubs
    Country
    Private
Dwelling units:
    Single-Family
    Zero-Lot Line
Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
    Water Retention
Food and Beverage Services, accessory only to Club
Health Club or Spa, accessory only to Club
Models subject to Division 24 of LDC Chapter 4, unless a deviation is approved
    Display Center/Sales Center
    Model Home
    Model Unit
Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
    Personal
    Private – On-Site
Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Residential Tract B

Accessory uses and structures
Administrative offices

Consumption on Premises
Clubs:
    Country
    Private
Dwelling units:
    Single-Family
    Two-Family Attached
    Townhouse
    Zero-Lot Line
    Multi-Family Building
Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
    Water Retention
Food and Beverage Services, Limited to use of a club
Health Club or Spa, accessory only to Club
Models subject to Division 24 of LDC Chapter 4, unless a deviation is approved:
    Display Center/Sales Center
    Model Home
    Model Unit
Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
    Personal
    Private – On-Site
Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Commercial Tract C
Administrative offices
Animals: Clinic
ATM (automatic teller machine)
Auto parts store, no installation service
Bait and tackle shop
Banks and financial establishments (4-408(c)(3)): Group I
Boats:
    Boat parts store
Business services (4-408(c)(5)):
    Group I
Cleaning and maintenance services (4-408(c)(7))
Clothing stores, general (4-408(c)(8))
Clubs: Country, Commercial, Fraternal, Membership organization and Private

Consumption on premises
Convenience food and beverage store
Day care center, adult, child
Drive-through facility for any permitted use (subject to Condition 1e)
Drugstore, pharmacy
Entrance gates and gatehouse
Essential services
Essential service facilities (4-408(c)(13)):
    Group I
    Group II
Excavation:
    Water Retention
Fire station
Food and beverage service, limited
Food stores (4-408(c)(16)):
    Group I only
Government maintenance facility
Hardware store
Health care facility (4-408(c)(19)):
    Group I
    Group IV
Hobby, toy, game shops (4-408(c)(20))
Household and office furnishings (4-408(c)(21)):
    Group I
    Group II
Laundry or dry cleaning (4-408(c)(22)): Group I
Lawn and garden supply store
Library
Nonstore retailers (4-408(c)(28)), all groups
Package store
Parks (4-408(c)(30)):
    Groups I
    Group II
Parking lot:
    Accessory
    Temporary
Personal services (4-408(c)(31)):
    Group I
    Group II
    Group III
    Group IV (no bail bonding or similar uses)
Pet shop
Pharmacy
Place of worship
Plant nursery
Police or sheriff's station

Recreation facilities
Commercial (4-408(c)(35)):
Group I
Group III
Group IV
Personal
Religious facilities
Rental or leasing establishments:
Group I
Group II
Repair shops (4-408(c)(37)):
Group I
Restaurants (4-408(c)(40)):
Group I
Group II
Group III
Signs in accordance with chapter 6
Specialty retail shops (4-408(c)(44)):
Group I
Group II
Group III
Supermarket
Temporary Uses, including Temporary Sales Office, Temporary Construction Office
Variety store
Wireless communication facility

c. Site development shall be generally consistent with the MCP and the following development regulations:

Residential Property Development Regulations

Land Uses	*Min. Lot Area (SF)*	*Min. Lot Width (FT)*	*Min Lot Depth (FT)*	*Min Front (Street) Setbacks (1,2,3) (FT)*	*Min Side Setback (FT)*	*Min Rear Lot Setback (FT)*	*Min. Setback From Waterbody (4)(FT)*	*Min. Accessory Structure Side Setback (FT)*	*Min. Accessory Structure Rear Setback (4) (FT)*	*Min Preserve Setback (FT)*	*Building Separation (FT)*	*Max.. Building Height (FT)*	*Max. Lot Coverage (%)*
Single Family (Detached)	*3,500*	*35*	*100*	*20*	*5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Two Family Attached	*3,000*	*30*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Townhouse	*1,800*	*18*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*1/2 Building Height*	*45*	*70*
Multi-Family	*10,000*	*100*	*100*	*20*	*10*	*10*	*20*	*5*	*5*	*30*	*½ Building Height*	*45*	*70*
Zero-Lot Line	*3,500*	*35*	*100*	*20*	*0 or 5*	*10*	*10*	*5*	*5*	*30*	*10*	*35*	*70*
Clubhouse/ Amenity Site (4)	*10,000*	*100*	*100*	*20*	*10*	*10*	*0*	*5*	*0*	*30*	*20*	*45*	*70*

Notes:

1. Front setback for side-loaded garage is reduced to 10ft
2. On corner lots, the secondary street setback is 10ft
3. Setback is measured from the edge of pavement
4. Setback from a lake or waterbody for all principal and accessory structures may be reduced to 0 feet, per Deviation 8.
5. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater. Setbacks on lands directly adjacent to or abutting property owned by Lee County, South Florida Water Management District, or the state of Florida (TIITF) may be subject to additional setback provisions if required by the aforementioned agencies or their successors.
6. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District, pursuant to LDC 3-417(b)(6).

Commercial Property Development Regulations

Land Use	Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Lot Depth (FT)	Min. Front (Street) Setbacks (1) (FT)	Min. Side Setback (FT)	Min. Rear Lot Setback (FT)	Min. Setback From Waterbody (FT)	Min. Accessory Structure Side Setback (FT)	Min. Accessory Structure Rear Setback (FT)	Min. Preserve Setback (FT)	Building Separation (FT)	Max. Building Height (2)(FT)	Max. Lot Coverage (%)
Retail/Office	10,000	100	100	20 (Street)/25 (Bonita Beach Road)	15	20	20	10	10	30	½ Building Height	45	70

Notes:

1 Setback is measured from edge of pavement
2. Maximum building height may be increased up to 55 feet in height for retail, provided that all required setbacks are increased by 1-foot for each additional foot that exceeds 45 in height for retail.
3. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater. Setbacks on lands directly adjacent to or abutting property owned by Lee County, South Florida Water Management District, or the state of Florida (TIITF) may be subject to additional setback provisions if required by the aforementioned agencies or their successors.
4. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District, pursuant to LDC 3-417(b)(6).

d. Pursuant to Deviation 6, a minimum separation of 10 feet is required between mechanical equipment on adjacent lots and is subject to a suitable drainage plan to be reviewed at time of local development order and building permit.

e. Any use containing a drive thru shall demonstrate that the drive-thru area is not visible from Bonita Beach Road.

2. Environmental Sciences.

a. Open Space: A minimum of 113 +/- acres must be provided on the development order plans exceeding open space requirements outlined in Chapter 3 of the LDC. Final acreage is subject to change based upon final acreage for the Residential Planned Development areas.

b. Indigenous Preserve: A minimum of 43.20 +/- acres of indigenous preserve must be provided on development order plans in the general locations shown on the MCP (Sheet 5). Final acreage is subject to change based upon final acreage for the Residential Planned Development areas.

c. Landscaping: A Type C buffer must be provided on the development order plans along the eastern property boundary where the development abuts conservation land.

d. Prior to issuance of the local development order, a bathymetric survey shall be provided for the two mining lakes to determine if any large debris is needed for removal.

e. Pursuant to Deviation 2, the length of the seawall shall not exceed 355 feet.

f. Prior to issuance of the local development order, a hearing with the Tree Advisory Board shall be held to review heritage trees proposed for removal in the development area and their replacements.

3. Design Standards

a. Signage. All development signage must be architecturally consistent throughout the MPD and a unified sign plan shall be submitted as part of the local development process. Unless approved by a deviation, all signage is subject to the requirements of City of Bonita Springs LDC Chapter Six—Signs.

b. Streetscape amenities. At minimum the developer will construct a bench with supplementary landscaping and trash receptacle along the Bonita Beach Road frontage of the commercial tract. The architectural design of these components will be consistent with the principal building(s) within the commercial development.

c. Dumpsters. Dumpsters shall be screened from off-premises view and not located on the Bonita Beach Road frontage lines. Screening materials shall be compatible with the building design and shall meet the requirements of LDC Chapter Three, where applicable.

d. Lighting. At the time of development order, the developer must submit a photometric plan in accordance with section 3-269, along with all other development order submittal requirements.

4. Surface Water Management.

a. Stormwater Management System. The stormwater management system must demonstrate at the time of development order approval that water leaving the development will meet or exceed the requirements set forth in South Florida Water Management District Environmental Resource Permit for the project in terms of discharge rates and water quality. The system must also demonstrate compatibility with the requirements of the City of Bonita Springs Comprehensive Plan and Land Development Code.

b. Lake Management Plan. A Lake Management Plan shall be provided for review and approval by the city staff prior to issuance of the first development order. The

Lake Management Plan shall incorporate the Lake Maintenance Plan and incorporate the Water Quality Monitoring Plan. The applicant or its successors shall review the Lake Management Plan annually and take remedial actions, if necessary. Any changes to the Lake Management Plan must be approved by staff. The developer must provide a lake management plan at the time of local development order to address the following:

1. Applies best management practices for application of fertilizers and pesticides in conformance with the City fertilizer ordinance:
2. Provides for erosion control and bank stabilization;
3. Establishes lake maintenance requirements;
4. Establishes deep lake management plan for lakes exceeding 12 feet below lake surface (BLS); and
5. Provides for ecological impact control of non-sinuous lake shoreline/lake areas by including additional littoral plantings in undulating form. At time of local development order, the developer shall work with the City to establish a littoral planting plan that meets the intent of the sinuosity requirement.

c. Perpetual Maintenance. The developer, their successor or assigns shall be responsible for the perpetual maintenance of the surface water management facility or form a Property Owner Association or equivalent to accept responsibility.

d. Landscape Management Plan. A Landscape Management Plan must be provided for review and approval by city staff prior to issuance of the first development order. A list of BMP's must be included in the Landscape Management Plan to address potential degradation of surface or groundwater due to use of regulated substances on site.

e. Kehl Canal Maintenance. The developer shall enter into an agreement with the SFWMD and any other appropriate entity prior to the first site certification for the first phase of construction for the project to provide for the long-term maintenance of the portion of the Kehl Canal that abuts the northern property line. Maintenance activities will include regular clearing of debris within the canal, and canal slope maintenance/erosion control and the removal of exotic vegetation along the southern bank abutting the property.

5. Phasing.

a. Development order plans for the first phase of development must include commercial tracts, subject to the transportation conditions.

b. Prior to issuance of the residential building permit for the 75th dwelling unit, the following permits must be obtained and/or development activities must be completed relating to the commercial tracts:

i. A shell building permit for a minimum of 50,000 SF of commercial uses must be obtained;

ii. An Environmental Resource Permit for the surface water management design of the commercial tracts;
iii. Both commercial tracts must be cleared of vegetation via an approved vegetation clearing permit(s), and the required landscape buffers must be installed along Bonita Beach Road;
iv. The eastern entry road aligning with Matteotti View must be fully constructed to City standards with driveway connection points to both commercial tracts.

6. Wireless Communication Facility.

a. Development order plans for the first phase of development must include a minimum 30' x 30' site within the commercial tracts designated for a monopole wireless communication facility not to exceed 150' in height.

b. The administrative review process for the proposed wireless communications facility shall be pursuant to City of Bonita Springs LDC Chapter Four, Division 11— Wireless Communications Facilities, including but not limited to the submittal requirements of LDC 4-1220, as may be amended.

7. Crew Flint Pen Strand Hiking Trails. Development order plans for the first phase of development must include a minimum of five (5) additional parking spaces within the commercial tracts for Crew Flint Pen Strand hiking trail patrons. The spaces must be clearly delineated and located proximate to the Bonita Beach Road frontage with pedestrian access to the Bonita Beach Road pathway system.

8. Transportation.

a. In order to demonstrate consistency with the trip capture rates shown in the Applicant's Traffic Impact Statement, no less than 80% of the total gross floor area commercial space shall be retail, and no more than 20% of the total gross floor area commercial space shall be office uses.

b. The ratio of residential units to commercial retail space shall not exceed 3.75 units per 1,000 square feet of retail development up to the maximum number of units permitted (299).

c. The applicant must submit an application to Lee County pursuant to Section 10-297, Lee County Land Development Code for access to Bonita Beach Road. The application, pursuant to Section 10-297, LDC, is subject to county standards.

d. The Applicant must file a Limited Development Order (LDO) application for access to Bonita Beach Road at the eastern driveway location with Lee County concurrent with the Development Order submittal with the City of Bonita Springs. The LDO must include a detailed signal warrant analysis based on buildout traffic conditions. If the traffic signal warrants are met at

this intersection, at buildout of the development the developer will be required to incorporate the design of a traffic signal at the eastern entrance with the LDO submittal for the proposed access. The City and County are not responsible for the cost of design or construction of traffic signals serving the project. If the signal warrants are not met for the first phase of development the applicant must enter into a signalization agreement with Lee County to address the timing of ordering the signal head and the construction of the signal and other matters related to the signal installation.

e. A cross-access easement on the easternmost commercial tract with property to the east shall be reviewed as part of the local development order process and recorded in the public record once approved by the City of Bonita Springs and Lee County.

f. At the time of local Development Order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet or exceed the intent of the design standards provided by Chapters 3 and 4 of the City of Bonita Springs Land Development Code, the City of Bonita Springs Long Range Bicycle Pedestrian Master Plan, any applicable City of Bonita Springs Public Works Department requirements and standards for construction of pedestrian and bicycle infrastructure, and all appropriate design standards otherwise required, except as necessitated by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).

9. Approval of this zoning action does not guarantee approval of a local development order or building permit.

10. Unless a deviation is approved, all applicable requirements of the Bonita Springs Land Development Code remain in full force and effect.

Deviations

Deviation Request #1: Seeking relief from LDC 3-331(d)(3)(a), which requires stormwater retention/detention lakes to have a maximum depth of 20 feet below control elevation to allow for a maximum depth of 40 feet for the existing mining lakes is **APPROVED**.

Deviation Request #2: Seeking relief from LDC 3-331(d)(4), which requires a 4:1 (H:V) maximum slope between the top of bank and 6 feet below average wet season water, to allow for the placement of riprap in accordance with LDC 7-359(g) and the MCP typical section, and/or installation of a seawall that can replace the 4:1 slope in accordance with LDC 7-359(b)(1) and MCP typical section for the existing mining lakes is **APPROVED, subject to Condition 2e**.

Deviation Request #3: Seeking relief from LDC 3-331(d)(4) & LDC 3-420(1), which requires sinuous design of shorelines of retention areas, to allow for non—sinuous lake shoreline for lakes identified on the master concept plan is **APPROVED, subject to Condition 4b**.

Deviation Request #4: Seeking relief from LDC 4-1665(d)(1), which allows for model homes for a period of time not exceeding three (3) years from the date of issuance of a certificate of occupancy (CO), to allow for five (5) years from the date of CO issuance is **APPROVED**.

Deviation Request #5: Seeking relief from LDC 4-1732(4)(n)(1) & (2), which requires Recreation Facilities (indoor—gymnasiums, health clubs and similar uses wherein large floor areas are required to accommodate equipment) to be parked at a rate of four parking spaces per 1,000 square feet of floor and one space per 100 square feet of floor area for uses not specifically listed, to instead allow for a parking rate of one space per 1,000 square feet of floor area is **APPROVED for the amenity center parking area only**.

Deviation Request #6: Seeking relief from LDC 4-1892(7), which permits a 3.5-foot encroachment into a side yard setback when a setback is 7.5 feet or greater, to allow more than a 3.5-foot encroachment within a 5-foot side yard setback is **APPROVED, subject to the provision of a suitable drainage plan at time of local development order and building permit.**

Deviation Request #7: Seeking relief from LDC 6-111(b)(1), which limits temporary announcement signs to one sign per frontage, not to exceed 32 square feet and 6 feet in height, to allow for a maximum of two temporary signs along the Bonita Beach Road frontage is **APPROVED**.

Deviation Request #8: Seeking relief from LDC 3-330, which requires a 20-foot-wide easement for a watercourse, drainageway, canal, lake, pond, or stream; to allow a 0-foot-wide easement, where a bulkhead treatment is provided or where an accessory structure such as a viewing platform protrudes into the waterbody. This deviation shall apply to the amenity sites within the MPD is **APPROVED subject to the Applicant providing appropriate locations and design elements of these features at time of local development order.**

EXHIBITS:

A. Legal Description and Sketch of the Subject Property
B. Revana Lakes MPD Master Concept Plan (MCP)

ATTACHMENTS:

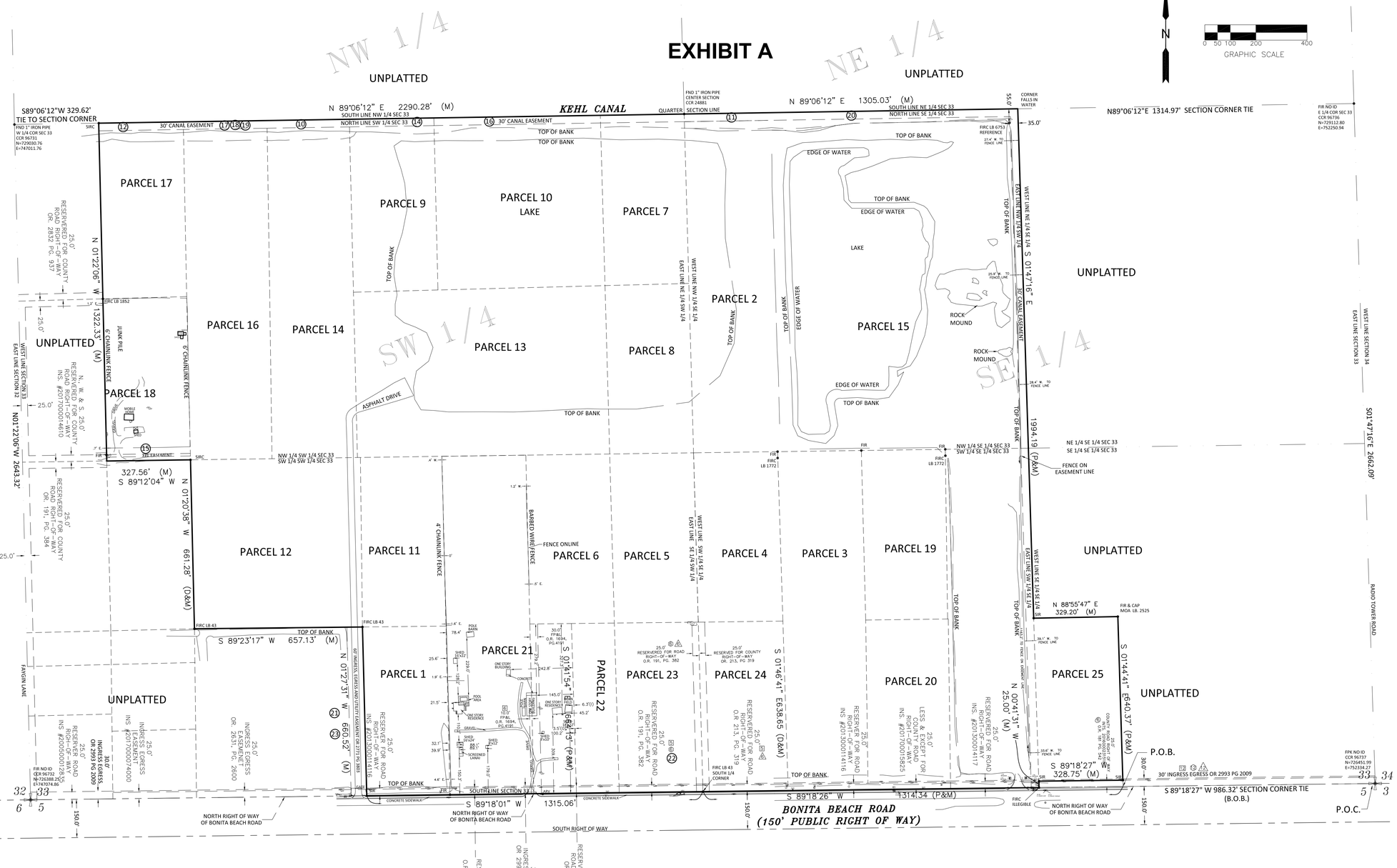
A. Background and Informational Analysis
B. Applicant's Request Narrative

C. CPA25-123666-BOS & CPA25-123814-BOS Comprehensive Plan Amendment Staff Report
D. Application Backup (Final Documents—Online only)

BOUNDARY SURVEY

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

EXHIBIT A





LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST AND THE COMMON LINE OF NORTHERN RIGHT OF WAY LINE OF BONITA BEACH ROAD, THENCE SOUTH 89°18'27" WEST, A DISTANCE OF 986.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF BONITA BEACH ROAD, THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 89°18'27" WEST, A DISTANCE OF 1,643.07 FEET; TO THE SOUTH 1/4 CORNER OF SAID SECTION 33, THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 89°18'01" WEST, A DISTANCE OF 1,315.06 FEET; THENCE NORTH 01°27'31" WEST, A DISTANCE OF 660.52 FEET; THENCE SOUTH 89°23'17" WEST, A DISTANCE OF 657.13 FEET; THENCE NORTH 01°20'38" WEST, A DISTANCE OF 661.28 FEET; THENCE SOUTH 89°12'04" WEST, A DISTANCE OF 327.56 FEET; THENCE NORTH 01°22'06" WEST, A DISTANCE OF 1,322.33 FEET; THENCE NORTH 89°06'12" EAST, A DISTANCE OF 2,290.28 FEET; THENCE NORTH 89°06'12" EAST, A DISTANCE OF 1,305.03 FEET; THENCE SOUTH 01°47'16" EAST, A DISTANCE OF 1,994.19 FEET; THENCE NORTH 88°55'47" EAST, A DISTANCE OF 329.20 FEET; THENCE SOUTH 01°44'41" EAST, A DISTANCE OF 665.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 204.472 ACRES, MORE OR LESS.

NOTES:

1. SURVEY BASED ON THE DOCUMENTS PROVIDED BY CLIENT, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020 AT 8:00 A.M. AND EXISTING MONUMENTATION.

2. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983, FLORIDA ZONE WEST AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; BEING SOUTH 89°18'27" WEST.

3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.

4. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS.

5. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.

6. THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

7. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.

9. UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

10. SURVEY DESCRIPTION IS THE SAME LAND AS DESCRIBED IN THE DESCRIPTION PROVIDED BY CLIENT AND AS PROVIDED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: 30291.92 EPC COMMITMENT NO. 1158306, DATED 11/13/2022, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: 30291.100 EPC COMMITMENT NO. 1224276, DATED 11/13/2022, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: 30291.101 EPC COMMITMENT NO. 1224281, DATED 11/13/2022 AND AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: 30291.102 EPC COMMITMENT NO. 1239913, DATED 03/06/2022

11. TREES AND SHRUBS WERE NOT LOCATED.

12. THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUSES BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PROPERTY BOUNDARIES.

13. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL USING A DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF ELECTRONICALLY SIGNED AND SEALED, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

14. SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.

LEGEND

- EH = ELECTRIC HANDHOLD
- GAS = GAS LINE MARKER
- = WOOD POWER POLE
- SV = SANITARY GATE VALVE
- ARV = AIR RELEASE VALVE
- FO = FIBER OPTIC LINE MARKER
- EB = ELECTRIC BOX
- T = TELEPHONE BOX
- C = CABLE BOX
- = FENCE
- # = PARCEL 21 SCHEDULE B-II
- # = PARCEL 1-20 SCHEDULE B-II
- # = PARCEL 24 SCHEDULE B-II
- # = PARCEL 23 SCHEDULE B-II
- # = PARCEL 25 SCHEDULE B-II

ABBREVIATIONS

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

FLOOD ZONE: ZONE X

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

MAP REVISION DATE: AUGUST 28, 2008

REVISIONS:

ADDED PARCEL 21 TO BOUNDARY SURVEY OCTOBER 13, 2021
ADDED PARCELs 22 THROUGH 24 TO BOUNDARY SURVEY MARCH 4, 2022
ADDED PARCEL 25 TO BOUNDARY SURVEY MARCH 22, 2022
UPDATE BOUNDARY SURVEY JUNE 1, 2022
UPDATE BOUNDARY SURVEY NOVEMBER 29, 2022

JOHN SCOTT RHODES CERTIFICATE No. 5739 STATE OF FLORIDA Professional Surveyor & Mapper

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

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

BOUNDARY SURVEY

CERTIFIES TO: HENDERSON, FRANKLIN, STARNES & HOLT, P.A.; SEAGATE REVANA, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SEAGATE DEVELOPMENT GROUP, LLC;

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

Book:	Page:	File Name:
1137	55-64	2018-435 UPDATE.DWG
1137	72-78	Date:
1276	50	NOV. 29, 2022
1324	3-5	Scale:
1324	63	1" = 200'

psm:	JSR
drawn:	CLJ/MAC
checked:	EFC
view:	BND
Project#:	2018-435
File #:	2018-435
Sheet #:	1 OF 3

LEGAL DESCRIPTIONS PER TITLE COMMITMENT

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

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

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

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

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

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

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

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

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

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

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

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

LEE COUNTY, FLORIDA.

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

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

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

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

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

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

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

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

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

PARCEL 23
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, LESS THE WEST 1.29 FEET THEREOF, LEE COUNTY, FLORIDA.

AND

PARCEL 22
THE EAST 166.71 FEET OF THE 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.

PARCEL 24
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

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

SCHEDULE B SECTION II
PARCELS 1 THROUGH 20

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

SCHEDULE BII EXCEPTIONS

ITEMS 1 THROUGH 6 ARE GENERAL EXCEPTIONS

7. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY BARRON COLLIER, JR. AND MILES COLLIER RECORDED IN DEED BOOK 215, PAGE 6 AND DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD BY DEED RECORDED UNDER ORI NO. 2008000252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED UNDER ORI NO. 2010000182256, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOTE: RIGHT OF ENTRY CAN BE INSURED THROUGH THE ISSUANCE OF A FLORIDA FORM 9 ENDORSEMENT UPON RECORDING OF WAIVER AS NOTED IN SCHEDULE B1 REQUIREMENT.

8. SUBJECT LAND LIES WITHIN THE BOUNDARIES OF THE EAST BONITA DRAINAGE DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 305, PAGE 64; OFFICIAL RECORDS BOOK 310, PAGE 883; OFFICIAL RECORDS BOOK 311, PAGE 699 AND IS SUBJECT TO ANY ACTS AND/OR ASSESSMENTS THEREOF.

9. NOTICE OF CLEARING RECORDED IN OFFICIAL RECORDS BOOK 1906, PAGE 4454, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

10. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2584, PAGE 1357, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

11. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2599, PAGE 787, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

12. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2631, PAGE 2164, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

13. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 3066, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

14. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 3070, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

15. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2689, PAGE 2089, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

16. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2706, PAGE 2531, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

17. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3790, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

18. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3794, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

19. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3798, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

20. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2763, PAGE 3372, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

21. EASEMENT AGREEMENT IN FAVOR OF A. M. PAPINEAU RECORDED IN OFFICIAL RECORDS BOOK 2771, PAGE 3803, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

22. EASEMENT IN FAVOR OF PINNACLE TOWERS, INC. RECORDED IN OFFICIAL RECORDS BOOK 2993, PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

23. EASEMENT AGREEMENT, IN FAVOR OF A. M. PAPINEAU RECORDED IN OFFICIAL RECORDS BOOK 3294, PAGE 930, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

24. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

SURVEYOR'S RESPONSE
PARCELS 1 THROUGH 20

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

SCHEDULE B SECTION II
PARCEL 21

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 30291.92 EPC
COMMITMENT NUMBER: 1158306
COMMITMENT EFFECTIVE DATE NOVEMBER 13, 2022 @ 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS

3. INTENTIONALLY OMITTED.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. EASEMENTS RECORDED IN O.R. BOOK 191, PAGES 378, 380, AND 382, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

6. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 1694, PAGE 4191, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

7. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

8. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

9. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

10. INTENTIONALLY OMITTED (A5).

11. REVISED (A3): 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, DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD. BY DEED RECORDED IN INSTRUMENT NUMBER 2008-252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED IN INSTRUMENT NUMBER 2010-182256, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN.

12. (A4) GRANT OF EASEMENT RECORDED IN OR BOOK 2993 PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYORS NOTES
PARCEL 21

SCHEDULE BII EXCEPTIONS

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

SCHEDULE B SECTION II
PARCEL 25

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 30291.102 EPC
COMMITMENT NUMBER: 123913
COMMITMENT EFFECTIVE DATE MARCH 6, 2022 @ 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S., RECORDED IN DEED BOOK 224, PAGE 193, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

6. RESERVATION OF ROAD RIGHT OF WAY RECORDED IN O.R. BOOK 181, PAGE 542, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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, DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD. BY DEED RECORDED IN INSTRUMENT NUMBER 2008-252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED IN INSTRUMENT NUMBER 2010-182256, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN.

8. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

SURVEYORS NOTES
PARCEL 25

SCHEDULE BII EXCEPTIONS

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

SCHEDULE B SECTION II
PARCEL 22 & 23

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 30291.101 EPC
COMMITMENT NUMBER: 1224281
COMMITMENT EFFECTIVE DATE NOVEMBER 13, 2022 @ 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. INTENTIONALLY OMITTED.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S., RECORDED IN DEED BOOK 224, PAGE 193, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. WITHOUT RIGHT OF ENTRY

6. RESERVATION OF ROAD RIGHT OF WAY RECORDED IN O.R. BOOK 191, PAGE 380 AND OR BOOK 191, PAGE 382, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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, DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD. BY DEED RECORDED IN INSTRUMENT NUMBER 2008-252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED IN INSTRUMENT NUMBER 2010-182256, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN

8. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

10. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

11. RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF THE ADJACENT WATERWAY.

12. (A2) GRANT OF EASEMENT RECORDED IN OR BOOK 2993, PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

SCHEDULE B SECTION II
PARCEL 24

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 30291.100 EPC
COMMITMENT NUMBER: 1224276
COMMITMENT EFFECTIVE DATE NOVEMBER 13, 2022 @ 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. INTENTIONALLY OMITTED.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S., RECORDED IN DEED BOOK 224, PAGE 193, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. WITHOUT RIGHT OF ENTRY

6. RESERVATION OF ROAD RIGHT OF WAY RECORDED IN O.R. BOOK 213, PAGE 319, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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, DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD. BY DEED RECORDED IN INSTRUMENT NUMBER 2008-252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED IN INSTRUMENT NUMBER 2010-182256, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN

8. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

10. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

11. RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF THE ADJACENT WATERWAY.

12. (A1) GRANT OF EASEMENT RECORDED IN OR BOOK 2993, PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYORS NOTES
PARCEL 24

SCHEDULE BII EXCEPTIONS

1. THROUGH 4. GENERAL EXCEPTIONS.
5. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
6. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON.
7. AND 8. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
9. AND 11. GENERAL EXCEPTIONS.
12. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON

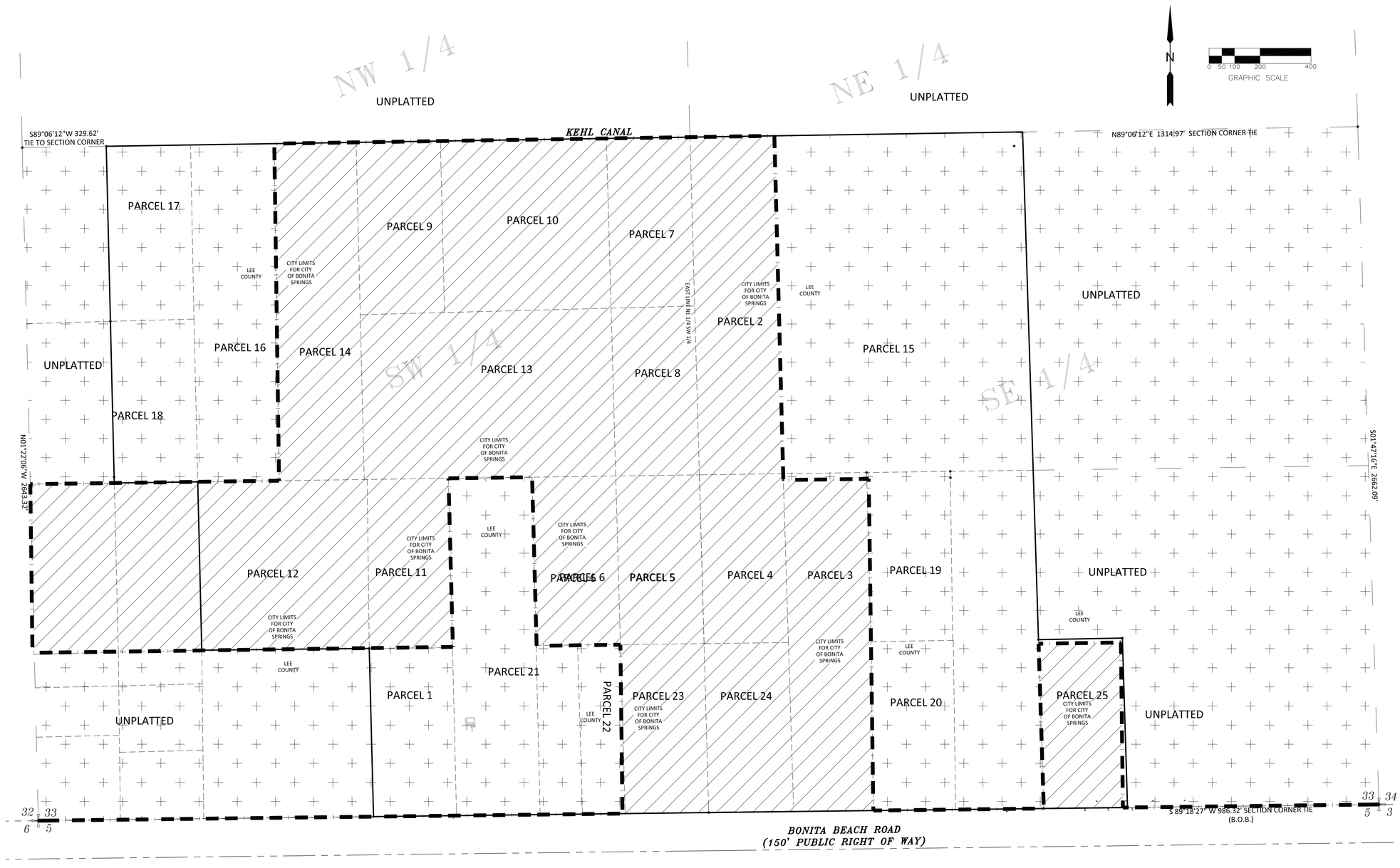
SURVEYORS NOTES
PARCEL 22 & 23

SCHEDULE BII EXCEPTIONS

1. THROUGH 4. GENERAL EXCEPTIONS.
5. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
6. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON.
7. AND 8. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
9. AND 11. GENERAL EXCEPTIONS.
12

BOUNDARY SURVEY

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



LEGEND

= DELINEATES CITY OF BONITA VS. UNICORPORATED LEE COUNTY

= CITY OF BONITA SPRINGS

=UNICORPORATED LEE COUNTY

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. LB 6897

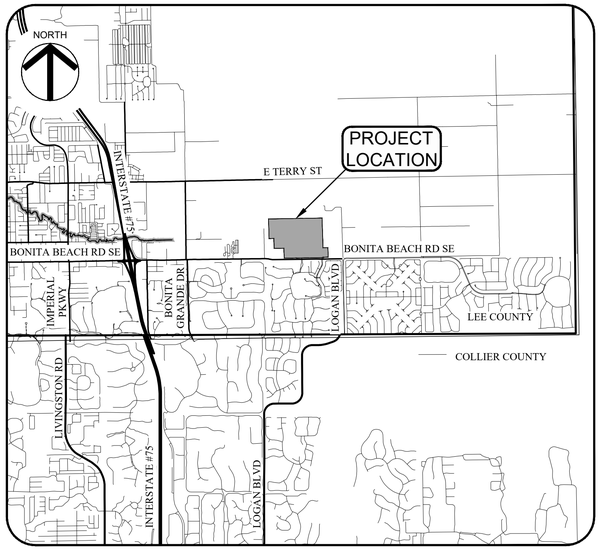
Z:\RAVENNA LAKES (DON MAI) J-1643\2015\1643 DRAWING\FOR UPDATE\ 2022-11-29\dwg CITY LIMITS 12/12/2022 11:41:51 PM by J.S.

EXHIBIT B

PLANNED DEVELOPMENT FOR

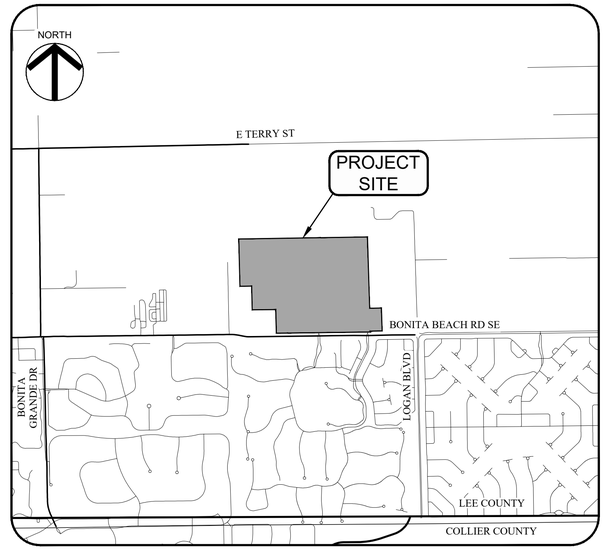
REVANA LAKES

PART OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST
CITY OF BONITA SPRINGS, FLORIDA



PROJECT LOCATION MAP
NO SCALE

SHEET INDEX	
1	COVER SHEET
2	FLUCCS MAP
3	AERIAL MAP
4	DEVELOPMENT STANDARDS AND GENERAL NOTES
5	MASTER CONCEPT PLAN
6	CROSS SECTIONS
7	SURFACE WATER MANAGEMENT PLAN



PROJECT SITE MAP
NO SCALE

DEVELOPED BY:

SEAGATE REVANA, LLC

9921 INTERSTATE COMMERCE DRIVE
FORT MYERS, FL 33913
PHONE: (239) 738-7900

VERTICAL ELEVATIONS BASED ON: NAVD-88

ATWELL
866.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

PLANNED DEVELOPMENT FOR
REVANA LAKES
CLIENT: SEAGATE REVANA, LLC
COVER SHEET

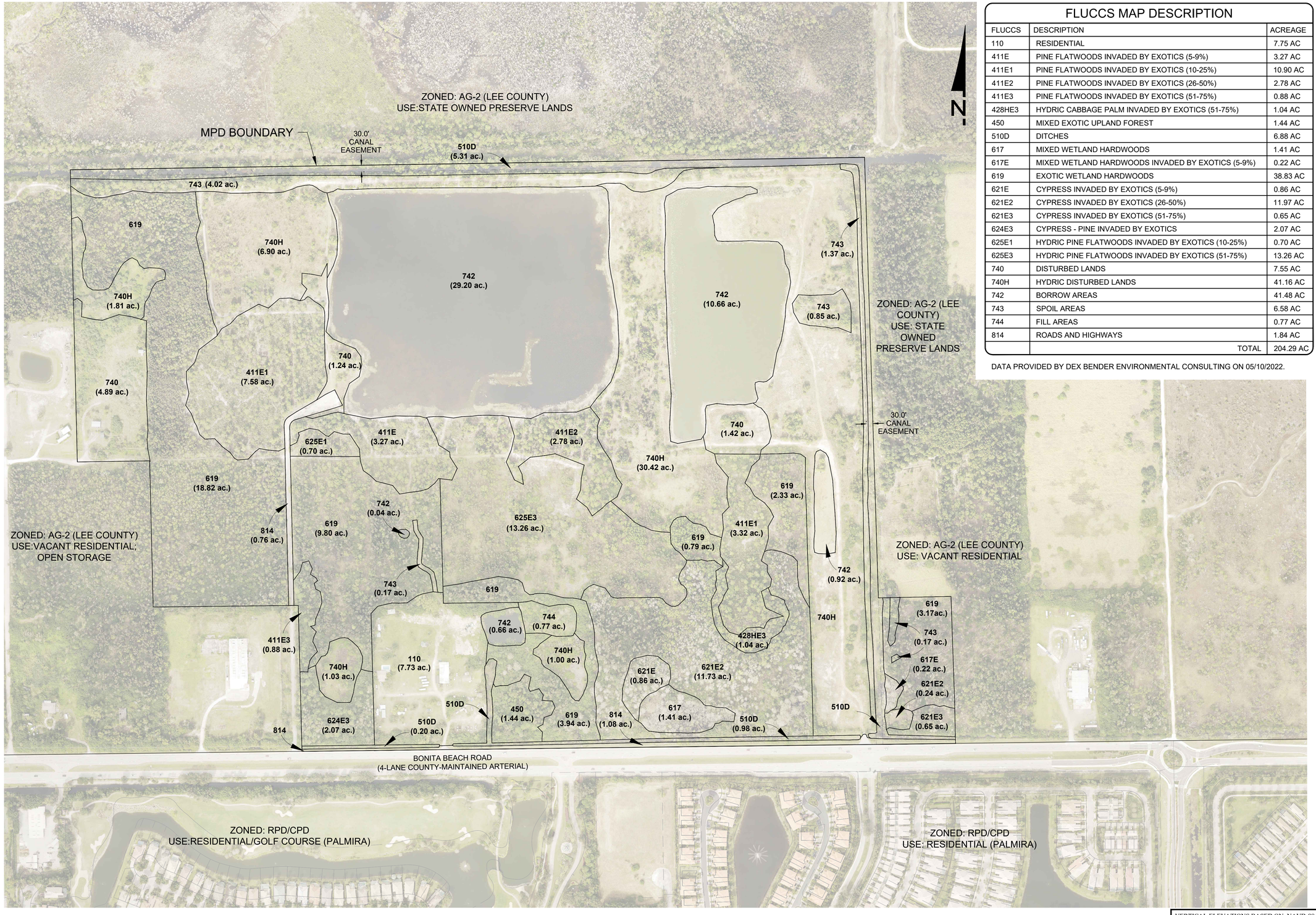
PLAN REVISIONS	
1	07/09/23 REVISED PER CLIENT AND COUNTY COMMENTS
2	04/24/23 REVISED PER CLIENT AND COUNTY COMMENTS
3	09/22/23 REVISED PER CLIENT AND COUNTY COMMENTS
4	02/12/24 REVISED PER CLIENT AND COUNTY COMMENTS
5	05/05/25 REVISED PER CLIENT AND COUNTY COMMENTS
6	07/02/25 REVISED PER CLIENT AND COUNTY COMMENTS
7	09/22/25 REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25 REVISED PER CLIENT AND COUNTY COMMENTS

NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01
SHEET : 1

B:\Projects\1116-100 (Revana) - CPA & RPD Zoning\Drawings-Exhibits\1116-100-01 MCP\Current Plans\1116100101.dwg
11/4/2025 1:57:11 PM



FLUCCS MAP DESCRIPTION

FLUCCS	DESCRIPTION	ACREAGE
110	RESIDENTIAL	7.75 AC
411E	PINE FLATWOODS INVADED BY EXOTICS (5-9%)	3.27 AC
411E1	PINE FLATWOODS INVADED BY EXOTICS (10-25%)	10.90 AC
411E2	PINE FLATWOODS INVADED BY EXOTICS (26-50%)	2.78 AC
411E3	PINE FLATWOODS INVADED BY EXOTICS (51-75%)	0.88 AC
428HE3	HYDRIC CABBAGE PALM INVADED BY EXOTICS (51-75%)	1.04 AC
450	MIXED EXOTIC UPLAND FOREST	1.44 AC
510D	DITCHES	6.88 AC
617	MIXED WETLAND HARDWOODS	1.41 AC
617E	MIXED WETLAND HARDWOODS INVADED BY EXOTICS (5-9%)	0.22 AC
619	EXOTIC WETLAND HARDWOODS	38.83 AC
621E	CYPRESS INVADED BY EXOTICS (5-9%)	0.86 AC
621E2	CYPRESS INVADED BY EXOTICS (26-50%)	11.97 AC
621E3	CYPRESS INVADED BY EXOTICS (51-75%)	0.65 AC
624E3	CYPRESS - PINE INVADED BY EXOTICS	2.07 AC
625E1	HYDRIC PINE FLATWOODS INVADED BY EXOTICS (10-25%)	0.70 AC
625E3	HYDRIC PINE FLATWOODS INVADED BY EXOTICS (51-75%)	13.26 AC
740	DISTURBED LANDS	7.55 AC
740H	HYDRIC DISTURBED LANDS	41.16 AC
742	BORROW AREAS	41.48 AC
743	SPOIL AREAS	6.58 AC
744	FILL AREAS	0.77 AC
814	ROADS AND HIGHWAYS	1.84 AC
	TOTAL	204.29 AC

DATA PROVIDED BY DEX BENDER ENVIRONMENTAL CONSULTING ON 05/10/2022.

VERTICAL ELEVATIONS BASED ON: NAVD-88

ATWELL
866.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

FLUCCS MAP

PLAN REVISIONS

1	01/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
2	04/24/23	REVISED PER CLIENT AND COUNTY COMMENTS
3	09/22/23	REVISED PER CLIENT AND COUNTY COMMENTS
4	02/12/24	REVISED PER CLIENT AND COUNTY COMMENTS
5	05/06/25	REVISED PER CLIENT AND COUNTY COMMENTS
6	07/02/25	REVISED PER CLIENT AND COUNTY COMMENTS
7	09/22/25	REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

0 100 200 400
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

SHEET : 2

B:\Projects\1116-100 (Revana) - CPA & RPD Zoning\Drawings-Exhibits\1116-100-01 MCP\Current Plans\1116100102.dwg
11/4/2025 1:37:30 PM

ZONED: AG-2 (LEE COUNTY)
USE:STATE OWNED PRESERVE LANDS

MPD BOUNDARY

UPLAND PRESERVE RESTORATION

30.0' CANAL EASEMENT

PUBLIC TRAIL

N

HT-5

PRESERVE 1

TRACT A

LAKE 4

LAKE 6

LAKE 3

LAKE 1

HT-4

PRESERVE 2

LAKE 2

TRACT B

LAKE 5

LAKE 7

HT-3

HT-2

PRESERVE 4

TRACT C

PRESERVE 5

HT-1

PRESERVE 3

ZONED: AG-2 (LEE COUNTY)
USE: STATE OWNED PRESERVE LANDS

ZONED: AG-2 (LEE COUNTY)
USE:VACANT RESIDENTIAL; OPEN STORAGE

ZONED: AG-2 (LEE COUNTY)
USE: VACANT RESIDENTIAL

BONITA BEACH ROAD
(4-LANE COUNTY-MAINTAINED ARTERIAL)

ZONED: RPD/CPD
USE:RESIDENTIAL/GOLF COURSE (PALMIRA)

ZONED: RPD/CPD
USE: RESIDENTIAL (PALMIRA)

LEGEND

- HT-1: HERITAGE TREE (22" DBH SLASH PINE)
- HT-2: HERITAGE TREE (22" DBH SLASH PINE)
- HT-3: HERITAGE TREE (20.4" DBH SLASH PINE)
- HT-4: HERITAGE TREE (23.2" DBH LIVE OAK)
- HT-5: HERITAGE TREE (21.5" DBH LIVE OAK)

GENERAL NOTES

1. HERITAGE TREE LOCATIONS BASED ON PENINSULA ENGINEERING'S JANUARY 2021 AND ATWELL OCTOBER 2025 BONITA RANCH LISTED SPECIES AND ENVIRONMENTAL DATA.

VERTICAL ELEVATIONS BASED ON: NAVD-88

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PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

AERIAL MAP

PLAN REVISIONS

1	07/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
2	04/24/23	REVISED PER CLIENT AND COUNTY COMMENTS
3	09/22/23	REVISED PER CLIENT AND COUNTY COMMENTS
4	02/12/24	REVISED PER CLIENT AND COUNTY COMMENTS
5	05/05/25	REVISED PER CLIENT AND COUNTY COMMENTS
6	07/02/25	REVISED PER CLIENT AND COUNTY COMMENTS
7	09/22/25	REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

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SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

SHEET : 3

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SITE SUMMARY:

FUTURE LAND USE: URBAN FRINGE COMMUNITY DISTRICT AND RESOURCE PROTECTION
EXISTING ZONING DESIGNATION: AG-2; IPD (LEE COUNTY); AG-2
EXISTING LAND USE: EXCAVATION; MINING; VACANT
PROPOSED ZONING DESIGNATION: MPD
GROSS AREA: 204.3 ACRES
COMMERCIAL ACREAGE = 7.3 AC
RESIDENTIAL ACREAGE = 197.0 AC

MAXIMUM DEVELOPMENT POTENTIAL:
299 RESIDENTIAL DWELLING UNITS

OPEN SPACE:
TOTAL REQUIRED: 81.71± ACRES (204.28 ACRES X 0.40)
TOTAL PROVIDED: 113.15± ACRES (55%)

INDIGENOUS PRESERVE:
TOTAL REQUIRED: 40.86± ACRES (81.71 ACRES X 0.50)

INDIGENOUS PRESERVE PROVIDED PURSUANT TO LDC SECTION 3-417(b)(4)(a):

PRESERVE 1 PROVIDED: 3.77 AC + 1.77 AC UPLAND PRESERVE RESTORATION = 5.54 AC

PRESERVE 2 PROVIDED: 5.22 AC

PRESERVE 3 PROVIDED: 7.93 AC

PRESERVE 4 PROVIDED: 23.32 AC

PRESERVE 5 PROVIDED: 1.19 AC

TOTAL PROVIDED: ± 43.20 ACRES

DEVIATIONS:

1. FROM LDC SECTION 3-331(d)(3)(a), MAXIMUM LAKE DEPTH
2. FROM LDC SECTION 3-331(d)(4), LAKE BANK SLOPES
3. FROM LDC SECTION 3-331(d)(4) & 3-420(1), SINUOUS LAKE SHORE
4. FROM LDC SECTION 4-1665(d)(1), MODEL HOMES
5. FROM LDC SECTION 4-1732(4)(n)1. AND 2., REQUIRED PARKING
6. FROM LDC SECTION 4-1892(7), SIDE YARD ENCROACHMENTS
7. FROM LDC SECTION 6-111(b)(1), TEMPORARY ANNOUNCEMENT SIGNS
8. FROM LDC SECTION 3-330, DRAINAGE EASEMENT

GENERAL NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES EXCEPT WHERE A DEVIATION HAS BEEN APPROVED.

2. ALL ACREAGES AND RESIDENTIAL/COMMERCIAL TRACT LINES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O., OR PLAT APPROVAL IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE (LDC). THE MINIMUM REQUIRED OPEN SPACE WILL BE MET PER THE URBAN FRINGE COMMUNITY FUTURE LAND USE CATEGORY BASED UPON THE FINAL ACREAGE OF THE PD AREA.

RESIDENTIAL - PROPERTY DEVELOPMENT REGULATIONS

PROPERTY DEVELOPMENT REGULATIONS

LAND USES	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. FRONT (STREET) SETBACKS[1,2,3] (FT)	MIN. SIDE SETBACK (FT)	MIN. REAR LOT SETBACK (FT)	MIN. SETBACK FROM WATERBODY[4] (FT)	MIN. ACCESSORY STRUCTURE SIDE SETBACK (FT)	MIN. ACCESSORY STRUCTURE REAR SETBACK[4] (FT)	MIN. PRESERVE SETBACK (FT)	BUILDING SEPARATION (FT)	MAX. BUILDING HEIGHT (FT)	MAX. LOT COVERAGE (%)
SINGLE-FAMILY DETACHED	3,500	35	100	20	5	10	20	5	5	30	10	35	70
TWO-FAMILY ATTACHED	3,000	30	100	20	0 OR 5	10	20	5	5	30	10	35	70
TOWNHOUSE	1,800	18	100	20	0 OR 5	10	20	5	5	30	1/2 BH	45	70
MULTI-FAMILY BUILDING	10,000	100	100	20	10	10	20	5	5	30	1/2 BH	45	70
ZERO-LOT LINE	3,500	35	100	20	0 OR 5	10	10	5	5	30	10	35	70
CLUBHOUSE/AMENITY SITE[4]	10,000	100	100	20	10	10	0	5	0	30	20	45	70

NOTES:
1. FRONT SETBACK FOR SIDE-LOADED GARAGES IS REDUCED TO 10 FEET.
2. ON CORNER LOTS THE SECONDARY STREET SETBACK IS 10 FEET.
3. SETBACK IS MEASURED FROM EDGE OF PAVEMENT.
4. SETBACK FROM A LAKE OR WATERBODY FOR ALL PRINCIPAL AND ACCESSORY USES MAY BE ZERO (0') PER DEVIATION 8.
5. SETBACK FROM THE PLANNED DEVELOPMENT PERIMETER BOUNDARY IS 15 FEET OR ½ THE BUILDING HEIGHT, WHICHEVER IS GREATER.
6. PRESERVE SETBACK FOR HABITABLE STRUCTURES IS 30 FEET. NON-HABITABLE STRUCTURES WHICH ARE CLOSER THAN 30 FEET SHALL BE SUBJECT TO SPECIAL MITIGATION MEASURES DETERMINED BY THE BONITA SPRINGS FIRE CONTROL AND RESCUE DISTRICT.

COMMERCIAL - PROPERTY DEVELOPMENT REGULATIONS

PROPERTY DEVELOPMENT REGULATIONS

LAND USE	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. FRONT (STREET) SETBACKS[1] (FT)	MIN. SIDE SETBACK (FT)	MIN. REAR LOT SETBACK (FT)	MIN. SETBACK FROM WATERBODY (FT)	MIN. ACCESSORY STRUCTURE SIDE SETBACK (FT)	MIN. ACCESSORY STRUCTURE REAR SETBACK (FT)	MIN. PRESERVE SETBACK (FT)	BUILDING SEPARATION (FT)	MAX. BUILDING[2] HEIGHT (FT)	MAX. LOT COVERAGE (%)
RETAIL / OFFICE	10,000	100	100	20 (STREET)/ 25 (BONITA BEACH RD)	15	20	20	10	10	30	1/2 BH	45	70%

NOTES:
1. SETBACK IS MEASURED FROM EDGE OF PAVEMENT.
2. MAXIMUM BUILDING HEIGHT MAY BE INCREASED TO UP TO 55 FEET IN HEIGHT FOR RETAIL PROVIDED THAT ALL REQUIRED SETBACKS ARE INCREASED BY 1-FOOT FOR EACH ADDITIONAL FOOT THAT EXCEEDS 45 FEET IN HEIGHT FOR RETAIL.
3. SETBACK FROM THE PLANNED DEVELOPMENT PERIMETER BOUNDARY IS 15 FEET OR ½ THE BUILDING HEIGHT, WHICHEVER IS GREATER.
4. PRESERVE SETBACK FOR HABITABLE STRUCTURES IS 30 FEET. NON-HABITABLE STRUCTURES WHICH ARE CLOSER THAN 30 FEET SHALL BE SUBJECT TO SPECIAL MITIGATION MEASURES DETERMINED BY THE BONITA SPRINGS FIRE CONTROL AND RESCUE DISTRICT.

VERTICAL ELEVATIONS BASED ON: NAVD-88

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PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

DEVELOPMENT STANDARDS AND GENERAL NOTES

PLAN REVISIONS

1	07/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
2	4/04/23	REVISED PER CLIENT AND COUNTY COMMENTS
3	09/22/23	REVISED PER CLIENT AND COUNTY COMMENTS
4	02/12/24	REVISED PER CLIENT AND COUNTY COMMENTS
5	05/05/25	REVISED PER CLIENT AND COUNTY COMMENTS
6	07/02/25	REVISED PER CLIENT AND COUNTY COMMENTS
7	09/22/25	REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

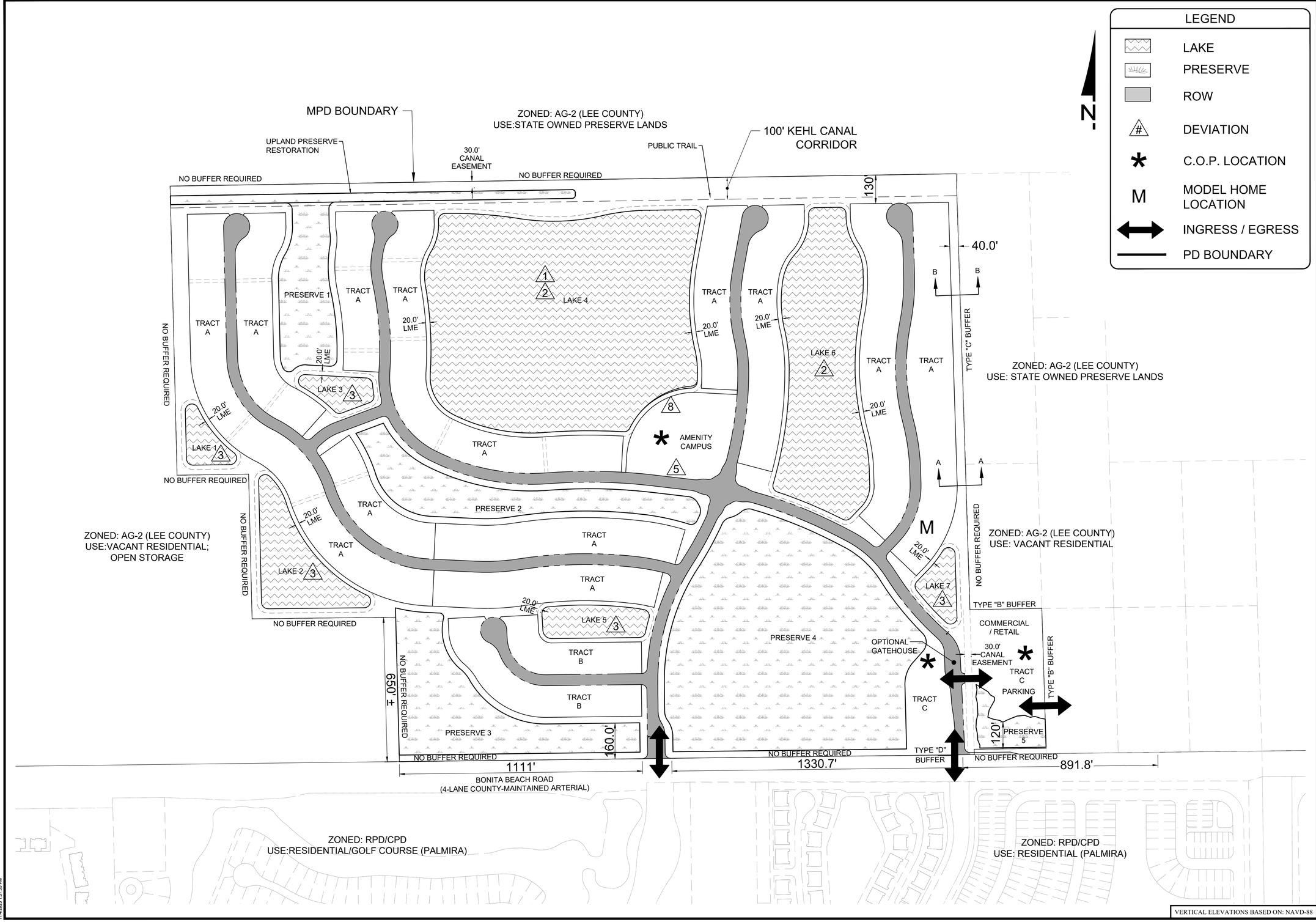
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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

SHEET : 4

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PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

MASTER CONCEPT PLAN

PLAN REVISIONS

1	07/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
2	01/24/23	REVISED PER CLIENT AND COUNTY COMMENTS
3	06/22/23	REVISED PER CLIENT AND COUNTY COMMENTS
4	02/12/24	REVISED PER CLIENT AND COUNTY COMMENTS
5	06/05/25	REVISED PER CLIENT AND COUNTY COMMENTS
6	07/02/25	REVISED PER CLIENT AND COUNTY COMMENTS
7	09/22/25	REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

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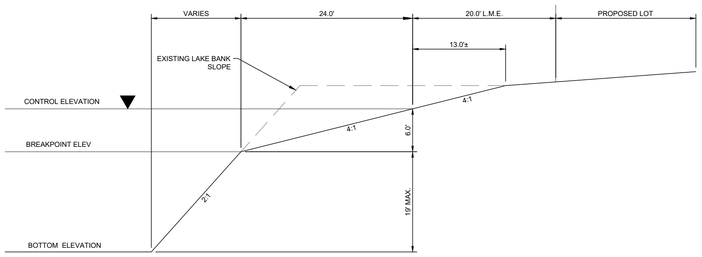
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SET NUMBER: 1116-100-01

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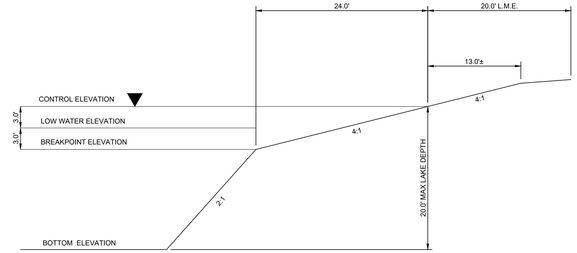
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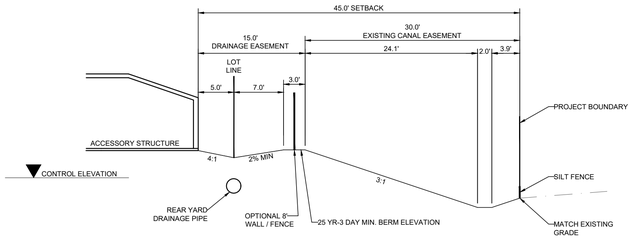
TYPICAL RECLAIMED LAKE SECTION

NTS

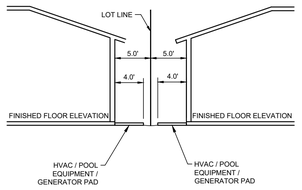


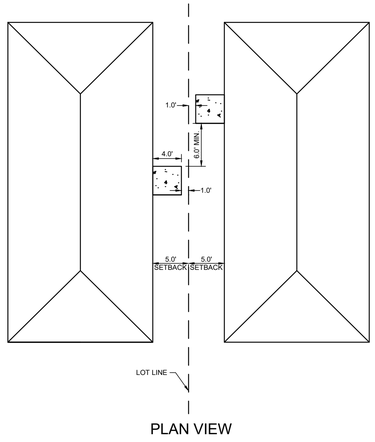
PROPOSED TYPICAL LAKE CROSS SECTION

NTS



SECTION A-A
NTS
EAST ABUTTING DRAINAGE CONVEYANCE SECTION

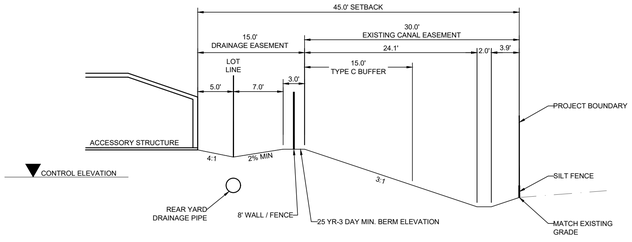




PLAN VIEW

TYPICAL SIDE YARD MECHANICAL ENCROACHMENT SECTION

NTS



SECTION B-B
NTS
EAST ABUTTING DRAINAGE CONVEYANCE ADJACENT TO STATE PRESERVE SECTION

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PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

CROSS SECTIONS

PLAN REVISIONS		
1	07/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
2	04/24/23	REVISED PER CLIENT AND COUNTY COMMENTS
3	09/22/23	REVISED PER CLIENT AND COUNTY COMMENTS
4	02/13/24	REVISED PER CLIENT AND COUNTY COMMENTS
5	05/05/25	REVISED PER CLIENT AND COUNTY COMMENTS
6	07/02/25	REVISED PER CLIENT AND COUNTY COMMENTS
7	09/22/25	REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

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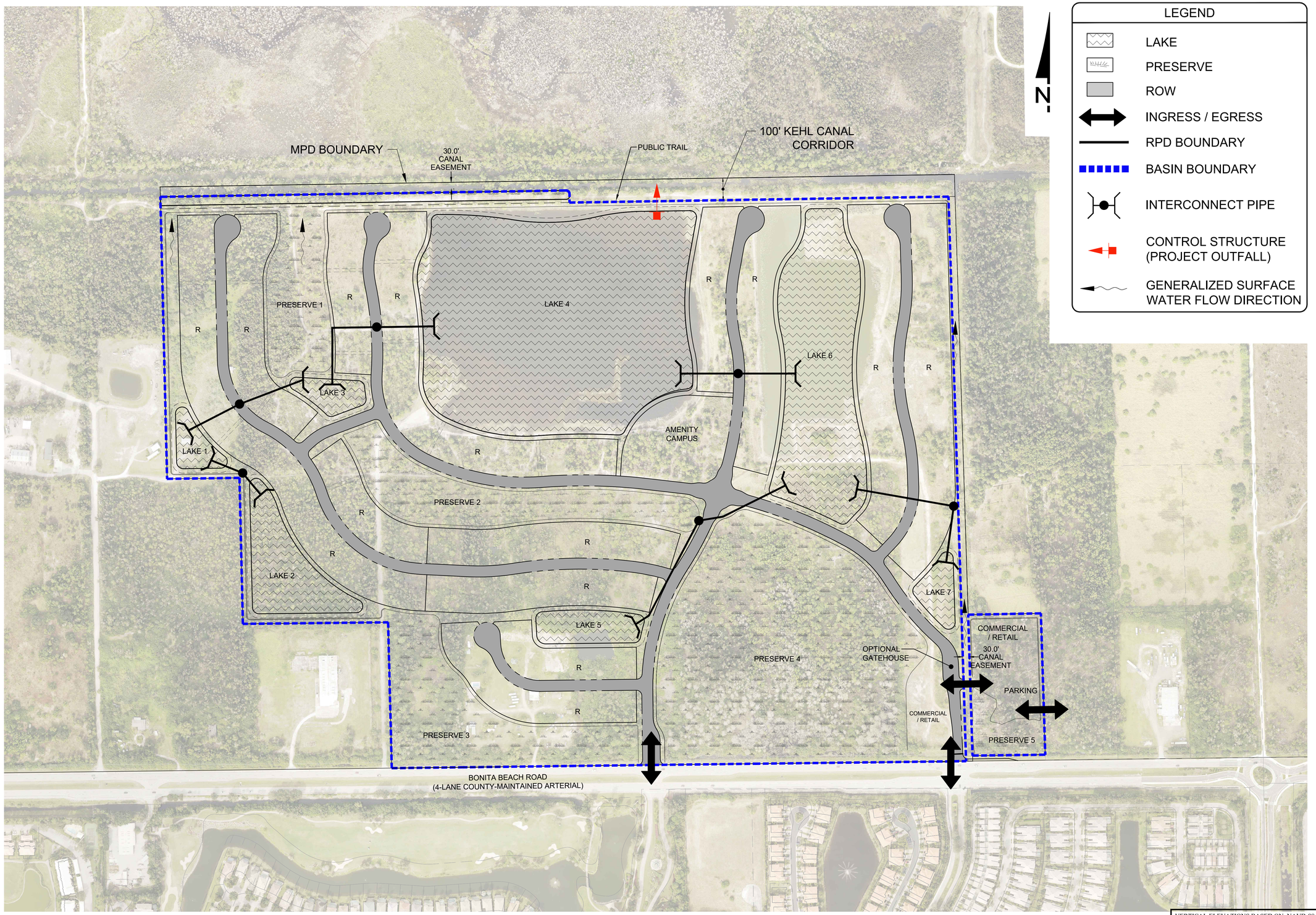
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

SHEET : 6

VERTICAL ELEVATIONS BASED ON: NAVD-88

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N

LEGEND

- LAKE
- PRESERVE
- ROW
- INGRESS / EGRESS
- RPD BOUNDARY
- BASIN BOUNDARY
- INTERCONNECT PIPE
- CONTROL STRUCTURE (PROJECT OUTFALL)
- GENERALIZED SURFACE WATER FLOW DIRECTION

VERTICAL ELEVATIONS BASED ON: NAVD-88

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PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

SURFACE WATER MANAGEMENT PLAN

PLAN REVISIONS

1	01/09/23	REVISED PER CLIENT AND COUNTY COMMENTS
2	04/24/23	REVISED PER CLIENT AND COUNTY COMMENTS
3	09/22/23	REVISED PER CLIENT AND COUNTY COMMENTS
4	02/12/24	REVISED PER CLIENT AND COUNTY COMMENTS
5	05/05/25	REVISED PER CLIENT AND COUNTY COMMENTS
6	07/02/25	REVISED PER CLIENT AND COUNTY COMMENTS
7	09/22/25	REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

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SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

SHEET : 7

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ATTACHMENT "A"

BACKGROUND AND INFORMATIONAL ANALYSIS:

Surrounding Land Use:

Existing Zoning & Land Use	Future Land Use Map
Subject Parcel(s): Industrial Planned Development (IPD), Agricultural (AG-2); Vacant, Mining, Single-Family Residential	*Urban Fringe Community District (1.4-2.77du/ac), Resource Protection (1du/20ac)
North: Agricultural (AG-2); Vacant, Conservation Lands, Wireless Facility (Cell Tower)	Lee County Conservation, Wetlands (1du/20ac), Density Reduction Groundwater Resource (DRGR—1du/10ac))
East: Agricultural (AG-2); Vacant, Agricultural Operations, Conservation Lands	Lee County DRGR (1du/10ac), Wetlands (1du/20ac)
South: Bonita Beach Road Right-Of-Way, Residential Planned Development (RPD); Palmira Community	Moderate Density Mixed Use Planned Development (9du/ac)
West: Agricultural (AG-2); Vacant, Single-Family	Lee County DRGR (1du/10), Wetlands (1du/20ac)

*Subject to Comprehensive Plan Amendment Applications CPA25-123666-BOS & CPA25-123814-BOS

Planned Development Analysis

Review criteria	Yes – Mostly - Partly - No
Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation	Yes – In conjunction with the companion comprehensive plan amendment applications and the annexation petitions, the application is in compliance with the Comprehensive Plan and applicable Land Development Code Regulations
The request meets or exceeds performance and location standards set forth for the proposed uses	Yes – The MCP with associated conditions presented by Staff will meet the standards of the Land Development Code.

Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan	Yes – The proposed density is below the maximum allowance of the Future Land Use Category of the Comprehensive Plan.
The request is compatible with existing or planned uses in the surrounding area	Mostly – More intense residential development patterns exist on the south side of Bonita Beach Road. The project is surrounded by largely undeveloped lands that consist of wetlands and conservation areas. However, this site is unique in that it lacks some of the features that make it suitable for conservation or protection. To that extent, the project is compatible with what is permitted in the comprehensive plan provisions.

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development	Mostly—The proposed development is will have an impact on Bonita Beach Road, however, the Applicant is aware that Lee County may require signalization at the corner of the eastern-most proposed access point and Bonita Beach Road. Furthermore, since the project is mixed use, there is an opportunity for trip capture—and conditions have been presented in the Staff Report to promote a significant amount of capture.
Will the request adversely affect environmentally critical areas and natural resources	Partly – The project area contains a variety of wetland and upland areas. Some of the lower quality wetlands will be impacted, but the Applicant is proposing to preserve the higher quality areas and place them in the Resource Protection future land use category. Additionally, removal of heritage trees will go before the City's Tree Advisory Board and the Applicant will be responsible for providing a suitable planting plan.
Public facilities are, or will be, available and adequate to serve the proposed land use	Yes - Public facilities are available to the site.
Deviations needed to enhance or to achieve the objectives of the planned development	Yes– The requested deviations are necessary to achieve the proposed plan and

	would not cause damage, hazard or nuisance to the public welfare.
Deviations needed to preserve, promote and or protect the public health, safety and welfare	Yes – The requested deviations are necessary to achieve the proposed plan and would not cause damage, hazard, or nuisance to the public welfare.

Environmental

The Applicant provided a listed species survey, wetland map, topographic map, and tree survey for review by the City's Senior Environmental Specialist. The site was reviewed for evidence of a variety of species, including: Gopher Tortoises, Black Bears, Panthers, the American Alligator, Herons (Tri-Colored and Blue), and Egrets among others. There was a confirmed sighting of an American Alligator in one of the existing lakes, while all other listed species were absent. The lake that contained the alligator is proposed to be slightly reshaped but will ultimately remain in place.

The report shows there are wetlands and uplands on-site of both high and low quality. This was confirmed by several sight inspections performed by the City's Environmental Specialist. The Applicant proposing approximately 55% (or roughly 113 acres) to be open space, which exceeds the minimum code requirement by 15%. Furthermore, the Applicant will be preserving approximately 41 +/- acres of higher quality wetlands and placing them into the Resource Protection future land use category. However, impacts into any jurisdictional wetlands (regardless of quality) will require review and approval from either the Florida Department of Environmental Protection or the South Florida Water Management District. The Urban Fringe Community District future land use category contains provisions for the removal of certain invasive species, which the Applicant will be responsible for completing. Conditions 2a – 2f in the Staff Report are the result of the environmental situation on-site. The Applicant has agreed to these conditions.

Stormwater

The Applicant provided a surface water management narrative for review by Staff. There will be a series of on-site lakes that will be used to detain and treat stormwater runoff. Controlled discharge will take place and ultimately outfall into the Kehl Canal along the northern boundary of the project area. The Applicant will be required to obtain an Environmental Resource Permit (ERP) through South Florida Water Management District for the system. Additionally, the Applicant will be responsible for proving a Lake Management Plan as part of the local development order submittal. The Urban Fringe Community District future land use category contains policies to encourage a stormwater system to mimic natural conditions and flows. Conditions 4a – 4e in the Staff Report were established in order to provide safeguards and compliance with water management criteria. More detailed plans will be required during the local development order phase.

Traffic

The Applicant submitted a Traffic Impact Statement (TIS) which was reviewed by both the City and Lee County traffic engineers. The analysis included the traffic impacts to Bonita Beach Road, Logan Boulevard, Bonita Grande Drive, and East Terry Street. While all of these segments will be impacted by the proposed development, it will not directly cause any associated roadway link to drop below the minimum acceptable Level of Service (LOS) standards. This is largely because several of the segments analyzed are shown to operate at a poor LOS by 2030 *without* the proposed development's impacts. However, the project is mixed use in nature and contains residential and commercial components. As such, the TIS assumes opportunities for trip capture in which several of the residential communities east of I-75 would have access to the commercial development associated with this project. In order to achieve an appropriate level of effectiveness, the TIS assumes the commercial development would contain at last 80% retail uses and no more than 20% of office uses. In order to effectuate the assumptions of the TIS, there are several conditions contained within the Staff report. For example, Conditions 5a and 5b contain requirements that the Applicant will obtain a commercial building permit for at least 50,000 square feet of commercial space prior to the issuance of a residential building permit for the 75th dwelling unit. Additionally, Condition 8a memorializes the trip capture data in the TIS by requiring that the amount of retail space associated with the commercial tracts shall not be less than 80% of gross floor area. Furthermore, based on comments from Lee County, as the project goes through the development phase, there may be a need for traffic signal at the easternmost access point (which is closest to the commercial tracts). The Applicant will be required to submit a local development order application to Lee County for construction of the easternmost intersection and at that time, they will need to provide a detailed signal warrant analysis. If the traffic signal warrants are met at this intersection, the developer will be required to incorporate the design of a traffic signal (Condition 8d).

Comprehensive Plan

Pursuant to the companion comprehensive plan map and text amendments (CPA25-123666-BOS & CPA25-123814-BOS), the proposed development will be located in the Urban Fringe Community District and the Resource Protection Future Land Use Categories. The below map outlines the portions of the project that would be designated in each category and shows a residential and commercial intensity table.

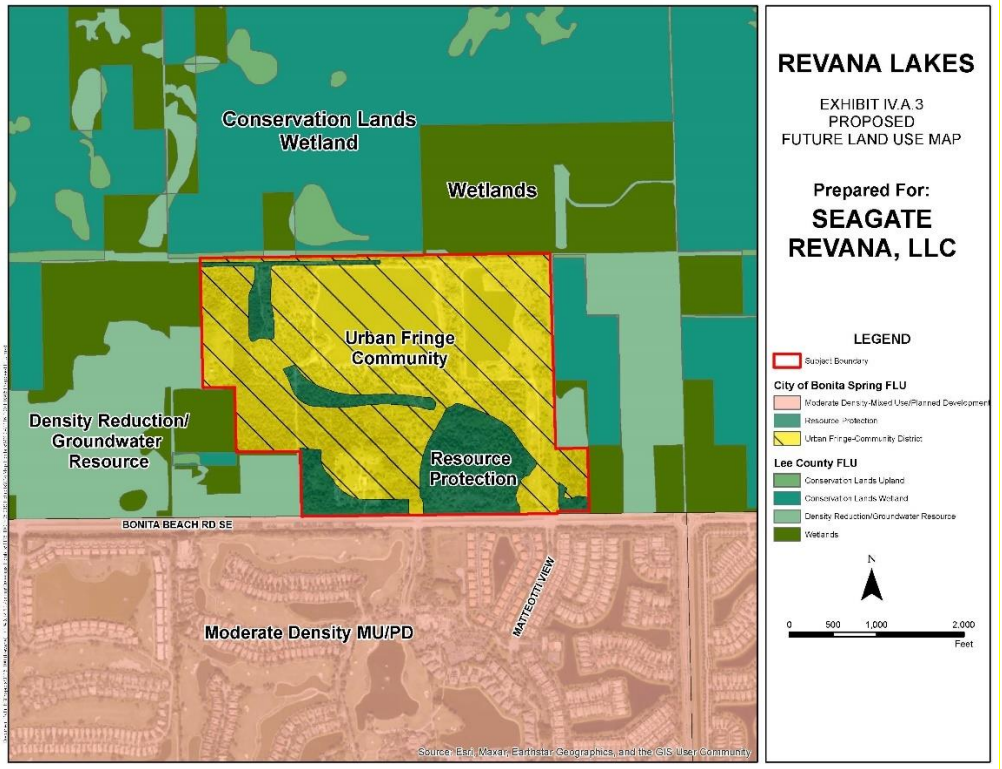


EXHIBIT III.E.1 & 2
CURRENT & PROPOSED DENSITY CALCULATIONS

REVISED MAY 2025

Table 1: CURRENT FUTURE LAND USE DENSITY CALCULATION

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

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

Table 2: Residential Land Area - Urban Fringe Community

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

Table 3: Commercial Land Use Area - Urban Fringe Community

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

The table above demonstrates that the proposed development will be below the maximum permitted density and intensity.

The Urban Fringe Community District language as proposed to be amended, would read as follows:

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

1. *All new development within the Urban Fringe Community District shall be required to be zoned as a Planned Development.*
2. *Development within this Urban Fringe Community District will be required to cluster in order to minimize loss of native vegetation and wetland function. Developments within the Urban Fringe District are permitted to be clustered at higher than gross density as long as the gross density and maximum number of units are not exceeded for the total acreage within the Urban Fringe District. Significant natural systems, or wetlands which require preservation in order to comply with Local, State and Federal Permitting, shall be placed in the Resource Protection Future Land Use category and for purposes of the Urban Fringe Community District, shall be included in gross acreage for density calculations.*
3. *Development within the Urban Fringe Community District is encouraged to provide a mix of uses, including a mix of residential types, recreational amenities, civic spaces and convenience and commercial uses intended to serve residents and their guests in order to minimize trips outside the Urban Fringe Community District.*
4. *Development is encouraged to provide creative site designs, and clustering is required to provide for greater common open space and mixed-use development. The planning flexibility provided through the planned development process shall encourage and facilitate creative design techniques.*
    a. *Residential Development. These areas shall include single and/or multiple family home site acreage, and shall include, but not be limited to, single-family attached and detached; duplexes and two-family units; and town homes and other multi-family dwelling types.*
    b. *Non-residential Development. These areas will include vehicular and pedestrian ways, neighborhood-serving commercial retail, office and institutional areas, club houses and associated facilities, utility buildings, maintenance areas, tennis courts and associated non-residential uses.*

c. *Residential and Non-residential Development acreage may account for no more than 60% of the gross area within the Community Fringe District. Intensity/density standards for all uses within this category are set forth in the Intensity/Density Table below.*

Land Use in Mixed Use	*Minimum % Land Use Mix*	*Maximum % Land Use Mix*	*Maximum Density/Intensity*
Residential	*45%*	*58%*	*2.77 gross du/ac (3,300-36-du1)*
Commercial/Non-Residential2	*2%*	*15%*	*0.35 FAR*
Open Space	*40%*	*53%*	*0.25 FAR*

[1] Gross Density Pursuant to Policy 1.1.10.1

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

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

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

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

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

Ecosystem Watershed, or other adjacent public preserve lands, is prohibited;

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

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

v. The storage, mixing and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.

f. *Any required perimeter buffer zones pursuant to Policy 1.1.10.1(5)(c)(iv) must be replanted with vegetation after construction. Revegetation must adhere to the following:*

i. *Seventy five percent of the total number of replanted trees used in buffers and landscaping must be indigenous, and fifty percent of the replanted shrubs must be indigenous;*

ii. *Plant material must conform to the standards for Florida Number 1 or better as given in Grades and Standards for Nursery Plants 1973, and Grades and Standards for Nursery Plants, Part II, Florida Department of Agriculture and Consumer Services, Tallahassee.*

iii. *Australian pine, cajeput, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca, bishopwood, castor bean, common papaya, common snakeplant, day jessamine, hunters robe, Queensland umbrella tree, trailing wedelia may not be used as part of the revegetation of the property after construction.*

g. *The shorelines of any stormwater management lakes must be sinuous in configuration, and must be sloped or bermed. The littoral zones around the ponds must be planted with native wetland herbaceous plants, and trees or shrubs can be included within the herbaceous plants. At least four species must be planted. The minimum required number of plants will be one plant per linear foot of lake shoreline as measured at the control elevation water level. The littoral shelf should provide a feeding area for water dependent avian species. Alternatively, non-sinuous stormwater management lakes must be sloped or bermed and meet littoral zones requirements within the Urban Fringe Community except the minimum required number of plants will be three plant per linear foot of lake shoreline as measured at the control elevation water level. Littoral shelves shall be provided at a 10:1 slope for 10% of the linear feet of shoreline for each non-sinuous lake.*

h. *Height. Maximum allowable height for residential structures shall be 60 feet from the base flood elevation to the eaves. Structures on Urban Fringe Community lands on the north side of Bonita Beach Road and west of Logan Blvd. shall be limited to 45 feet in height.*

i. *In order to minimize adverse impacts that construction may have on wildlife, natural environmental values, and water quality, the developer will institute appropriate measures such as full compaction of any fill material placed around newly installed structures. In addition, clubhouse(s), golf course maintenance*

building(s), vehicular service areas and amenity centers that include outdoor pools, tennis courts, etc., must be located a minimum of 350 feet from the boundaries of the Urban Fringe Community District that abut a conservation area. This restriction does not apply to residential buildings. Further, a conservation easement of 100 feet in length shall be placed over Zone 1, which is described in Policy 1.1.10.1.5(c)(vi)(A), which is described in Policy 1.1.10.1.5(c)(vi)(A). The easement shall allow for landscaping, water management activities, passive recreational uses and other uses as set forth in Policy 1.1.10.1.5(c)(vi)(A).

j. *Because domestic animals can create conflicts with indigenous wildlife, no free-ranging domestic animals are permitted within the Urban Fringe Community District. All applicants for a local development order shall include a provision in their covenants and restrictions that prohibit free-ranging domestic animals. Such covenants and restrictions shall also address the implementation of a bear-proof garbage can program to minimize wildlife attractants.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. *Zone 2 will be adjacent to Zone 1 and will encompass an area that is at least 50 feet wide. This area will be free of lights and other structures such as fences, pools and sheds. The permanent placement of generators, pumps, and other fixed motors will be prohibited. Homesites may extend into Zone 2, but no portion of the residence itself may extend into this zone. If residential lots are incorporated into this zone, those portions of yard acreage will be planted and maintained in a fashion similar to that proposed for Buffer Zone 1. Passive recreation such as hiking, jogging, biking, and walking will be allowed along designated trails and boardwalk system. Golf courses and lakes may extend into this zone, but may not incorporate lights or structures other than drainage structures and cart paths. All golf course acreage in Zone 2 will be free of lights and structures and the use of golf carts will be permitted. If water, sewer or electrical lines are placed in Zone 2 they must be buried.*

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

D. *<u>Properties within the Urban Fringe Community District located north of Bonita Beach Road, west of Logan Blvd., and south of the Kehl Canal shall</u>*

provide the following setbacks and buffers from adjacent conservation areas:

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

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

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

   i. *maximum number of dwelling units,*

   ii. *maximum square footage of commercial,*

   iii. *locations of public sites, and*

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

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

the project, etc. to ensure that development matches the information tracked by the City.

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

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

7. *As individual zonings to Residential Planned Development (RPD) are submitted to the City they shall include as a minimum the following information:*
    a. *A showing of the amount of units as a part of the maximum approved for the parent parcel.*
    b. *A Traffic Analysis submitted in accordance with the City's TIS requirements verifying that adequate capacity currently exists or will exist prior to the issuance of any Certificates of Occupancy.*
8. *Any lands included or amended into the Urban Fringe Community District category must demonstrate the non-existence of urban sprawl by:*
    a. *Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.*
    b. *Directing new growth to areas where public facilities exist, are planned within the City or County Five Year Capital Improvement Plan, or are committed to through a Developer Agreement, or otherwise assured to be funded by the appropriate agency.*
    c. *Providing assurances through fiscal and other means that an amendment to the Urban Fringe Community District category will expedite any additionally needed infrastructure improvements so as to not adversely impact the surrounding community outside this District.*
    d. *Requiring all development to be connected to central water and sewer.*
    e. *Assure that an amendment to the Urban Fringe Community District category meets the conditions outlined in F.S. 163.3162(4) for demonstrating the non- existence of urban sprawl, including assuring that land uses and intensities of use are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. Parcels larger than 640 acres must include appropriate new urbanism concepts such as those described in F.S. 163.3162(4).*

Additionally, the Resource Protection future land use category states the following:

> ***Policy 1.1.20: Resource Protection*** *- Intended to recognize the environmental sensitivity of sizeable, privately owned, vacant lands located outside of developed areas or approved planned developments and identified as wetlands using FLUCCS data from the South Florida Water Management District.*
>
> *a. Appropriate uses are limited to residential use at a density of not greater than one unit per 20 gross acres and recreational uses within the approximately 1,904 acres of gross land area in the land use category that will not adversely affect the ecological or hydrologic functions of the wetlands.*
> *b.Specific locations of wetlands or rare and unique upland habitats not so designated on the Future Land Use Map may still be subject to development limitations associated with provisions contained in other Goals, Objectives and Policies contained in this Comprehensive Plan.*

In tandem with the proposed amendments, the proposed development is consistent with the future land use categories for design, density, uses, and intensity.

With regards to the Traffic Element, the project fronts a constructed roadway (Bonita Beach Road) which may need improvements along the easternmost proposed access point. Pursuant to Condition 8d and as explained in the traffic analysis contained earlier in this report, this will be further examined during the local development order and buildout process. Sidewalk access will be provided throughout the site and will connect to existing sidewalk infrastructure along Bonita Beach Road. Cross access will also be provided to adjacent properties.

With regards to the Housing Element, this project contains a residential component for up to 299 units and a variety of dwelling unit types (single-family, zero lot line, multi-family). This directly relates to Objective 1.1, which discusses housing availability and the need for a variety of housing types. Since the development is proposed to be mixed use, it is also consistent with Policy 1.1.2 which states *The City shall enforce provisions within the Future Land Use Element for mixed-use and planned developments to encourage a wide range and mix of housing types within the City*. The Staff opinion is that the project is consistent with the housing element of the Bonita Plan.

It is the Staff opinion that the remaining comprehensive plan elements would not apply to this project.

ATTACHMENT B (REVISED)

REVANA LAKES
MIXED-USE PLANNED DEVELOPMENT

Exhibit II-E-2 – Request Narrative & Bonita Plan Compliance

REVISED JANUARY 2026

I. Request

Seagate Revana, LLC ("Applicant") is requesting approval to rezone the 204+/-acre subject property from the Industrial Planned Development (IPD) and Agricultural (AG-2) zoning districts in Lee County and the City of Bonita Springs Agricultural (AG-2) zoning district, to the City of Bonita Springs Mixed-Use Planned Development (MPD) zoning district. The MPD, referred to herein as Revana Lakes, will allow for the development of 299 residential dwelling units (subject to the trip conversion matrix) and 100,000 square feet +/- of commercial retail of office uses.

The Applicant has submitted a companion Future Land Use Map amendment to designate the subject property from the Lee County Density Reduction Groundwater Resource (DR/GR) and Wetlands future land use categories and the City of Bonita DR/GR and Resource Protection to the City of Bonita Springs Urban Fringe Community District and Resource Protection future land use categories (CPA20-74175-BOS). The Applicant also filed three (3) companion Annexation Agreements to annex those parcels within unincorporated Lee County into the City of Bonita Springs (ANX20-74174, ANX21-86929-BOS, and ANX21-86943-BOS).

II. Property Information & Existing Conditions

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

The Property is currently accessed from Bonita Beach Road via an existing unimproved driveway at the eastern edge of the site. Secondary access is also provided via partially improved driveways that originate from Faygin Lane to the west of the site.

The area zoned Industrial Planned Development (IPD) consists of approximately 40 acres in the far eastern portion of the Property. This IPD approval allows for earth mining operations of both fill dirt and lime rock to a depth of 30 feet. The approval authorizes blasting to access materials below the rock layer pursuant to Lee County Zoning Resolution Z-01-004. The mining operation was further permitted via Limited Review Development Order, which was recently extended. The SFWMD authorized the mining operation through Environmental

Resource Permit (ERP) No. 36-03780-P. An earlier and larger mining operation, identified as the BLR Fill Pit, occurred in the northwest section of the Property. The SFWMD similarly issued an ERP (No. 36-03511-P) for the BLR Fill Pit mining operation.

In addition to the IPD, approximately 47.8-acres of the Property are subject to a Special Exception approval in 2000 (SEZ1999-00024) to allow for an Excavation/Mining operation. These lands are also subject to a companion Variance approval (VAR1999-00020) to allow both a 30-foot excavation setback on the north side of the property along the Kehl canal and an excavation bank slope of a ratio of 4:1. Blasting operations were not a part of this approval, and the maximum permitted depth of the mining operation approved was 25 feet. The approval lasted for a period of 2 ½ years and has "sunsetted" or expired.

Other lands within the proposed PD are vacant or contain single-family residential uses.

III. Surrounding Land Uses

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

The development pattern immediately south of Bonita Beach Road is characterized by master-planned residential communities containing a mix of single-family, two-family, and multi-family residential dwelling types, golf courses, and recreational amenities. The maximum allowable density in these communities is 6 dwelling units (du) per acre per the underlying Moderate Density/Mixed-Use Planned Development future land use category. Approved densities per the Planned Development approvals range from approximately 2 to 4 dwelling units per acre. The MPD proposes a density of 1.9 dwelling units per acre.

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

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

IV. Proposed Development

Through this rezoning application, the Applicant proposes a mixed-use development program consisting of 299 dwelling units, 100,000 square feet of commercial and office use.

The MPD will be accessed directly from Bonita Beach Road via the two (2) points of access shown on the proposed MCP. Both access points are designed to create the least amount of impact on the viewshed from Bonita Beach Road with both areas containing preserves, lakes, and areas of open space and drainage.

The enclosed MCP delineates the location of the two (2) separate residential development tracts, two (2) commercial tracts, on-site recreational amenities, and open space. Tract A is limited to single-family, two-family attached and townhouse dwelling types, while Tract B is proposed to include single-family, townhomes, and multi-family dwelling types. These residential dwelling types provide for diverse housing options within a master-planned, well-integrated community, and are constructed in the surrounding neighborhoods such as Palmira, VillageWalk, Worthington, and Bonita National. Tract C is limited to 7.3 acres generally located in the southeast corner of the project boundary along Bonita Beach Road. The type of commercial uses being proposed are to be typical neighborhood commercial uses, similar to those uses allowed in the City's Neighborhood Commercial CN-2 zoning district to provide meaningful goods and services not only to future residents of the MPD, but also the surrounding communities along Bonita Beach Road.

The size, scale, and type of commercial uses have been carefully evaluated to address compatibility with the surrounding land uses interior to and exterior of the development. The Palmira, VillageWalk, Worthington, and Bonita National developments are missing the integration of such a commercial component within their development limiting nearby options for commercial needs. The proposed MPD, with 100,000 SF of commercial and office square footage, will allow residents of the community and general area to be able to walk, bike or enjoy reduced vehicle miles travelled (VMT) to obtain goods, services and employment. The non-residential uses overall will serve to capture within the development a percentage of the vehicular trips projected to be generated by the development at the project's build-out.

Enhanced performance standards and design controls from both the conservation lands to the north, east and Bonita Beach Road to the south have been integrated within this MPD to ensure compatibility with existing and planned uses in the surrounding area. Expansive setback areas will include existing vegetation, landscaping, and other environmental features to screen views of the development areas and minimize impacts from the development.

As shown on the Master Concept Plan, the southern project boundary adjacent to Bonita Beach Road contains an expansive preserve and open space with a minimum width of 160 feet that provides significant separation between residential developable tracts and the roadway. Commercial Tract C will also provide significant separation from Bonita Beach Road in the form of preserve and open space at a minimum width of 120 feet from the roadway.

The site contains a 30-foot Khel Canal Easement that runs along the northern boundary of the site as well as a 30-foot canal easement that runs along most of the eastern property boundary. A 100-foot open space corridor is proposed along the entire northern property boundary to be used for drainage and open space which will include 1.77 acres of upland preserve restoration along the western half of the Khel Canal corridor just south of the 30-foot canal easement.

As identified in the Open Space Exhibit the development has been clustered to provide for a total of 55% or 113.15-acres of on-site open space and 42.3 acres of indigenous preserve. Chapter 3 of the LDC requires 40% or 81.71-acres of on-site open space to be required of which a minimum of 50% or 40.86-acres will be provided as indigenous preserve. Thus, the proposed development significantly exceeds the City's requirements, resulting in a clustered, compact community that protects natural resources.

The enclosed Site Development Regulations provide for setbacks for all commercial uses and all residential product types proposed including clubhouses. The Proposed Conditions include the enhanced setbacks which will ensure compatibility with the surrounding land uses including additional setbacks and buffering from adjacent conservation areas.

The full details of the proposed development program are provided in the enclosed Master Concept Plan, Schedule of Uses, Site Development Regulations, and Proposed Conditions.

V. Infrastructure

As outlined in the enclosed application, and more thoroughly in the companion CPA, the subject property is currently serviced or will be serviced, by public and private infrastructure that can accommodate the proposed density and intensity associated with the MPD.

Potable water and sanitary sewer services for the project will be provided by BSU. The enclosed availability letter demonstrates the adequate capacity of potable water and sewer to serve the maximum development permitted by this amendment. There is an existing 12" to 16" water main located on the south side of Bonita Beach Road and a 16" force main located on the north side of Bonita Beach Road, which the project will connect to extend utilities throughout the project. In addition to the BSU service availability letter, the Applicant has received letters of service available from the Lee County Sheriff, Bonita Springs Fire Control & Rescue District, Lee County Solid Waste Department, Lee County School District, and Lee County Transit.

As detailed in the accompanying Traffic Analysis prepared by TR Transportation Consultants, Inc., the proposed development is not projected to cause any roadway segments within the study area to operate at a poor Level of Service. The project will connect to existing off-site pedestrian facilities along Bonita Beach Road. Any required off-site traffic improvements will be evaluated and determined at the time of local development order review in full compliance with the LDC.

In addition, there are adequate community facilities and services in the immediate vicinity of the project, including fire protection, schools, and public parks. From an EMS standpoint, the County no longer provides letters of service availability.

As evidenced by the available existing infrastructure, and the surrounding development pattern, this area can accommodate new growth. Through the companion map and text amendment, the Applicant has provided the requisite data to support a finding that the property will have the necessary public infrastructure needed to support the requested density and intensity is achievable in the Urban Fringe Community FLU category.

REZONING CRITERIA – LDC Section 4-131(d)(3)

a. The applicant has proved entitlement to the rezoning or special exception by demonstrating compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation;

The subject MPD zoning application is a companion to the pending FLU Map and Text Amendment to designate the Property as Urban Fringe Community. The proposed residential uses and density are consistent with the Urban Fringe Community Category. The rezoning and companion map and text amendment represent a logical extension of the Urban Fringe Community District Category and the MPD zoning district along this arterial corridor with urban services and infrastructure.

The proposed commercial intensity will be consistent with the Urban Fringe Community Category through the companion CPA text amendment. The proposed intensity is entirely consistent with the maximum FAR of 0.35 currently permitted in this FLU. The companion text amendment will increase the allowable commercial acreage in the FLU from 5 acres to 12.3 acres, excluding clubhouses, amenity buildings, and recreational facilities. This increase in commercial acreage will allow for the flexibility to create a mixed-use development that integrates true neighborhood-serving commercial uses and employment that will minimize trips outside of the Urban Fringe Community District.

The proposed development will be consistent with the Urban Fringe Community Category to incorporating buffers to appropriately protect expanse natural areas from impacts of development. However, it should be noted that the subject property contains existing land features that already serve to buffer the development from adjacent conservations areas. Buffer Zones 1-3 of the Urban Fringe communities are more appropriate for the existing properties in this land use category that are located southwest of the subject property which are directly adjacent to the CREW Bird Rookery Swamp and the Crew Flint Pen Strand and which require greater buffering to mitigate impacts to adjacent conservation lands almost completely surrounding developments.

The proposed development already incorporates 100-foot wide Kehl Canal Corridor along the entire northern property line which includes a 30-foot canal easement. Furthermore, Residential Tracts that front the Khel Canal Corridor are further setback 30 feet providing for at minimum a 130-foot-wide setback from the northern property line. The orientation and design of the Residential Tracts within the project limits the amount of developmental impact to the northern preserve with approximately 50% of the land fronting the Kehl Canal Corridor being comprised of lakes and preserve areas and resulting in only 8 dwelling units fronting the Khel Canal Corridor. Additionally, 1.77 acres of upland restoration further protect the impacts from development along the northwest development Tract. To the south is the Bonita Beach Road, a four laned arterial roadway, followed by the Palmira Golf & Country Club residential subdivision. To the west of the subject property consists of a broad mix of uses including light industrial/manufacturing uses, single-family homes, migrant/farmworker housing, and a Recreational Vehicle Park (Sanctuary RV Resort) all isolated from the expansive conservation areas to the north by the Khel canal.

To the east of the is an isolated state-owned conservation. As identified in the existing zoning map the portion of the site that is adjacent to the eastern conservation land is zoned IPD and is currently authorized for blasting. Therefore, this development is proposing not only a less intense use in the form of residential housing but also will meet the intent of the Urban Fringe Community in helping further reducing impacts from

development by providing a minimum 45-foot residential structure setback from the property line and a 15-foot type C buffer with a 8 foot tall fence/wall along the eastern boundary.

The MPD and companion FLU amendment are consistent with the existing development pattern immediately south of Bonita Beach Road, which is characterized by master-planned residential communities containing a mix of single-family, two-family, and multi-family residential dwelling types, golf courses, and recreational amenities.

The PD complies with the LDC, except where a deviation is expressly requested to enhance the design of the project and protect public health, safety, and welfare. All other required permits from local, state, and federal agencies will be obtained prior to site development activities to ensure compliance with applicable codes and regulations.

b. The request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request;

As proposed, the MPD meets or exceeds the planned development criteria as outlined in the LDC. The Applicant proposes significant performance standards in the form of enhanced perimeter setbacks from Bonita Beach Road to screen the proposed residential development.

c. The request, including the use of TDR or affordable housing bonus density units, is consistent with the densities, intensities, and general uses set forth in the Bonita Plan;

The companion CPA expresses the maximum density permitted in the Urban Fringe Community District, which is a maximum of 2.77 dwelling units (du) per acre, including preserve areas maintained in the Resource Protection FLU. The MPD proposes a maximum gross density of 1.5 du/acre. The proposed development program is consistent with the companion FLU amendment and density permitted in the requested future land use category. The companion CPA seeks an increase in allowable non-residential acreage from 5 acres to 12.3 acres, while maintaining the relatively low FAR of 0.35 to ensure compatibility and preclude over-intensification along the corridor.

d. The request is compatible with existing or planned uses in the surrounding area;

Approval of this MPD rezoning will ensure future redevelopment of this impacted site is both complementary to, and compatible with the surrounding development pattern based upon existing conditions and provides a development program that is similar to and complementary to the adjacent master-planned communities as well as compatibility with the adjacent state-owned conservation lands.

Through enhanced performance standards and substantial separation from both the conservation lands to the north and the residential communities to the south, the proposed MPD is compatible with existing and planned uses in the surrounding area. As shown on the Master Concept Plan, the southern project boundary adjacent to Bonita Beach Road contains preserve and open space that provides significant separation between developable tracts and the roadway.

In general, the Bonita Beach Road corridor is a dynamic and urbanized area developed with a mix of residential land uses, as well as areas of neighborhood-oriented non-residential development. Further west along Bonita Beach Road from the Property boundary exists a more intense development pattern including the recently approved Midtown mixed-use project as well as commercial, office, and uses including gas stations and more residential.

In terms of building heights, the majority of surrounding lands are approved for a maximum height of 60-feet, including Valencia, Bonita Landings, and Seasons. The proposed MPD is seeking a maximum building height of 45-feet for residential uses and 55-feet for commercial uses in direct compliance with the Bonita Beach Road Corridor development standards. The maximum building height proposed in the Revana Lakes MPD is 45 feet, which is entirely compatible with the heights of surrounding development and would not introduce a building height that is out of scale with the surrounding neighborhoods.

Viewsheds from surrounding properties will be limited based on the proposed site plan design which places preserve areas along the Bonita Beach Road frontage allowing for a minimum 160 feet and 120 feet separation through preserve and open space form the residential tracts and commercial Tracts C, respectively. The project will be meeting or exceeding all landscape screening and buffer requirements for the 7.3- acre commercial development to protect viewsheds of adjacent properties. Additionally, the existing property boundary for the commercial development already provides a 25-foot property boundary setback from the Bonita Beach Road ROW. Based on the location of the 100 foot Kehl Canal Corridor use for drainage and open space along the entire northern Property line which includes 1.77 – acres of upland preservation restoration and the location of the lakes situated between the proposed development tracts and the state-owned lands, there is a substantial separation from the existing conservation lands.

The project has been carefully designed to reduce potential impacts on the surrounding existing and planned land uses. The project will meet or exceed landscaping and buffer requirements substantial screening and buffering from neighboring communities. The MPD also includes a comprehensive water management plan to address water quality, attenuation, and low impact development standards, as outlined in the proposed conditions.

The request directly supports the City's desire to direct new growth in existing urbanized areas, as evidenced by the surrounding development pattern. The rezoning will ensure the appropriate utilization of the public investment in infrastructure and services in this area.

e. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development;

The FLU Map Amendment and MPD application supporting documents include an analysis of availability and capacity of potable water, sanitary sewer, and roadways. The analysis identifies no current or projected deficiencies for these infrastructure facilities, or appropriate mitigation via payment of impact fees.

f. Where applicable, the request will not adversely affect environmentally critical areas and natural resources;

As previously stated, the MCP provides for substantial separation between the proposed development and the adjacent conservation lands. The MCP also identifies multiple areas of preserve that exceed the LDC requirements for both indigenous preservation and open space. The preserve areas will continue to be protected and will be maintained exotic-free in perpetuity as intended by the LDC and Comprehensive Plan. Other portions of the site have been previously disturbed and impacted by former mining and excavation operations and will not be utilized as on-site preserve.

g. In the case of a planned development rezoning, the decision of the zoning board must also be supported by the formal findings required by section 4-299(a)(2) and (4);

(a) Hearing before zoning board. After the staff prehearing conference required by this division, the application will be scheduled for a public hearing before the zoning board.

(2) The recommendation made to the city council must be supported by formal findings that address the guidelines set forth in section 4-131. In addition, the findings must address whether the following criteria can be satisfied:

a. The proposed use or mix of uses is appropriate at the subject location;

The proposed mix of residential uses and commercial uses within the MPD are appropriate and compatible at this location. As noted above, Bonita Beach Road is an urbanized corridor with extensive areas of developments, Palmira, Village Walk, Worthington, vacant commercial, and other residential and commercial developments.

Most of the site has been previously impacted by mining and excavation operations. The proposed MPD is more complimentary to the surrounding development pattern and represents a significant enhancement in terms of viewsheds on Bonita Beach Road, utilization of public infrastructure, and tax base.

It is important to emphasize that the existing IPD permits an intensive mining and excavation operation. The proposed neighborhood commercial and residential development program represents a significant reduction in the overall intensity of the Property and a more appropriate use of the land considering the nearby residential areas.

b. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

The draft ordinance for the MPD will include appropriate conditions to ensure that the development of the site will be consistent with the Urban Fringe Community FLU policies and the MCP as proposed.

c. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

The Applicant has provided proposed conditions as part of this application. The proposed conditions are relative to the Applicant's commitment to providing the City with a compatible development program that is harmonious with the surrounding area and existing development pattern.

(4) If the application includes a schedule of deviations pursuant to section 4-326, the zoning board's recommendation must approve, approve with modification or reject each requested deviation based upon a finding that each item:

a. Enhances the achievement of the objectives of the planned development; and
b. Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.

If the zoning board concludes that the application omits necessary deviations, they may include those omitted deviations in its recommendation without an additional hearing.

The Applicant has proposed deviations from the City of Bonita Springs Land Development Code (LDC), which are necessary to permit development consistent with the MCP. The deviations are not contrary to the public interest nor do they pose any public safety risk.

h. The zoning board must also find that public facilities are, or will be, available and adequate to serve the proposed land use.

Public facilities are available via Bonita Springs Utilities at the site to provide potable water and sanitary sewer services for the project. The traffic impact statement submitted with the application demonstrates there is adequate capacity on the impacted roadway links serving the project. Letters of availability have been obtained and submitted to the City as part of the companion CPA application from the following agencies and provide evidence that all public facilities required to support the project are available: Lee County Sheriff's Office, Lee County Solid Waste Division, Estero Fire and Rescue, Bonita Springs Utilities, and the Lee County School District.

Sec. 4-325. - General standards.

(a) All planned developments shall be consistent with the provisions of the Bonita Plan.

The application includes a consistency analysis of the general provisions of the Bonita Plan and for each applicable plan element. The subject property will be located in a FLU category that is identical to the residential development directly south of the property. The

proposed MPD is overall consistent with the land uses, density/intensities, and development parameters of the proposed Urban Fringe Community future land use policies and will be fully consistent with intensity policies subject to the companion CPA text amendment being approved. The project is also consistent with all other applicable Goals, Objectives, and Policies relating to public recreation, environmental protection, and compatibility.

(b) All planned developments, unless otherwise excepted, shall be designed and constructed in accordance with the provisions of all applicable city development regulations in force at that time.

Except for the deviations proposed for the MPD, the project will comply with all City development regulations at the time of development.

(c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water. In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian and cyclist activity and community interaction.

The MCP identifies the general location for the proposed commercial, residential tracts, and site improvements. As previously noted, the proposed building heights and density of the development are consistent with the surrounding large residential developments. The project provides extensive areas of open space and lakes. Pedestrian infrastructure will be provided on a scale that is appropriate for a large gated residential community. The Applicant is not seeking a deviation from the open space requirements set forth in the LDC, which requires the project to provide 40% open space for MPD. Instead, the Applicant is proposing to exceed the required open space by 15% at 55% open space being provided.

(d) The tract or parcel shall have access to existing or proposed roads:

- ***(1) In accordance with chapter 3 and as specified in the Bonita Plan traffic circulation element or the official trafficways map of the county;***
- ***(2) That have either sufficient existing capacity or the potential for expanded capacity to accommodate both the traffic generated by the proposed land use and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season, except where higher levels of service on specific roads have been established in the Bonita Plan; and***
- ***(3) That provide ingress and egress without requiring site-related industrial traffic to move through predominantly residential areas.***

The TIS submitted with the MPD application is consistent with the methodology required for a zoning-level traffic analysis in the City of Bonita Springs. The TIS concludes that the proposed development is not projected to cause any roadway segments within the study area to operate at a poor Level of Service.

Ingress and egress to the site are provided in two (2) locations via Bonita Beach Road, which is the only legal means of access to the property. The project will connect to existing off-site pedestrian facilities along Bonita Beach Road. Any required off-site traffic improvements will be evaluated and determined at the time of local development order review in full compliance with the LDC.

(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.

No Lee Tran transit stop is located along this segment of Bonita Beach Road. The nearest Lee Tran transit stop is located at the southwest corner of Bonita Grande Drive and Bonita Beach Road via Lee Tran Route 150. Please refer to the enclosed Exhibit IV.A Public Transit Routes Map.

(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

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

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

Measures employed by the Applicant to protect water resources and ultimately the City’s eastern wellfield are anticipated to evolve from predominately a “construction phase” to “partial construction” and then ultimately to a “post-construction” phase. BMPs will be employed to ensure that the provisions of Lee County Ordinance 07-35

and the Bonita Plan are adhered to. For example, during the construction of the proposed development, the site's general contractor shall be responsible for assuring that each contractor or subcontractor evaluates their respective work area to determine if site conditions may pose particular problems for the safe and secure handling of any regulated substances. In addition, there will be no intention to use, handle, produce or store any regulated substances in violation of the Lee County Land Development Code Section 14-477 [Stormwater Pollution Prevention Plan (SWP3) criteria], Lee County's Wellfield Protection Ordinance, or the Bonita Plan. Upon completion of construction, all unused quantities of any regulated substance and their containment systems shall be completely removed from the construction site.

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

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

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

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

(g) Every effort shall be made in the planning, design, and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historical or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited.

That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.

The MCP provides for four (4) areas of indigenous preserve that meet the requirements of the LDC. A Master Site File letter was received for the property and no significant archeological potential exists on the site. A 25-foot upland buffer will be provided for all preserved wetland areas to protect those areas from impacts along the preserve frontage. The protection of these wetland communities will provide habitat areas for wildlife species. The developer has obtained all appropriate permits from Federal, State, and local agencies that will ensure that development protects wildlife resources.

Furthermore, the companion CPA amendment proposes to place the property within the Urban Fringe Community District future land use category. This category requires the clustering of development to provide greater common open space and to minimize the loss of native vegetation and wetland function. The proposed MPD complies with this policy that directly upholds the City's desire to encourage the preservation of wetlands and clustering of development on impacted areas or uplands.

(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

The site design has made creative use of the natural wetland and preserve habitats, existing mining lakes, and proximity to the conservation lands to provide the MPD with the required open space. The MPD will also provides for amenity areas within both tracts for on-site indoor and outdoor recreational areas, which will typically include swimming pool(s), physical fitness facilities, nature trails, gardens, and sports courts.

(i) Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

The MCP has been carefully designed with the concept of reducing impacts to surrounding existing development. The project frontage on Bonita Beach Road consists mainly of preserve areas, lakes, and open space and drainage areas. To protect the conservation lands to the north a significant area of preserve has been retained to separate the residential tract and any external impacts associated with those conservation lands. The location of the preserves, lake areas, the 100' Kehl canal easement that runs along the northern boundary, additional proposed landscape buffers along the eastern property line provides for the greatest possible separation between residential structures, commercial structures and the surrounding lands.

The site has been designed to assure reduced visual impacts to residential developments to the south and the Bonita Beach Road ROW through the use of preserve areas and open space providing a minimum 50' setback from commercial structures and the Bonita Beach Road ROW and a minimum 160' setback from residential structures and the Bonita Beach Road ROW.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the

design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

The proposed MPD is approximately 1.5 dwelling units per acre, which is well under the allowable permitted density in the Urban Fringe Community future land use category. The developments to the south, specifically, the Palmira Golf & Country Club is approved for 4.12 du/acre (1,299 du on 315 acres). The Village Walk community directly east of Palmira is approved for 3.08 du/acre (1,999 du on 649 acres). Worthington Golf & Country Club directly west of Palmira is approved for 2.4 du/acre (799 du on 328 acres). These approved densities are comparable to the proposed density of the Revana Lakes MPD.

The proposed MPD up to 100,000 square feet of commercial uses as provided in the schedule of uses will provide typical local goods and neighborhood services similar to those uses allowed in the City's Neighborhood Commercial CN-2 zoning district. The 5-acre tract neighborhood commercial tract is to be located on the southeast corner of the site having access from an internal road of the MPD. The maximum building heights are within the limit permitted within the Bonita Beach Road Corridor for properties located east of US 41 as outlined in section 4-1874 of the LDC and below or within the limits of the maximum heights approved for surrounding developments. The design standards proposed for the commercial component of this MPD proposes the same building setbacks as the approved Palmira Golf & Country Club commercial site development regulations which are designed to encourage pedestrian activity while addressing surrounding uses compatibility. Additionally, along the northern property boundary a public trail will be provided and able to connect to any more extensive proposed trails to the west or east of the development.

The design standards for this development assure that uses are sufficiently separated and compatible. It should, however, be re-emphasized that the existing IPD permits an intensive mining and excavation operation. The proposed neighborhood commercial and residential development program represents a significant reduction in the overall intensity of the Property and a more appropriate use of the land considering the nearby residential areas.

(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significantly higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

The majority of the MPD acreage contains residential land uses, which are inherently compatible, and neighborhood commercial uses, which are limited to two (2) tracts totaling 7.3 acres in the southeast corner of the development. As shown on the MCP, lakes, and preserves provide separation between the residential tracts and the commercial tracts. The MCP also provides expansive areas of preserve and open space that provide protection to the surrounding land uses. A minimum distance of 350 feet between all clubhouses, vehicular service areas, and amenity centers that include outdoor pools and tennis courts and any abutting conservation area will be provided to minimize the impacts.

(l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.

As shown on the proposed MCP, the project provides for two (2) residential tracts, and a commercial tract that will contain pedestrian facilities to promote pedestrian activity and amenity sites that will promote community interaction. In direct compliance with the City's Land Development Code with regards to complete streets an internal 6' sidewalk system and marked sharrow lanes are being proposed for this site. The MPD will connect to the existing off-site 6' sidewalks located on Bonita Beach Road, which will further enhance the project's interconnectivity and opportunities for walking and cycling. In compliance with the Bonita Beach Corridor design standards there exists sufficient ROW to accommodate the City's coordination with Lee County and FDOT in the expansion of the existing 6-foot sidewalk into a 7-foot sidewalk along the north side of Bonita Beach Road per the design features of the Community Zone. The residential tracts will be gated, but internal vehicular and pedestrian access will be provided throughout the project for residents and guests.

(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

MPD is limited to residential uses provided on two (2) separate tracts and neighborhood commercial uses provided on two (2) commercial tracts totaling 7.3 acres located on the southeast corner of the development. As shown on the MCP internal separation of potential conflicts between residential and these neighborhood commercial uses are addressed through the separation of these uses by intervening lakes and open space. Furthermore, the subject commercial site will meet or exceed all lighting, landscaping, and buffering requirements.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

The MPD will contain no intense or obnoxious uses and will be strictly limited by the proposed Schedule of Uses which includes a range of residential products and 7.3 acres of commercial tracts with a range of neighborhood commercial uses similar to those typically found within the CN-2 zoning district. The MCP provides substantial separation from surrounding land uses including from the conservation lands to the northwest and the residential communities to the south of Bonita Beach Road. Rather than locating residential structures on the major road frontage, the MPD proposes to locate the residential tracts away from the roadway to protect the future residents of the community from the impacts associated with an arterial roadway and also to protect the existing residential communities from external impacts. The majority of the building façade within the commercial tract will be away from Bonita Beach Road having been situated to have its main vehicular access internal to the development where the longest length of the tract exists, as shown in the MCP.

(o) Unless otherwise provided for in this article, minimum parking and loading requirements shall be as set forth in article VI, divisions 25 and 26, of this chapter. Where it can be reasonably anticipated that specified land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces subject to the condition that it be constructed and maintained so as to prevent erosion of soil. In all cases, however, sufficient parking shall be provided to prevent the spilling over of parking demand onto adjacent properties or rights- of-way at times of peak demand.

Not Applicable.

(m) Joint use of parking by various land uses within the planned development may be permitted by special condition where it can be demonstrated or required that the demand for parking by the various uses will not conflict. Joint parking agreements between uses within and uses without the planned development shall be governed by agreement per general regulation (see section 4-1730), without exception.

Not Applicable.

(n) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

The developer will establish its own regulations for signage, landscape design, and architectural design to provide an MPD that is cohesive and internally consistent.

IV. Bonita Plan Internal Consistency Narrative

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

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

The Applicant's rezone request is seeking to provide the City with a mixed-used project consisting of residential and neighborhood commercial uses that will result in development of the property at an appropriate density and intensity commensurate with surrounding development to the south, while providing for new development to accommodate the population growth where transportation facilities and other infrastructure exists. The proposed MPD is compatible and complementary to the surrounding City lands, as evidenced by the logical extension of the zoning district to the north of Bonita Beach Road. The companion CPA amendment and MPD rezone ensures the communities to the south that development will occur through a planned development rezoning with a binding master concept plan and site-specific conditions, thus preserving and providing stability to the existing neighborhoods.

The proposed rezoning and companion CPA will allow for the development of land along an arterial roadway and acknowledges that there is limited environmental value on this property.

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

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

   The new development is consistent as the rezoning request is for a Mixed-use Planned Development.

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

   As identified in the MCP the development has been designed to preserve high-quality and connected wetlands and indigenous upland areas. Commercial and residential development has been clustered on uplands as well as lower quality uplands previously impacted by mining/excavation operations and historical property usage. Tract B, which permits they highest density housing type, multifamily, has been primarily condensed to an area of the development that contains already cleared and disturbed land. Commercial Tracts C have been clustered to assure preservation of native vegetation along the south side of the tract. Existing mining lakes have been incorporated into the surface water management system to minimize the amount of native vegetation loss required for storm water management lakes. Additionally, the project has been clustered to maximize open space providing a minimum of 55% of open space for the entire development. The CPA proposes a map change to place retained natural systems or wetlands under the Resource Protection category for this development as other developments within this land use category have done.

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

The proposed Revana Lakes MPD provides for a variety of housing types, recreational amenities, and commercial uses intended to serve residents and their guests which will result in minimizing trips outside of the MPD.

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

   The provided MCP for this MPD identifies the clustering of uses to exceed the required amount of open space and preserve high-quality and connected wetlands and indigenous upland areas. The MCP provides for a total of 55% or 113.15 acres of open space. The code required amount of opens space for this development is 40% or 81.71-acres of on-site open space, of which 50% or 40.86-acres will be provided as indigenous preserve. The proposed LDC deviations requested with this proposal facilitate the ability for the clustering of development to occur in a manner that will not negatively impact public health, safety, or welfare. As per proposed the proposed conditions prior to the first development order a lake management plan shall be provided which addresses the application of best management practices of fertilizers and pesticides in conformance with all City Ordinances.

   Stormwater management lakes sinuous configuration is being addressed through the mimicking of a sinuous lake shoreline through the undulation of littoral plantings as established under the MPD proposed conditions which include a littoral planting plan to be developed between the developer and the City that meets the intent of the sinuosity requirement. This mimicking of the sinuous lake shoreline will create a greater feeding area for water-dependent avian species and through the increased yield of littoral plantings resulting from the undulation of plantings which will result in three times the number of littoral plantings required by code at 3 plants per linear foot of lake shoreline requirement that is part of this designation. Additionally, 10% of the lake shoreline shall be provided at a 10:1 slope further assuring various feeding shelfs within the development.

   The MPD development standards identify the maximum residential height at 45 feet – well below the 60-foot maximum height allowed for residential uses within the Urban Fringe Community Designation.

   A minimum distance of 350 feet between all clubhouses, vehicular service areas, and amenity centers that include outdoor pools and tennis courts and any abutting conservation area will be provided in order to a minimize the impacts to wildlife natural environmental values, and water quality.

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

   There will be no resource protection areas over 20 acres in size as part of this development.

   a. ***All development must incorporate buffers to protect adjacent natural areas from the impacts of development. The purpose of the buffer is the protect natural resources from the activities and impacts of development on property within the Urban Fringe Community District.***

The proposed development will be consistent with the Urban Fringe Community Category through incorporating buffers and setbacks to appropriately protect natural areas from impacts of noise, light and human interaction. However, it should be noted that Buffer Zones 1-3 identified in the Bonita Plan for the Urban Fringe Communities are appropriate for the existing properties in this land use category that are located southwest of the subject property which are directly adjacent to the CREW Bird Rookery Swamp and the Crew Flint Pen Strand and which require greater buffering to mitigate impacts to the expansive adjacent conservation lands almost completely surrounding developments. The subject property itself is more isolated in nature as is most evident in the provided panther telemetry exhibit which identifies the reduced amount of panther sightings happening south of Kehl Canal and west of the CREW lands.

To protect the conservation lands to the north a significant area of preserve has been retained to separate external impacts from the eastern residential tract from the conservation lands. The development contains a 130-setback from the northern conservation areas and the residential development tracts. This 130-foot setback includes 100-foot Kehl canal corridor that runs parallel with the project's northern boundary and a 1.77 acres of upland restoration which is located along the western half of the 100 foot Khel canal corridor. These areas have been incorporated into the on-site management plan for the preservation and protection of wetland communities. In direct compliance with Policy 15.1.9, an upland buffer of 25 feet will be provided to protect the preserved wetlands from impacts along the preserve frontage. The orientation and design of the Residential Tracts within the project limits the amount of developmental impact to the northern preserve with approximately 50% of the land fronting the Kehl Canal Corridor being comprised of lakes and preserve areas and resulting in only 8 dwelling units fronting the Khel Canal Corridor.

Along a portion of the eastern boundary of the property is an isolated 20-acres state owned conservation area. As previously mentioned, the eastern portion of the proposed development is currently zoned Industrial Planned Development (IPD) and allows for an earth mining operation including blasting. The Applicant proposes to reduce the intensity of uses allowed adjacent to the eastern conservation area to a low-density residential use. Additionally, to protect this isolated conservation area from impacts from noise and light from residential lots the Applicant proposes that for residential lot lines to be a minimum of 40 feet from the eastern property line as identified on the MCP. Additionally, as provided for in the development regulations for residential property a minimum 5-foot setback shall be maintained from all rear lot lines for accessory structures within residential tracts assuring at minimum a 45-foot separation between the adjacent conservation area and residential structures. Along the eastern property line the development will also incorporate a 15-foot Type C buffer where the development is adjacent to conservation lands. In line with LDC requirements for a Type C buffer and the residential project wall requirements the development will provide for an 8-foot-tall fence/wall and buffer planting located along the exterior side of the fence/wall.

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

i. Maximum number of dwelling units
ii. Maximum square footage of commercial
iii. Locations of public sites, and
iv. Maximum amounts of non-public recreational uses to be provided.

It is understood that the proposed MPD will be tracked by the City of Bonita Springs regarding maximum densities and intensities established by this Zoning Ordinance.

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

a. A showing of the amount of units as a part of the maximum approved for the parent parcel.

The maximum units of 299 shall be identified in the approval of the parent parcel.

b. A Traffic Analysis submitted in accordance with the City's TIS requirements verifying that adequate capacity currently exists or will exist prior to the issuance of any Certificates of Occupancy.

A TIS has been submitted as part of this application verifying adequate capacity on the impacted roadway network.

8. Any lands included or amended into the Urban Fringe Community District category must demonstrate the non-existence of urban sprawl.

The proposed MPD will serve to reduce urban sprawl by locating neighborhood serving commercial retail and employment generating office uses in close proximity to underserved residential areas along the Bonita Beach Road corridor. The same infrastructure system exists to support future growth on the north side of the Bonita Beach Road corridor, as it does for development on the south side of the road. Furthermore, the neighborhood commercial land within the development maximizes the use of the existing infrastructure by reducing the trips impacting Bonita Beach Road and creating a community that provides its residents access to commercial uses via non-vehicular modes such as walking and biking. The proposed MPD will ensure compliance with all of the above sub-policies to ensure well-planned, attractive, and functional development results from this rezoning.

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

The request proposes to assign an appropriate City FLU category to lands that have been annexed into the City and rezone the properties to the City of Bonita Springs MPD zoning district as part of this petition. The City has formally adopted Goals, Objectives, and Policies for the Urban Fringe Community FLU category,

which the development of the property will comply with. Annexed properties are explicitly intended for urban levels of development per the governing Florida Statute provisions.

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

(*FUTURE LAND USE*) Policy 1.11.1: Level of Service (LOS) Standards

As evidenced in the letters of availability provided in the companion CPA, the supportive data and analysis, and the existing development pattern along the eastern Bonita Beach Road corridor, all required public facilities and services are available to serve the residential and commercial development proposed by this rezoning.

(TRANSPORTATION) **Goal 2: To implement a multi-modal transportation system along Bonita Beach Road using complete streets principles that ensures the safety of all users; equitable accommodation of all modes of transportation; the interconnection of the built and natural environment with transportation infrastructure; and facilitates a grid street network that mitigates congestion and links neighborhoods.**

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

The proposed MPD provides for appropriate internal pedestrian facilities and will connect to the existing off-site sidewalks located on Bonita Beach Road. The site will comply with the City's Land Development Code with regards to providing the infrastructure to support the design and implementation of complete streets. The MPD development tracts contain an amenity site to promote community interaction and encourage activities that are not auto-oriented. The integration of the commercial component to this development not only mitigates congestion of residents having to go outside of the community to go west on Bonita Beach Road or South on Logan Boulevard to satisfy their local goods and services needs but also will allow for the reduction of solely auto-oriented trips to satisfy these needs. Residents have the convenience to use internal sidewalks and entry road complete streets designed infrastructure to bike or walk to the commercial uses within the development.

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

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

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

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

The proposed Revana Lakes MPD is consistent with and compliments the City's goals, objectives and policies to provide for a variety of housing types at suitable densities to accommodate existing and future populations of the City. The subject property has direct access to Bonita Beach Road and is consistent with residential communities such as Palmira and Village Walk. Providing for range of residential uses including single-family and multi-family dwellings will continue to provide the City of Bonita with a desirable diversity of dwelling units, which will serve the anticipated growing population of the City.

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

Bonita Springs Utilities serves this project site with potable water mains that are available for connection.

(INFRASTRUCTURE) **Potable Water Sub-Element: Objective 2.1: To protect its potable water resources.**

The City has developed water conservation elements. The project shall utilize xeriscape techniques to the maximum extent practical in accordance with the Bonita Springs Land Development Code requirements for landscaping.

(INFRASTRUCTURE) **Potable Water Sub-Element: Objective 2.2: In order to reduce demand for potable water, and consistent with the State's water policy to encourage and promote water conservation and the reuse of reclaimed water, the City shall require the use of reclaimed or other alternative irrigation water for irrigation purposes and other authorized uses in areas where franchised utility companies have constructed or operate a reclaimed or other alternative irrigation water distribution system.**

Reclaimed water is not available at this location.

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

Bonita Springs Utilities serves this project site with a sanitary sewer main that is available for connection.

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

The project will connect to BSU's central sewer system.

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

The proposed MPD is not within the City's Coastal Management Area (CMA)/Coastal Planning area.

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

The proposed rezoning will allow development to occur on upland areas, as well as lower quality wetlands, which have been previously impacted by mining/excavation operations and historical property usage. The higher quality and connected wetlands and indigenous upland areas identified on-site have been incorporated into the site plan as preserve and open space areas. A 25-foot upland buffer will be provided for all preserved wetland areas and shall comply with open space and native preservation requirements.

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

The proposed MPD master concept plan depicts viable areas of preserve. In direct compliance with this policy, the Applicant intends on preserving and enhancing the high-quality wetlands that are located on the parcels closest to Bonita Beach Road. The development area contains areas that have been previously impacted and contain disturbed wetlands, which are highly infested and not of a high-quality worth protecting as intended by this policy. An enhanced buffer to the north consisting of 1.77 acres of upland preserve restoration followed along 100 foot Khel canal corridor has been strategically placed to protect offsite conservation areas and to slow water and improve water quality.

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

The proposed MCP provides for on-site native preservation and open space in full compliance with the LDC, which will provide for habitat for protected species. The property is in a Primary Panther Zone. Where possible, preserve areas are connected to existing native vegetation along the western and northern property lines. In addition, the developer will mitigate the project impacts through purchase of Panther Habitat Units (PHUs) through the FWS review process. Therefore, the PD fully complies with

the above policy. Data provided by the Florida Fish and Wildlife Conservation Commission provided that the nearest confirmed Human-Florida panthers interaction was approximately 6.8 miles from the subject Property. The closest panther telemetry to the property is approximately 1,400 feet to the north and is from 2015 (Cat number FP237 is reported killed by another panther on 3/30/2015). Features such as the Kehl Canal provides a buffer that will help preserve the panther habitat and deter interactions between humans and panthers.

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

In regards to the Property's location in the Primary Panther Zone, the Florida Fish and Wildlife Commission (FWC) defers to the Fish and Wildlife Service (FWS) for panther habitat impact/mitigation assessment. As noted in the Environmental Data, Section 3.3 – Florida Panther, and consistent with state and federal listed species protection protocol for the Florida panther, equivalent panther habitat mitigation will be provided through the purchase of Panther Habitat Units (PHUs) as will be coordinated with FWC and FWS, as appropriate. Data provided by the Florida Fish and Wildlife Conservation Commission provided that the nearest confirmed Human-Florida panthers interaction was approximately 6.8 miles from the subject Property. The closest panther telemetry to the property is approximately 1,400 feet to the north and is from 2015 (Cat number FP237 is reported killed by another panther on 3/30/2015). Features such as the Kehl Canal provides a buffer that will help preserve the panther habitat and deter interactions between humans and panthers.

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

The proposed MCP demonstrates extensive on-site water management areas to ensure pre-treatment and storage of stormwater on the property before ultimately outfalling to lands in and around the Kehl Canal. Of note, the design includes a minimum 100-foot-wide open space area adjacent to the Canal to provide additional on-site water management areas as further protection of this important water body. The development will also restore 1.77 acres of upland preserve along the western half of the proposed Khel Canal Corridor south of the 30-foot Kehl Canal easement. This preserve area will further serve to enhance the attenuation of stormwater runoff from the development and reduce the contaminants flowing into the Kehl Canal helping to improve water quality in the area. The development will fully comply with all established water quality standards as set forth in the Environmental Resource Permit obtained from the South Florida Water Management District.

(CONSERVATION/COASTAL MANAGEMENT) GOAL 15: Wetlands. The City shall maintain and enforce a regulatory program for development in wetlands that is cost-

effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems.

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

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

The Planned Development rezoning proposes the development to occur on upland areas that have been previously impacted by mining and excavation operations. Wetland areas located closest to Bonita Beach Road will not be directly impacted by development in order to protect the proposed residential project from the impacts associated with being adjacent to an arterial roadway and to provide substantial screening and buffering from neighboring communities. The development contains a 130-setback from the northern conservation areas and the residential development tracts. This 130-foot setback includes 100 foot Kehl canal corridor that runs parallel with the project's northern boundary and a 1.77 acres of upland restoration which is located along the western half of the 100 foot Khel canal corridor. These areas have been incorporated into the on-site management plan for the preservation and protection of wetland communities. In direct compliance with Policy 15.1.9, an upland buffer of 25 feet will be provided to protect the preserved wetlands from impacts along the preserve frontage.

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

Furthermore, the companion CPA amendment proposes to place the property within the Urban Fringe Community District future land use category. This category requires clustering of development in order to minimize loss of native vegetation and wetland function. The proposed planned development will comply with this policy that directly upholds the City's desire to encourage the preservation of wetlands and clustering of development on impacted areas or uplands.

V. Conclusion

Approval of this MPD will allow the Property to be developed as a unified master-planned community under the provisions of the Bonita Springs Comprehensive Plan at densities and intensities that are supported by the City's investment in public infrastructure in the immediate area. This is an area where the City has invested millions in infrastructure improvements to accommodate future population growth.

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

By rezoning the property to MPD, the Applicant is providing the City with a planned development that requires a higher level of detail and site-specific design-driven criteria to ensure the development of this impacted site is both complementary to and compatible with the surrounding development pattern, while still promoting pedestrian activity to reduce VMT and provide a better quality of life for residents.

From a density standpoint, the surrounding densities in Palmira, Worthington, and Village Walk are comparable to the proposed density within the Revana Lakes MPD. Thus, the resulting project will be highly compatible with the surrounding communities.

From a commercial intensity standpoint, the development proposes low-intensity neighborhood commercial retail and office uses at an appropriate scale to support the local goods and services needs of residents and their guests at the time of build-out. Site location and design standards being proposed assure compatibility with surrounding land uses.

From a public investment standpoint, the development proposes a publicly accessible trail along the northern property line that runs east to west.

From an environmental standpoint, the site is heavily infested with exotics and contains little to no environmental value, especially in terms of groundwater supply. The proposed rezoning ensures that the MPD will provide open space and the preservation high quality and connected wetlands and indigenous uplands while clustering development on uplands and low-quality uplands impacted by historical usage on the property. The development provides additional safeguards in the form of enhanced buffering and setbacks consistent with the intent of the Urban Fringe Community to assure minimal impacts from development are felt by adjacent conservation areas.

The rezoning will ensure the appropriate utilization of the public investment in infrastructure and services in this area. The proposed commercial uses will serve residents and their guests minimizing the trips external trips from the community.

For these reasons, the Applicant submits that the proposed Mixed-Use Planned Development rezoning will not be a detriment to the public health, safety, or welfare, and respectfully requests approval.

For these reasons, the Applicant submits that the proposed Mixed-Use Planned Development rezoning will not be a detriment to the public health, safety, or welfare, and respectfully requests approval.

BONITA SPRINGS, FLORIDA

COMMUNITY DEVELOPMENT DEPARTMENT

ZONING DIVISION

STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT REZONING

CASE NUMBER: PD25-123670-BOS

HEARING DATE: December 16, 2025

PLANNER: Mike Fiigon II, Senior Planner

APPLICATION SUMMARY:

A. Applicant: Seagate Revana LLC

B. Agent: Alexis Crespo, AICP; RVi Planning & Landscape Architecture

C. Request: To rezone approximately 204 acres (+/-) from the Industrial Planned Development (IPD) and Agricultural (AG-2) zoning districts to a Mixed-Use Planned Development (MPD) zoning district, to develop up to 299 residential dwelling units and 100,000 square feet (+/-) of commercial uses, and to request eight (8) deviations.

D. Location:

1. 33-47-26-00-00001.002A (subject to annexation)
2. 33-47-26-B4-00001.0060
3. 33-47-26-00-00001.0070 (subject to annexation)
4. 33-47-26-00-00001.0090 (subject to annexation)
5. 33-47-26-B3-00001.0100
6. 33-47-26-B4-00001.0120
7. 33-47-26-00-00001.012A (subject to annexation)
8. 33-47-26-00-00001.012C (subject to annexation)
9. 33-47-26-B3-00001.0140
10. 33-47-26-B4-00001.0170
11. 33-47-26-B4-00001.0180
12. 33-47-26-00-00001.019A (subject to annexation)
13. 33-47-26-00-00001.0210 (subject to annexation)
14. 33-47-26-B4-00001.0330
15. 33-47-26-00-00001.0340 (subject to annexation)

16. 33-47-26-B4-00001.0350
17. 33-47-26-B3-00001.0370
18. 33-47-26-B4-00001.0400
19. 33-47-26-B3-00001.0040
20. 33-47-26-B4-00001.0010
21. 33-47-26-00-00001.0220 (subject to annexation)
22. 33-47-26-B3-00001.0260
23. 33-47-26-B4-00001.0360
24. 33-47-26-B4-00001.0160
25. 33-47-26-B4-00001.0050

E. Future Land Use Plan Designation*: Density Reduction Groundwater Resource, Wetlands, Resource Protection

**There are active comprehensive plan amendment applications (CPA25-123666-BOS & CPA25-123814-BOS) to redesignate the project area into the Urban Fringe Community District and Resource Protection Future Land Use Categories. The future land use and comprehensive plan analysis contained in this staff report is based on the proposed adoption of the amendments.*

F. Current Zoning: Industrial Planned Development (IPD) & Agricultural (AG-2)

G. Current Land Use: Residential, Vacant, Mining

By this reference, the Applicant's application in its entirety, including amendments and correspondence, is made part of this record and is available at the City Clerk's and Community Development's Offices.

THE PURPOSE OF PLANNED DEVELOPMENT ZONING

Pursuant to LDC 4-737(g), one of the purposes of a Mixed Use Planned Development (MPD) is to provide for a mixture of uses in order to reduce vehicular trips on the arterial and collector roadway network. This project contains residential and commercial components. A series of criteria are utilized to inform a Staff recommendation on the request. The criteria are found in "Attachment A" to this report.

BACKGROUND:

The properties combined are approximately 204 acres (+/-) and are located in the eastern portion of the City, with frontage along Bonita Beach Road, across from the Palmira community. Currently, approximately 114+/- acres are located within the jurisdictional

boundaries of the City of Bonita Springs while the remaining 90+/- acres are located within unincorporated Lee County. Additionally, the majority of the property still holds Lee County Future Land Use designations of Density Reduction Groundwater Resource (DRGR), Wetlands, and Resource Protection. The Applicant has submitted comprehensive plan amendment applications (CPA25-123666-BOS & CPA25-123814-BOS) and annexation petitions (ANX25-123909-BOS, ANX25-123916-BOS, and ANX25-123918-BOS) to bring the entire project boundary into the City limits of Bonita Springs and to provide it with future land use categories found within the City's Comprehensive Plan (aka the Bonita Plan). This zoning Staff report contains analysis based on the proposed future land use categories of Urban Fringe Community District and Resource Protection for the project area. These comprehensive plan amendments were thoroughly reviewed by Staff and a copy of the report can be found as Attachment C.

Approximately 40 acres of the project area is zoned Industrial Planned Development (IPD) and is the site of earth mining operations for fill dirt and lime rock and includes an allowance for blasting. Another 47 acres (+/-) received special exception approval from Lee County to allow for mining and excavation activities, but no blasting. The remainder of the project area is either vacant or contains single-family residential uses.

The project was reviewed by multiple disciplines (Engineering, Surveying, Environmental, Bike-Ped, Traffic, Planning/Zoning, as well as Lee County Natural Resources, Lee County Department of Transportation and Lee County Community Development) and the analysis and conditions established in this report are the result of their reviews and findings.

Uses: As part of the request, the Applicant is proposing two residential tracts (A & B) and a commercial tract (Tract C—split between two areas) with the following uses:

Residential Tract A

Accessory uses and structures
Administrative offices
Consumption on Premises
Clubs
    Country
    Private
Dwelling units:
    Single-Family
    Zero-Lot Line
Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
    Water Retention
Food and Beverage Services, accessory only to Club
Health Club or Spa, accessory only to Club

Models:
- Display Center/Sales Center
- Model Home
- Model Unit

Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
- Personal
- Private – On-Site

Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Residential Tract B

Accessory uses and structures
Administrative offices
Consumption on Premises
Clubs:
- Country
- Private

Dwelling units:
- Single-Family
- Two-Family Attached
- Townhouse
- Zero-Lot Line
- Multi-Family Building

Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
- Water Retention

Food and Beverage Services, Limited to use of a club
Health Club or Spa, accessory only to Club
Models:
- Display Center/Sales Center
- Model Home
- Model Unit

Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
- Personal
- Private – On-Site

Residential Accessory Uses

Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Commercial Tract C

Administrative offices
Animals: Clinic
ATM (automatic teller machine)
Auto parts store, no installation service
Bait and tackle shop
Banks and financial establishments (4-408(c)(3)): Group I
Boats:
    Boat parts store
Business services (4-408(c)(5)):
    Group I
Cleaning and maintenance services (4-408(c)(7))
Clothing stores, general (4-408(c)(8))
Clubs: Country, Commercial, Fraternal, Membership organization and Private Consumption on premises
Convenience food and beverage store
Day care center, adult, child
Drive-through facility for any permitted use
Drugstore, pharmacy
Entrance gates and gatehouse
Essential services
Essential service facilities (4-408(c)(13)):
    Group I
    Group II
Excavation:
    Water Retention
Fire station
Food and beverage service, limited
Food stores (4-408(c)(16)):
    Group I only
Government maintenance facility
Hardware store
Health care facility (4-408(c)(19)):
    Group I
    Group IV
Hobby, toy, game shops (4-408(c)(20))
Household and office furnishings (4-408(c)(21)):
    Group I
    Group II
Laundry or dry cleaning (4-408(c)(22)): Group I
Lawn and garden supply store
Library

Nonstore retailers (4-408(c)(28)), all groups
Package store
Parks (4-408(c)(30)):
    Groups I
    Group II
    Group III
Parking lot:
    Accessory
    Temporary
Personal services (4-408(c)(31)):
    Group I
    Group II
    Group III
    Group IV
Pet shop
Pharmacy
Place of worship
Plant nursery
Police or sheriff's station
Recreation facilities
    Commercial (4-408(c)(35)):
    Group I
    Group III
    Group IV
    Personal
Religious facilities
Rental or leasing establishments:
    Group I
    Group II
Repair shops (4-408(c)(37)):
    Group I
Residential accessory uses (4-408(c)(39))
Restaurants (4-408(c)(40)):
    Group I
    Group II
    Group III
Signs in accordance with chapter 6
Specialty retail shops (4-408(c)(44)):
    Group I
    Group II
    Group III
Supermarket
Temporary Uses, including Temporary Sales Office, Temporary Construction Office
Variety store
Wireless communication facility

Staff is recommending the following changes to the proposed schedule in strike-thru/underline format as follows:

Residential Tract A

Accessory uses and structures
Administrative offices
Consumption on Premises
Clubs
    Country
    Private
Dwelling units:
    Single-Family
    Zero-Lot Line
Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
    Water Retention
Food and Beverage Services, accessory only to Club
Health Club or Spa, accessory only to Club
Models subject to Division 24 of LDC Chapter 4, unless a deviation is approved:
    Display Center/Sales Center
    Model Home
    Model Unit
Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
    Personal
    Private – On-Site
Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Residential Tract B

Accessory uses and structures
Administrative offices
Consumption on Premises
Clubs:
    Country
    Private
Dwelling units:
    Single-Family
    Two-Family Attached

Townhouse
Zero-Lot Line
Multi-Family Building
Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
Water Retention
Food and Beverage Services, Limited to use of a club
Health Club or Spa, accessory only to Club
Models subject to Division 24 of LDC Chapter 4, unless a deviation is approved:
Display Center/Sales Center
Model Home
Model Unit
Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
Personal
Private – On-Site
Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Commercial Tract C
Administrative offices
Animals: Clinic
ATM (automatic teller machine)
Auto parts store, no installation service
Bait and tackle shop
Banks and financial establishments (4-408(c)(3)): Group I
Boats:
Boat parts store
Business services (4-408(c)(5)):
Group I
Cleaning and maintenance services (4-408(c)(7))
Clothing stores, general (4-408(c)(8))
Clubs: Country, Commercial, Fraternal, Membership organization and Private Consumption on premises
Convenience food and beverage store
Day care center, adult, child
Drive-through facility for any permitted use (subject to Condition 1e)
Drugstore, pharmacy
Entrance gates and gatehouse
Essential services

Essential service facilities (4-408(c)(13)):
- Group I
- Group II

Excavation:
- Water Retention

Fire station
Food and beverage service, limited
Food stores (4-408(c)(16)):
- Group I only

Government maintenance facility
Hardware store
Health care facility (4-408(c)(19)):
- Group I
- Group IV

Hobby, toy, game shops (4-408(c)(20))
Household and office furnishings (4-408(c)(21)):
- Group I
- Group II

Laundry or dry cleaning (4-408(c)(22)): Group I
Lawn and garden supply store
Library
Nonstore retailers (4-408(c)(28)), all groups
Package store
Parks (4-408(c)(30)):
- Groups I
- Group II
- ~~Group III~~

Parking lot:
- Accessory
- Temporary

Personal services (4-408(c)(31)):
- Group I
- Group II
- Group III
- Group IV (no bail bonding or similar uses)

Pet shop
Pharmacy
Place of worship
Plant nursery
Police or sheriff's station
Recreation facilities
- Commercial (4-408(c)(35)):
- Group I
- Group III
- Group IV
- Personal

Religious facilities
Rental or leasing establishments:
    Group I
    Group II
Repair shops (4-408(c)(37)):
    Group I
~~Residential accessory uses (4-408(c)(39))~~
Restaurants (4-408(c)(40)):
    Group I
    Group II
    Group III
Signs in accordance with chapter 6
Specialty retail shops (4-408(c)(44)):
    Group I
    Group II
    Group III
Supermarket
Temporary Uses, including Temporary Sales Office, Temporary Construction Office
Variety store
Wireless communication facility

Property Development Regulations: The Applicant is proposing the following development regulations for the project's residential and commercial tracts:

Residential Property Development Regulations

Land Uses	*Min. Lot Area (SF)*	*Min. Lot Width (FT)*	*Min Lot Depth (FT)*	*Min Front (Street) Setbacks (1,2,3) (FT)*	*Min Side Setback (FT)*	*Min Rear Lot Setback (FT)*	*Min. Setback From Waterbody (4)(FT)*	*Min. Accessory Structure Side Setback (FT)*	*Min. Accessory Structure Rear Setback (4) (FT)*	*Min Preserve Setback (FT)*	*Building Separation (FT)*	*Max.. Building Height (FT)*	*Max. Lot Coverage (%)*
Single Family (Detached)	*3,500*	*35*	*100*	*20*	*5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Two Family Attached	*3,000*	*30*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Townhouse	*1,800*	*18*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*1/2 Building Height*	*45*	*70*
Multi-Family	*10,000*	*100*	*100*	*20*	*10*	*10*	*20*	*5*	*5*	*30*	*½ Building Height*	*45*	*70*
Zero-Lot Line	*3,500*	*35*	*100*	*20*	*0 or 5*	*10*	*10*	*5*	*5*	*30*	*10*	*35*	*70*
Clubhouse/ Amenity Site (4)	*10,000*	*100*	*100*	*20*	*10*	*10*	*0*	*5*	*0*	*30*	*20*	*45*	*70*

Notes:
1. Front setback for side-loaded garage is reduced to 10ft
2. On corner lots, the secondary street setback is 10ft
3. Setback is measured from the edge of pavement
4. Setback from a lake or waterbody for all principal and accessory structures may be reduced to 0 feet, per Deviation 8.
5. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater.
6. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District.

Commercial Property Development Regulations

Land Use	Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Lot Depth (FT)	Min. Front (Street) Setbacks (1) (FT)	Min. Side Setback (FT)	Min. Rear Lot Setback (FT)	Min. Setback From Waterbody (FT)	Min. Accessory Structure Side Setback (FT)	Min. Accessory Structure Rear Setback (FT)	Min. Preserve Setback (FT)	Building Separation (FT)	Max. Building Height (2)(FT)	Max. Lot Coverage (%)
Retail/Office	10,000	100	100	20 (Street)/25 (Bonita Beach Road)	15	20	20	10	10	30	½ Building Height	45	70

Notes:

1. Setback is measured from edge of pavement
2. Maximum building height may be increased up to 55 feet in height for retail, provided that all required setbacks are increased by 1-foot for each additional foot that exceeds 45 in height for retail.
3. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater.
4. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District.

Staff does not object to the proposed development regulations, but is recommending the following modifications in order to provide additional clarity:

Residential Property Development Regulations

Land Uses	*Min. Lot Area (SF)*	*Min. Lot Width (FT)*	*Min Lot Depth (FT)*	*Min Front (Street) Setbacks (1,2,3) (FT)*	*Min Side Setback (FT)*	*Min Rear Lot Setback (FT)*	*Min. Setback From Waterbody (4)(FT)*	*Min. Accessory Structure Side Setback (FT)*	*Min. Accessory Structure Rear Setback (4) (FT)*	*Min Preserve Setback (FT)*	*Building Separation (FT)*	*Max.. Building Height (FT)*	*Max. Lot Coverage (%)*
Single Family (Detached)	*3,500*	*35*	*100*	*20*	*5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Two Family Attached	*3,000*	*30*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Townhouse	*1,800*	*18*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*1/2 Building Height*	*45*	*70*
Multi-Family	*10,000*	*100*	*100*	*20*	*10*	*10*	*20*	*5*	*5*	*30*	*½ Building Height*	*45*	*70*
Zero-Lot Line	*3,500*	*35*	*100*	*20*	*0 or 5*	*10*	*10*	*5*	*5*	*30*	*10*	*35*	*70*
Clubhouse/ Amenity Site (4)	*10,000*	*100*	*100*	*20*	*10*	*10*	*0*	*5*	*0*	*30*	*20*	*45*	*70*

Notes:

1. Front setback for side-loaded garage is reduced to 10ft
2. On corner lots, the secondary street setback is 10ft
3. Setback is measured from the edge of pavement
4. Setback from a lake or waterbody for all principal and accessory structures may be reduced to 0 feet, per Deviation 8.
5. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater. Setbacks on lands directly adjacent to or abutting property owned by Lee County, South Florida Water Management District, or the state of Florida (TIITF) may be subject to additional setback provisions if required by the aforementioned agencies or their successors.
6. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District, pursuant to LDC 3-417(b)(6).

Commercial Property Development Regulations

Land Use	Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Lot Depth (FT)	Min. Front (Street) Setbacks (1) (FT)	Min. Side Setback (FT)	Min. Rear Lot Setback (FT)	Min. Setback From Waterbody (FT)	Min. Accessory Structure Side Setback (FT)	Min. Accessory Structure Rear Setback (FT)	Min. Preserve Setback (FT)	Building Separation (FT)	Max. Building Height (2)(FT)	Max. Lot Coverage (%)
Retail/Office	10,000	100	100	20 (Street)/25 (Bonita Beach Road)	15	20	20	10	10	30	½ Building Height	45	70

Notes:

1. Setback is measured from edge of pavement
2. Maximum building height may be increased up to 55 feet in height for retail, provided that all required setbacks are increased by 1-foot for each additional foot that exceeds 45 in height for retail.
3. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater. Setbacks on lands directly adjacent to or abutting property owned by Lee County, South Florida Water Management District, or the state of Florida (TIITF) may be subject to additional setback provisions if required by the aforementioned agencies or their successors.
4. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District, pursuant to LDC 3-417(b)(6).

Deviations: Eight (8) deviations are being requested as part of the rezoning petition. The request language, Applicant justifications, and Staff responses are shown below.

Deviation Request #1: Seeking relief from LDC 3-331(d)(3)(a), which requires stormwater retention/detention lakes to have a maximum depth of 20 feet below control elevation to allow for a maximum depth of 40 feet for the existing mining lakes.

Applicant Justification: *The property has historically been utilized as a mining and excavation operation, which has resulted in excavation activities occurring on the property to a maximum depth of 40+/- feet. This deviation is sought only for the mine lakes that are created by the active mining operation. This deviation is not applicable to any new non-mine lakes excavated for purposes of providing stormwater management, which will maintain a maximum depth of 20 feet per the LDC. This deviation simply memorializes existing conditions that were not created by the Applicant.*

Staff Analysis: Staff recommends **approval** of this deviation request since it is narrowly-scoped and applies only to the existing mining lakes that were approved by Lee County. All new stormwater retention/detention lakes are subject to current LDC requirements.

Deviation Request #2: Seeking relief from LDC 3-331(d)(4), which requires a 4:1 (H:V) maximum slope between the top of bank and 6 feet below average wet season water, to allow for the placement of riprap in accordance with LDC 7-359(g) and the MCP typical section, and/or installation of a seawall that can replace the 4:1 slope in accordance with LDC 7-359(b)(1) and MCP typical section for the existing mining lakes.

Applicant Justification: *This deviation applies to the lake bank slopes of the mining lakes associated with the previous mining and excavation operations. The two (2) large existing mining lakes are the result of historical mining activities.*

In order to achieve the lake bank slopes required by LDC Section 3-331(d)(4), additional excavation of the mining lakes slopes will be completed to a depth of 6-feet below the average wet season water table, with a 4:1 slope being excavated landward to a top of bank elevation. The addition of riprap or seawall as requested by this deviation would allow for the 4:1 slope to be protected adjacent to the proposed development area. The maximum length/percentage of shoreline length for the seawall will be 2.52% or 354.95 ft. Without the requested deviation, the 4:1 slope mine lake slope would be susceptible to erosion and destabilization from wind driven wave activity over the large mine lake area and could pose a potential threat to the health, safety, and welfare of future property owners along the slopes of the mine lakes. By providing the ability to better stabilize the mine lake banks during large storm events, the mine lakes will be enhanced for stability as part of the proposed planned development.

Staff Analysis: This is another deviation that is narrowly scoped in that it only affects the existing mining lakes. Due to the size of the lakes (over a million square feet), protecting the bank from destabilization and erosion is appropriate as a way to protect the 4:1 slope. Staff recommends **approval** of this deviation for the mining lakes only, subject to Condition 2e.

Deviation Request #3: Seeking relief from LDC 3-331(d)(4) & LDC 3-420(1), which requires sinuous design of shorelines of retention areas, to allow for non—sinuous lake shoreline for lakes identified on the master concept plan.

Applicant Justification: *The Applicant is requesting approval of this deviation due to the spatial constraints associated with a heavily impacted site that contains existing mining lakes as well as a 100' canal easement the deviation is necessary to provide sufficient developable area that meets the proposed setbacks as well additional 31 +/- acres or 15% over the code required minimum open space of 40%. The non-sinuous lakes will exceed LDC Code requirements for littoral planting providing a minimum of three (3) native wetland herbaceous plants per linear foot of lake shoreline and 10% of each lake shoreline dedicated as feeding shelves at a 10:1 slope. All lakes will meet the requirements regarding littorals identified in the Comprehensive Plan for the Urban Fringe Community, identified in the LDC and other code requirements, except where the deviation is being requested.*

Furthermore, as identified in the proposed conditions and as shown in the supplemental plan view exhibit the non-sinuous lake shorelines littorals shall be planted in an undulating pattern to mimic a sinuous shoreline. This would meet the intent of the LDC and Urban Fringe Community designation requirement by exceeding the one plant per linear foot of

lake shoreline requirement. The undulating plantings will not impact the lake ecology but instead would create a greater feeding area for water-dependent avian species than would have been achieved through linear plantings along a non-sinuous lake shoreline. The developer will work with the City to establish a littoral planting plan that meets the intent of the sinuosity requirement.

Approval of this deviation will not negatively impact public health, safety or welfare as the proposed condition of undulating littoral plantings will achieve the intent of the sinuous lake shoreline requirement both within the LDC and the Comprehensive Plan as it will provide a greater number of herbaceous plants within the littoral zones and feeding shelf areas for water dependent avian species.

Staff Analysis: The deviation applies to Lakes 1,2,3,5, and 7 as shown on Page 5 of the master concept plan. The Applicant has exceeded the code requirement for open space by an additional 15% and as such, specific areas have been identified as suitable for new water management lakes. In order to provide adequate storage as well as adequate developable land for the project, these lakes would not be dug in a sinuous manner. However, sinuosity can be achieved with the required littoral plantings, of which the Applicant has agreed to plant more than the minimum amount required. Planting the littorals in an undulating pattern will increase the area used by wading birds for feeding in certain areas and would not negatively impact the development tracts or the surrounding area. Staff recommends **approval** of this deviation request, pursuant to Condition 4b.

Deviation Request #4: Seeking relief from LDC 4-1665(d)(1), which allows for model homes for a period of time not exceeding three (3) years from the date of issuance of a certificate of occupancy (CO), to allow for five (5) years from the date of CO issuance.

Applicant Justification: *Approval of this deviation will allow for the model homes to remain open for a longer period of time, which allows for the MPD to continue sales throughout the duration of the project build-out. As noted above this is a relatively large project of "higher end" custom homes, and sales may span multiple real estate cycles.*

Staff Analysis: This deviation has typically been associated with residential projects of a larger size and/or a higher unit count. However, LDC 4-1665(d)(1)(a) would allow for the Applicant to apply for an extension of the timeline regardless. The impact of the model homes is internal to the site and wouldn't negatively impact the health, safety or welfare of the general public. Hours of operation can be established as part of the local development order process to aid in ensuring minimal impact to the project's residents. Staff recommends **approval** of this deviation request.

Deviation Request #5: Seeking relief from LDC 4-1732(4)(n)(1) & (2), which requires Recreation Facilities (indoor—gymnasiums, health clubs and similar uses wherein large floor areas are required to accommodate equipment) to be parked at a rate of four parking spaces per 1,000 square feet of floor and one space per 100 square feet of floor area for

uses not specifically listed, to instead allow for a parking rate of one space per 1,000 square feet of floor area.

Applicant Justification: *The Applicant is requesting approval of this deviation in order to to reduce unnecessary impervious areas within the MPD, as well as encourage and facilitate non-vehicular travel such as walking and biking to the amenity center.*

Operationally the existing LDC minimum parking requirements for an amenity center do not contemplate a private amenity center for a residential community. The minimum parking requirement of either 1 space per 250 sf or 1 space per 100 sf depending on use is based on commercial indoor recreational uses like YMCA and Dave & Buster's where increased vehicular use is envisioned. The reduction of parking needs by the residential amenity center is remedied by the fact that the majority, approximately 70%, of the dwelling units will be within ¼ of a mile of the recreational facilities, which is generally accepted as "within walking distance." Given these design provisions, the reduced recreational parking spaces for the private, on-site recreational uses is appropriate as a majority of the residents will either walk, bike or use golf carts to get to the amenity center.

Placing the commercial parking requirements on a residential amenity center creates unnecessary parking that will consume a large amount of land as it also requires the expansion of typical vehicular use areas such as drive aisles. It requires expensive maintenance. It creates runoff and flooding problems. It makes communities less walkable by requiring walkers to traverse a desert of parking that may never be used. It constitutes a colossal subsidy to those who drive cars, at the expense of anyone who doesn't. Lifestyles are changing and traditional parking ratios are outdated. The City's comprehensive plan and LDC encourage and promote walkability, connectivity, pedestrian activity, and complete streets as being proposed by this development. Approval of this deviation will not negatively impact public health, safety, or welfare but would allow for a design that is more inviting to pedestrian traffic within this community.

Staff Analysis: Staff does not disagree with the analysis provided by the Applicant and encourages multiple modes of travel to the amenity center for the residential portion of the project. However, recreational uses are also proposed on the schedule of uses for the commercial tract, outside of the residential portion of the development. Staff does not support this deviation to extend into the commercial tract. Staff recommends **approval** of the deviation request for the residential amenity center only.

Deviation Request #6: Seeking relief from LDC 4-1892(7), which permits a 3.5-foot encroachment into a side yard setback when a setback is 7.5 feet or greater, to allow more than a 3.5-foot encroachment within a 5-foot side yard setback.

Applicant Justification: *A 5-foot side yard setback is standard industry setback for a single-family residential lot. Industry practice is to maintain 6 to 12 inches of separation for house foundation and mechanical equipment pads. For context, generators that run*

on natural gas must provide a greater separation based on Florida Building Code and the minimum width required for a concrete pad to contain pool equipment is 40 inches with a pool heater; thus the required code separation cannot be met for industry standard side yard setbacks of 5 feet.

The Applicant proposes to maintain a 1-foot minimum side yard setback and 6-foot minimum separation (front to back) between mechanical equipment pads on adjacent houses to allow for a meandering side yard drainage flow and associated maintenance. A Homeowners Association (HOA) will be enacted for the residential community, which will be responsible for maintaining landscaping, irrigation and drainage on the individual single-family lots. This mechanism will ensure the HOA will be able to maintain proper drainage and there will be no adverse impacts to the future MPD.

At the time of local development order approval, site and drainage plans must be submitted that show the location of mechanical equipment on the property and adjacent properties with full measurements to demonstrate compliance with this condition for properties that utilize the reduced setback.

Staff Analysis: With regards to the residential planned development portion of this project, LDC 4-737(b)(2) states *It is also the intent of these districts to provide a property owner or land developer with a development technique that can increase residential density and its ancillary development in areas designated by the Bonita Plan, provided that the proposed development shall be completely independent of city subsidized facilities and services, and that the project will not have an adverse economic, environmental, fiscal or social impact to its surrounding environs or to the city.* One of the more popular development techniques to accomplish this is by clustering the residences. Cluster housing can be found in various planned developments in the City such as Bonita Bay, Pelican Landing, Village Walk, Valencia, Bonita National, and Bonita del Sol. In those developments, the mechanical equipment encroachments are handled in a similar fashion to what is being proposed by this Applicant. Due to the close proximity of one residential unit to another, there is a premium placed on offsetting adjacent mechanical equipment pads in order to allow for suitable drainage. Staff recommends **approval** of this deviation, subject to the drainage plan requirements. If a suitable drainage plan is not established, mechanical equipment will not be permitted to encroach into the 5-foot side yard setback.

Deviation Request #7: Seeking relief from LDC 6-111(b)(1), which limits temporary announcement signs to one sign per frontage, not to exceed 32 square feet and 6 feet in height, to allow for a maximum of two sings along the Bonita Beach Road frontage.

Applicant Justification: *Approval of this deviation will assist in providing enhanced awareness of the community for the traveling public due to the property's location on an arterial roadway with significant distance between both project entrances. This is also appropriate considering the substantial frontage on Bonita Beach Road.*

Staff Analysis: The property has almost 3,000 feet of frontage along Bonita Beach Road. The current sign code would allow two permanent monument signs to be placed along the frontage of any property that exceeds 2,000 feet, and as such, Staff does not object to allowing two temporary signs to be visible along Bonita Beach Road. Staff recommends **approval** of this deviation request.

Deviation Request #8: Seeking relief from LDC 3-330, which requires a 20-foot-wide easement for a watercourse, drainageway, canal, lake, pond, or stream; to allow a 0-foot-wide easement, where a bulkhead treatment is provided or where an accessory structure such as a viewing platform protrudes into the waterbody. This deviation shall apply to the amenity sites within the MPD.

Applicant Justification: *This deviation will enhance the design of the MPD by allowing amenity sites to be located closer to waterbodies. This creates an attractive feature that is commonly found in master-planned residential subdivisions. Furthermore, this would promote pedestrian activity by providing a destination that connects pedestrians and water which has been shown to increase the interest in walking and biking. Approval of this deviation will not negatively impact the public health, safety, or welfare as the design will ensure access for maintenance of the lake.*

Staff Analysis: Staff encourages interactions with the water features in a safe and secure way. Walkways, piers, bike paths are all uses that can typically be permitted within these easements. Staff recommends **approval** of this deviation, subject to the Applicant providing appropriate locations and design elements of these features at time of local development order.

CONCLUSIONS:

It is Staff's opinion that the proposed MPD would be appropriate subject to the conditions outlined below. Additional analysis performed by Staff in order to reach this conclusion can be found by reviewing "Attachment A."

RECOMMENDATION:

Staff recommends **APPROVAL** of a Mixed Use Planned Development (MPD) for a maximum of 299 dwelling units, 100,000 square feet of commercial space, and eight (8) deviations, as conditioned below:

Conditions:

1. Development Parameters

a. Maximum Development. The Planned Development is approved for a maximum of 299 residential dwelling units and 100,000 square feet of commercial and office space.

The development is approved for a maximum of 299 single-family dwelling units. However, the unit types may be converted from single family to multi-family at the rate of 1 single family unit per 1.77 multi-family units. In no event shall more than 299 total units be constructed within this development. For the purposes of this conversion "single family" is defined as a single-family detached, zero lot line, and “multi-family” is defined as multiple family buildings, two-family attached, and townhouse dwelling unit types.

b. Uses are permitted as follows and conditioned:

Residential Tract A

Accessory uses and structures
Administrative offices
Consumption on Premises
Clubs
    Country
    Private
Dwelling units:
    Single-Family
    Zero-Lot Line
Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
    Water Retention
Food and Beverage Services, accessory only to Club
Health Club or Spa, accessory only to Club
Models subject to Division 24 of LDC Chapter 4, unless a deviation is approved
    Display Center/Sales Center
    Model Home
    Model Unit
Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
    Personal
    Private – On-Site
Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Residential Tract B

Accessory uses and structures
Administrative offices

Consumption on Premises
Clubs:
    Country
    Private
Dwelling units:
    Single-Family
    Two-Family Attached
    Townhouse
    Zero-Lot Line
    Multi-Family Building
Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
    Water Retention
Food and Beverage Services, Limited to use of a club
Health Club or Spa, accessory only to Club
Models subject to Division 24 of LDC Chapter 4, unless a deviation is approved:
    Display Center/Sales Center
    Model Home
    Model Unit
Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
    Personal
    Private – On-Site
Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Commercial Tract C
Administrative offices
Animals: Clinic
ATM (automatic teller machine)
Auto parts store, no installation service
Bait and tackle shop
Banks and financial establishments (4-408(c)(3)): Group I
Boats:
    Boat parts store
Business services (4-408(c)(5)):
    Group I
Cleaning and maintenance services (4-408(c)(7))
Clothing stores, general (4-408(c)(8))
Clubs: Country, Commercial, Fraternal, Membership organization and Private

Consumption on premises
Convenience food and beverage store
Day care center, adult, child
Drive-through facility for any permitted use (subject to Condition 1e)
Drugstore, pharmacy
Entrance gates and gatehouse
Essential services
Essential service facilities (4-408(c)(13)):
    Group I
    Group II
Excavation:
    Water Retention
Fire station
Food and beverage service, limited
Food stores (4-408(c)(16)):
    Group I only
Government maintenance facility
Hardware store
Health care facility (4-408(c)(19)):
    Group I
    Group IV
Hobby, toy, game shops (4-408(c)(20))
Household and office furnishings (4-408(c)(21)):
    Group I
    Group II
Laundry or dry cleaning (4-408(c)(22)): Group I
Lawn and garden supply store
Library
Nonstore retailers (4-408(c)(28)), all groups
Package store
Parks (4-408(c)(30)):
    Groups I
    Group II
Parking lot:
    Accessory
    Temporary
Personal services (4-408(c)(31)):
    Group I
    Group II
    Group III
    Group IV (no bail bonding or similar uses)
Pet shop
Pharmacy
Place of worship
Plant nursery
Police or sheriff's station

Recreation facilities
Commercial (4-408(c)(35)):
Group I
Group III
Group IV
Personal
Religious facilities
Rental or leasing establishments:
Group I
Group II
Repair shops (4-408(c)(37)):
Group I
Restaurants (4-408(c)(40)):
Group I
Group II
Group III
Signs in accordance with chapter 6
Specialty retail shops (4-408(c)(44)):
Group I
Group II
Group III
Supermarket
Temporary Uses, including Temporary Sales Office, Temporary Construction Office
Variety store
Wireless communication facility

c. Site development shall be generally consistent with the MCP and the following development regulations:

Residential Property Development Regulations

Land Uses	*Min. Lot Area (SF)*	*Min. Lot Width (FT)*	*Min Lot Depth (FT)*	*Min Front (Street) Setbacks (1,2,3) (FT)*	*Min Side Setback (FT)*	*Min Rear Lot Setback (FT)*	*Min. Setback From Waterbody (4)(FT)*	*Min. Accessory Structure Side Setback (FT)*	*Min. Accessory Structure Rear Setback (4) (FT)*	*Min Preserve Setback (FT)*	*Building Separation (FT)*	*Max.. Building Height (FT)*	*Max. Lot Coverage (%)*
Single Family (Detached)	*3,500*	*35*	*100*	*20*	*5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Two Family Attached	*3,000*	*30*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*10*	*35*	*70*
Townhouse	*1,800*	*18*	*100*	*20*	*0 or 5*	*10*	*20*	*5*	*5*	*30*	*1/2 Building Height*	*45*	*70*
Multi-Family	*10,000*	*100*	*100*	*20*	*10*	*10*	*20*	*5*	*5*	*30*	*½ Building Height*	*45*	*70*
Zero-Lot Line	*3,500*	*35*	*100*	*20*	*0 or 5*	*10*	*10*	*5*	*5*	*30*	*10*	*35*	*70*
Clubhouse/ Amenity Site (4)	*10,000*	*100*	*100*	*20*	*10*	*10*	*0*	*5*	*0*	*30*	*20*	*45*	*70*

Notes:

1. Front setback for side-loaded garage is reduced to 10ft
2. On corner lots, the secondary street setback is 10ft
3. Setback is measured from the edge of pavement
4. Setback from a lake or waterbody for all principal and accessory structures may be reduced to 0 feet, per Deviation 8.
5. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater. Setbacks on lands directly adjacent to or abutting property owned by Lee County, South Florida Water Management District, or the state of Florida (TIITF) may be subject to additional setback provisions if required by the aforementioned agencies or their successors.
6. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District, pursuant to LDC 3-417(b)(6).

Commercial Property Development Regulations

Land Use	Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Lot Depth (FT)	Min. Front (Street) Setbacks (1) (FT)	Min. Side Setback (FT)	Min. Rear Lot Setback (FT)	Min. Setback From Waterbody (FT)	Min. Accessory Structure Side Setback (FT)	Min. Accessory Structure Rear Setback (FT)	Min. Preserve Setback (FT)	Building Separation (FT)	Max. Building Height (2)(FT)	Max. Lot Coverage (%)
Retail/Office	10,000	100	100	20 (Street)/25 (Bonita Beach Road)	15	20	20	10	10	30	½ Building Height	45	70

Notes:

1 Setback is measured from edge of pavement
2. Maximum building height may be increased up to 55 feet in height for retail, provided that all required setbacks are increased by 1-foot for each additional foot that exceeds 45 in height for retail.
3. Setback from the Planned Development perimeter boundary is 15 feet or ½ the building height, whichever is greater. Setbacks on lands directly adjacent to or abutting property owned by Lee County, South Florida Water Management District, or the state of Florida (TIITF) may be subject to additional setback provisions if required by the aforementioned agencies or their successors.
4. Preserve setback for habitable structures is 30 feet. Non-habitable structures which are closer than 30 feet shall be subject to special mitigation measures determined by the Bonita Springs Fire Control and Rescue District, pursuant to LDC 3-417(b)(6).

d. Pursuant to Deviation 6, a minimum separation of 10 feet is required between mechanical equipment on adjacent lots and is subject to a suitable drainage plan to be reviewed at time of local development order and building permit.

e. Any use containing a drive thru shall demonstrate that the drive-thru area is not visible from Bonita Beach Road.

2. Environmental Sciences.

a. Open Space: A minimum of 113 +/- acres must be provided on the development order plans exceeding open space requirements outlined in Chapter 3 of the LDC. Final acreage is subject to change based upon final acreage for the Residential Planned Development areas.

b. Indigenous Preserve: A minimum of 43.20 +/- acres of indigenous preserve must be provided on development order plans in the general locations shown on the MCP (Sheet 5). Final acreage is subject to change based upon final acreage for the Residential Planned Development areas.

c. Landscaping: A Type C buffer must be provided on the development order plans along the eastern property boundary where the development abuts conservation land.

d. Prior to issuance of the local development order, a bathymetric survey shall be provided for the two mining lakes to determine if any large debris is needed for removal.

e. Pursuant to Deviation 2, the length of the seawall shall not exceed 355 feet.

f. Prior to issuance of the local development order, a hearing with the Tree Advisory Board shall be held to review heritage trees proposed for removal in the development area and their replacements.

3. Design Standards

a. Signage. All development signage must be architecturally consistent throughout the MPD and a unified sign plan shall be submitted as part of the local development process. Unless approved by a deviation, all signage is subject to the requirements of City of Bonita Springs LDC Chapter Six—Signs.

b. Streetscape amenities. At minimum the developer will construct a bench with supplementary landscaping and trash receptacle along the Bonita Beach Road frontage of the commercial tract. The architectural design of these components will be consistent with the principal building(s) within the commercial development.

c. Dumpsters. Dumpsters shall be screened from off-premises view and not located on the Bonita Beach Road frontage lines. Screening materials shall be compatible with the building design and shall meet the requirements of LDC Chapter Three, where applicable.

d. Lighting. At the time of development order, the developer must submit a photometric plan in accordance with section 3-269, along with all other development order submittal requirements.

4. Surface Water Management.

a. Stormwater Management System. The stormwater management system must demonstrate at the time of development order approval that water leaving the development will meet or exceed the requirements set forth in South Florida Water Management District Environmental Resource Permit for the project in terms of discharge rates and water quality. The system must also demonstrate compatibility with the requirements of the City of Bonita Springs Comprehensive Plan and Land Development Code.

b. Lake Management Plan. A Lake Management Plan shall be provided for review and approval by the city staff prior to issuance of the first development order. The

Lake Management Plan shall incorporate the Lake Maintenance Plan and incorporate the Water Quality Monitoring Plan. The applicant or its successors shall review the Lake Management Plan annually and take remedial actions, if necessary. Any changes to the Lake Management Plan must be approved by staff. The developer must provide a lake management plan at the time of local development order to address the following:

1. Applies best management practices for application of fertilizers and pesticides in conformance with the City fertilizer ordinance:
2. Provides for erosion control and bank stabilization;
3. Establishes lake maintenance requirements;
4. Establishes deep lake management plan for lakes exceeding 12 feet below lake surface (BLS); and
5. Provides for ecological impact control of non-sinuous lake shoreline/lake areas by including additional littoral plantings in undulating form. At time of local development order, the developer shall work with the City to establish a littoral planting plan that meets the intent of the sinuosity requirement.

c. Perpetual Maintenance. The developer, their successor or assigns shall be responsible for the perpetual maintenance of the surface water management facility or form a Property Owner Association or equivalent to accept responsibility.

d. Landscape Management Plan. A Landscape Management Plan must be provided for review and approval by city staff prior to issuance of the first development order. A list of BMP's must be included in the Landscape Management Plan to address potential degradation of surface or groundwater due to use of regulated substances on site.

e. Kehl Canal Maintenance. The developer shall enter into an agreement with the SFWMD and any other appropriate entity prior to the first site certification for the first phase of construction for the project to provide for the long-term maintenance of the portion of the Kehl Canal that abuts the northern property line. Maintenance activities will include regular clearing of debris within the canal, and canal slope maintenance/erosion control and the removal of exotic vegetation along the southern bank abutting the property.

5. Phasing.

a. Development order plans for the first phase of development must include commercial tracts, subject to the transportation conditions.

b. Prior to issuance of the residential building permit for the 75th dwelling unit, the following permits must be obtained and/or development activities must be completed relating to the commercial tracts:

i. A shell building permit for a minimum of 50,000 SF of commercial uses must be obtained;

ii. An Environmental Resource Permit for the surface water management design of the commercial tracts;
iii. Both commercial tracts must be cleared of vegetation via an approved vegetation clearing permit(s), and the required landscape buffers must be installed along Bonita Beach Road;
iv. The eastern entry road aligning with Matteotti View must be fully constructed to City standards with driveway connection points to both commercial tracts.

6. Wireless Communication Facility.

a. Development order plans for the first phase of development must include a minimum 30' x 30' site within the commercial tracts designated for a monopole wireless communication facility not to exceed 150' in height.

b. The administrative review process for the proposed wireless communications facility shall be pursuant to City of Bonita Springs LDC Chapter Four, Division 11— Wireless Communications Facilities, including but not limited to the submittal requirements of LDC 4-1220, as may be amended.

7. Crew Flint Pen Strand Hiking Trails. Development order plans for the first phase of development must include a minimum of five (5) additional parking spaces within the commercial tracts for Crew Flint Pen Strand hiking trail patrons. The spaces must be clearly delineated and located proximate to the Bonita Beach Road frontage with pedestrian access to the Bonita Beach Road pathway system.

8. Transportation.

a. In order to demonstrate consistency with the trip capture rates shown in the Applicant's Traffic Impact Statement, no less than 80% of the total gross floor area commercial space shall be retail, and no more than 20% of the total gross floor area commercial space shall be office uses.

b. The ratio of residential units to commercial retail space shall not exceed 3.75 units per 1,000 square feet of retail development up to the maximum number of units permitted (299).

c. The applicant must submit an application to Lee County pursuant to Section 10-297, Lee County Land Development Code for access to Bonita Beach Road. The application, pursuant to Section 10-297, LDC, is subject to county standards.

d. The Applicant must file a Limited Development Order (LDO) application for access to Bonita Beach Road at the eastern driveway location with Lee County concurrent with the Development Order submittal with the City of Bonita Springs. The LDO must include a detailed signal warrant analysis based on buildout traffic conditions. If the traffic signal warrants are met at

this intersection, at buildout of the development the developer will be required to incorporate the design of a traffic signal at the eastern entrance with the LDO submittal for the proposed access. The City and County are not responsible for the cost of design or construction of traffic signals serving the project. If the signal warrants are not met for the first phase of development the applicant must enter into a signalization agreement with Lee County to address the timing of ordering the signal head and the construction of the signal and other matters related to the signal installation.

e. A cross-access easement on the easternmost commercial tract with property to the east shall be reviewed as part of the local development order process and recorded in the public record once approved by the City of Bonita Springs and Lee County.

f. At the time of local Development Order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet or exceed the intent of the design standards provided by Chapters 3 and 4 of the City of Bonita Springs Land Development Code, the City of Bonita Springs Long Range Bicycle Pedestrian Master Plan, any applicable City of Bonita Springs Public Works Department requirements and standards for construction of pedestrian and bicycle infrastructure, and all appropriate design standards otherwise required, except as necessitated by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).

9. Approval of this zoning action does not guarantee approval of a local development order or building permit.

10. Unless a deviation is approved, all applicable requirements of the Bonita Springs Land Development Code remain in full force and effect.

Deviations

Deviation Request #1: Seeking relief from LDC 3-331(d)(3)(a), which requires stormwater retention/detention lakes to have a maximum depth of 20 feet below control elevation to allow for a maximum depth of 40 feet for the existing mining lakes is **APPROVED**.

Deviation Request #2: Seeking relief from LDC 3-331(d)(4), which requires a 4:1 (H:V) maximum slope between the top of bank and 6 feet below average wet season water, to allow for the placement of riprap in accordance with LDC 7-359(g) and the MCP typical section, and/or installation of a seawall that can replace the 4:1 slope in accordance with LDC 7-359(b)(1) and MCP typical section for the existing mining lakes is **APPROVED, subject to Condition 2e**.

Deviation Request #3: Seeking relief from LDC 3-331(d)(4) & LDC 3-420(1), which requires sinuous design of shorelines of retention areas, to allow for non—sinuous lake shoreline for lakes identified on the master concept plan is **APPROVED, subject to Condition 4b**.

Deviation Request #4: Seeking relief from LDC 4-1665(d)(1), which allows for model homes for a period of time not exceeding three (3) years from the date of issuance of a certificate of occupancy (CO), to allow for five (5) years from the date of CO issuance is **APPROVED**.

Deviation Request #5: Seeking relief from LDC 4-1732(4)(n)(1) & (2), which requires Recreation Facilities (indoor—gymnasiums, health clubs and similar uses wherein large floor areas are required to accommodate equipment) to be parked at a rate of four parking spaces per 1,000 square feet of floor and one space per 100 square feet of floor area for uses not specifically listed, to instead allow for a parking rate of one space per 1,000 square feet of floor area is **APPROVED for the amenity center parking area only**.

Deviation Request #6: Seeking relief from LDC 4-1892(7), which permits a 3.5-foot encroachment into a side yard setback when a setback is 7.5 feet or greater, to allow more than a 3.5-foot encroachment within a 5-foot side yard setback is **APPROVED, subject to the provision of a suitable drainage plan at time of local development order and building permit.**

Deviation Request #7: Seeking relief from LDC 6-111(b)(1), which limits temporary announcement signs to one sign per frontage, not to exceed 32 square feet and 6 feet in height, to allow for a maximum of two temporary signs along the Bonita Beach Road frontage is **APPROVED**.

Deviation Request #8: Seeking relief from LDC 3-330, which requires a 20-foot-wide easement for a watercourse, drainageway, canal, lake, pond, or stream; to allow a 0-foot-wide easement, where a bulkhead treatment is provided or where an accessory structure such as a viewing platform protrudes into the waterbody. This deviation shall apply to the amenity sites within the MPD is **APPROVED subject to the Applicant providing appropriate locations and design elements of these features at time of local development order.**

EXHIBITS:

A. Legal Description and Sketch of the Subject Property
B. Revana Lakes MPD Master Concept Plan (MCP)

ATTACHMENTS:

A. Background and Informational Analysis
B. Applicant's Request Narrative

C. CPA25-123666-BOS & CPA25-123814-BOS Comprehensive Plan Amendment Staff Report
D. Application Backup (Final Documents—Online only)

BOUNDARY SURVEY

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



LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST AND THE COMMON LINE OF NORTHERN RIGHT OF WAY LINE OF BONITA BEACH ROAD, THENCE SOUTH 89°18'27" WEST, A DISTANCE OF 986.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF BONITA BEACH ROAD, THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 89°18'27" WEST, A DISTANCE OF 1,643.07 FEET; TO THE SOUTH 1/4 CORNER OF SAID SECTION 33, THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 89°18'01" WEST, A DISTANCE OF 1,315.06 FEET; THENCE NORTH 01°27'31" WEST, A DISTANCE OF 660.52 FEET; THENCE SOUTH 89°23'17" WEST, A DISTANCE OF 657.13 FEET; THENCE NORTH 01°20'38" WEST, A DISTANCE OF 661.28 FEET; THENCE SOUTH 89°12'04" WEST, A DISTANCE OF 327.56 FEET; THENCE NORTH 01°22'06" WEST, A DISTANCE OF 1,322.33 FEET; THENCE NORTH 89°06'12" EAST, A DISTANCE OF 2,290.28 FEET; THENCE NORTH 89°06'12" EAST, A DISTANCE OF 1,305.03 FEET; THENCE SOUTH 01°47'16" EAST, A DISTANCE OF 1,994.19 FEET; THENCE NORTH 88°55'47" EAST, A DISTANCE OF 329.20 FEET; THENCE SOUTH 01°44'41" EAST, A DISTANCE OF 665.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 204.472 ACRES, MORE OR LESS.

NOTES:

1. SURVEY BASED ON THE DOCUMENTS PROVIDED BY CLIENT, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020 AT 8:00 A.M. AND EXISTING MONUMENTATION.

2. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983, FLORIDA ZONE WEST AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; BEING SOUTH 89°18'27" WEST.

3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.

4. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS.

5. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.

6. THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

7. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.

9. UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

10. SURVEY DESCRIPTION IS THE SAME LAND AS DESCRIBED IN THE DESCRIPTION PROVIDED BY CLIENT AND AS PROVIDED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: 30291.92 EPC COMMITMENT NO. 1158306, DATED 11/13/2022, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: 30291.100 EPC COMMITMENT NO. 1224276, DATED 11/13/2022, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: 30291.101 EPC COMMITMENT NO. 1224281, DATED 11/13/2022 AND AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: 30291.102 EPC COMMITMENT NO. 1239913, DATED 03/06/2022

11. TREES AND SHRUBS WERE NOT LOCATED.

12. THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUSES BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PROPERTY BOUNDARIES.

13. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL USING A DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF ELECTRONICALLY SIGNED AND SEALED, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

14. SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.

LEGEND

- EH = ELECTRIC HANDHOLD
- GAS = GAS LINE MARKER
- = WOOD POWER POLE
- SV = SANITARY GATE VALVE
- ARV = AIR RELEASE VALVE
- FO = FIBER OPTIC LINE MARKER
- EB = ELECTRIC BOX
- T = TELEPHONE BOX
- C = CABLE BOX
- = FENCE
- # = PARCEL 21 SCHEDULE B-II
- # = PARCEL 1-20 SCHEDULE B-II
- # = PARCEL 24 SCHEDULE B-II
- # = PARCEL 23 SCHEDULE B-II
- # = PARCEL 25 SCHEDULE B-II

ABBREVIATIONS

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

FLOOD ZONE: ZONE X

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

MAP REVISION DATE: AUGUST 28, 2008

REVISIONS:

ADDED PARCEL 21 TO BOUNDARY SURVEY OCTOBER 13, 2021
ADDED PARCELs 22 THROUGH 24 TO BOUNDARY SURVEY MARCH 4, 2022
ADDED PARCEL 25 TO BOUNDARY SURVEY MARCH 22, 2022
UPDATE BOUNDARY SURVEY JUNE 1, 2022
UPDATE BOUNDARY SURVEY NOVEMBER 29, 2022

JOHN SCOTT RHODES CERTIFICATE No. 5739 STATE OF FLORIDA Professional Surveyor & Mapper

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

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

BOUNDARY SURVEY

CERTIFIES TO: HENDERSON, FRANKLIN, STARNES & HOLT, P.A.; SEAGATE REVANA, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SEAGATE DEVELOPMENT GROUP, LLC;

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

Book:	Page:	File Name:
1137	55-64	2018-435 UPDATE.DWG
1137	72-78	Date:
1276	50	NOV. 29, 2022
1324	3-5	Scale:
1324	63	1" = 200'

psm:	JSR
drawn:	CLJ/MAC
checked:	EFC
view:	BND
Project#:	2018-435
File #:	2018-435
Sheet #:	1 OF 3

LEGAL DESCRIPTIONS PER TITLE COMMITMENT

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

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

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

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

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

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

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

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

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

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

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

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

LEE COUNTY, FLORIDA.

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

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

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

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

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

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

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

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

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

PARCEL 23
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, LESS THE WEST 1.29 FEET THEREOF, LEE COUNTY, FLORIDA.

AND

PARCEL 22
THE EAST 166.71 FEET OF THE 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.

PARCEL 24
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

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

SCHEDULE B SECTION II
PARCELS 1 THROUGH 20

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

SCHEDULE BII EXCEPTIONS

ITEMS 1 THROUGH 6 ARE GENERAL EXCEPTIONS

7. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY BARRON COLLIER, JR. AND MILES COLLIER RECORDED IN DEED BOOK 215, PAGE 6 AND DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD BY DEED RECORDED UNDER ORI NO. 2008000252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED UNDER ORI NO. 2010000182256, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOTE: RIGHT OF ENTRY CAN BE INSURED THROUGH THE ISSUANCE OF A FLORIDA FORM 9 ENDORSEMENT UPON RECORDING OF WAIVER AS NOTED IN SCHEDULE B1 REQUIREMENT.

8. SUBJECT LAND LIES WITHIN THE BOUNDARIES OF THE EAST BONITA DRAINAGE DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 305, PAGE 64; OFFICIAL RECORDS BOOK 310, PAGE 883; OFFICIAL RECORDS BOOK 311, PAGE 699 AND IS SUBJECT TO ANY ACTS AND/OR ASSESSMENTS THEREOF.

9. NOTICE OF CLEARING RECORDED IN OFFICIAL RECORDS BOOK 1906, PAGE 4454, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

10. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2584, PAGE 1357, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

11. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2599, PAGE 787, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

12. GRANT OF PERPETUAL MAINTENANCE EASEMENT, IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2631, PAGE 2164, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

13. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 3066, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

14. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 3070, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

15. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2689, PAGE 2089, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

16. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2706, PAGE 2531, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

17. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3790, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

18. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3794, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

19. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 3798, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

20. GRANT OF PERPETUAL MAINTENANCE EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2763, PAGE 3372, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

21. EASEMENT AGREEMENT IN FAVOR OF A. M. PAPINEAU RECORDED IN OFFICIAL RECORDS BOOK 2771, PAGE 3803, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

22. EASEMENT IN FAVOR OF PINNACLE TOWERS, INC. RECORDED IN OFFICIAL RECORDS BOOK 2993, PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

23. EASEMENT AGREEMENT, IN FAVOR OF A. M. PAPINEAU RECORDED IN OFFICIAL RECORDS BOOK 3294, PAGE 930, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

24. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

SURVEYOR'S RESPONSE
PARCELS 1 THROUGH 20

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

SCHEDULE B SECTION II
PARCEL 21

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 30291.92 EPC
COMMITMENT NUMBER: 1158306
COMMITMENT EFFECTIVE DATE NOVEMBER 13, 2022 @ 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS

3. INTENTIONALLY OMITTED.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. EASEMENTS RECORDED IN O.R. BOOK 191, PAGES 378, 380, AND 382, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

6. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 1694, PAGE 4191, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

7. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

8. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

9. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

10. INTENTIONALLY OMITTED (A5).

11. REVISED (A3): 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, DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD. BY DEED RECORDED IN INSTRUMENT NUMBER 2008-252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED IN INSTRUMENT NUMBER 2010-182256, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN.

12. (A4) GRANT OF EASEMENT RECORDED IN OR BOOK 2993 PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYORS NOTES
PARCEL 21

SCHEDULE BII EXCEPTIONS

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

SCHEDULE B SECTION II
PARCEL 25

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 30291.102 EPC
COMMITMENT NUMBER: 123913
COMMITMENT EFFECTIVE DATE MARCH 6, 2022 @ 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S., RECORDED IN DEED BOOK 224, PAGE 193, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

6. RESERVATION OF ROAD RIGHT OF WAY RECORDED IN O.R. BOOK 181, PAGE 542, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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, DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD. BY DEED RECORDED IN INSTRUMENT NUMBER 2008-252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED IN INSTRUMENT NUMBER 2010-182256, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN.

8. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

SURVEYORS NOTES
PARCEL 25

SCHEDULE BII EXCEPTIONS

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

SCHEDULE B SECTION II
PARCEL 22 & 23

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 30291.101 EPC
COMMITMENT NUMBER: 1224281
COMMITMENT EFFECTIVE DATE NOVEMBER 13, 2022 @ 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. INTENTIONALLY OMITTED.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S., RECORDED IN DEED BOOK 224, PAGE 193, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. WITHOUT RIGHT OF ENTRY

6. RESERVATION OF ROAD RIGHT OF WAY RECORDED IN O.R. BOOK 191, PAGE 380 AND OR BOOK 191, PAGE 382, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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, DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD. BY DEED RECORDED IN INSTRUMENT NUMBER 2008-252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED IN INSTRUMENT NUMBER 2010-182256, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN

8. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

10. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

11. RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF THE ADJACENT WATERWAY.

12. (A2) GRANT OF EASEMENT RECORDED IN OR BOOK 2993, PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

SCHEDULE B SECTION II
PARCEL 24

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 30291.100 EPC
COMMITMENT NUMBER: 1224276
COMMITMENT EFFECTIVE DATE NOVEMBER 13, 2022 @ 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. INTENTIONALLY OMITTED.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S., RECORDED IN DEED BOOK 224, PAGE 193, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. WITHOUT RIGHT OF ENTRY

6. RESERVATION OF ROAD RIGHT OF WAY RECORDED IN O.R. BOOK 213, PAGE 319, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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, DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD. BY DEED RECORDED IN INSTRUMENT NUMBER 2008-252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED IN INSTRUMENT NUMBER 2010-182256, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN

8. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

10. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

11. RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF THE ADJACENT WATERWAY.

12. (A1) GRANT OF EASEMENT RECORDED IN OR BOOK 2993, PAGE 2009, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYORS NOTES
PARCEL 24

SCHEDULE BII EXCEPTIONS

1. THROUGH 4. GENERAL EXCEPTIONS.
5. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
6. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON.
7. AND 8. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
9. AND 11. GENERAL EXCEPTIONS.
12. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON

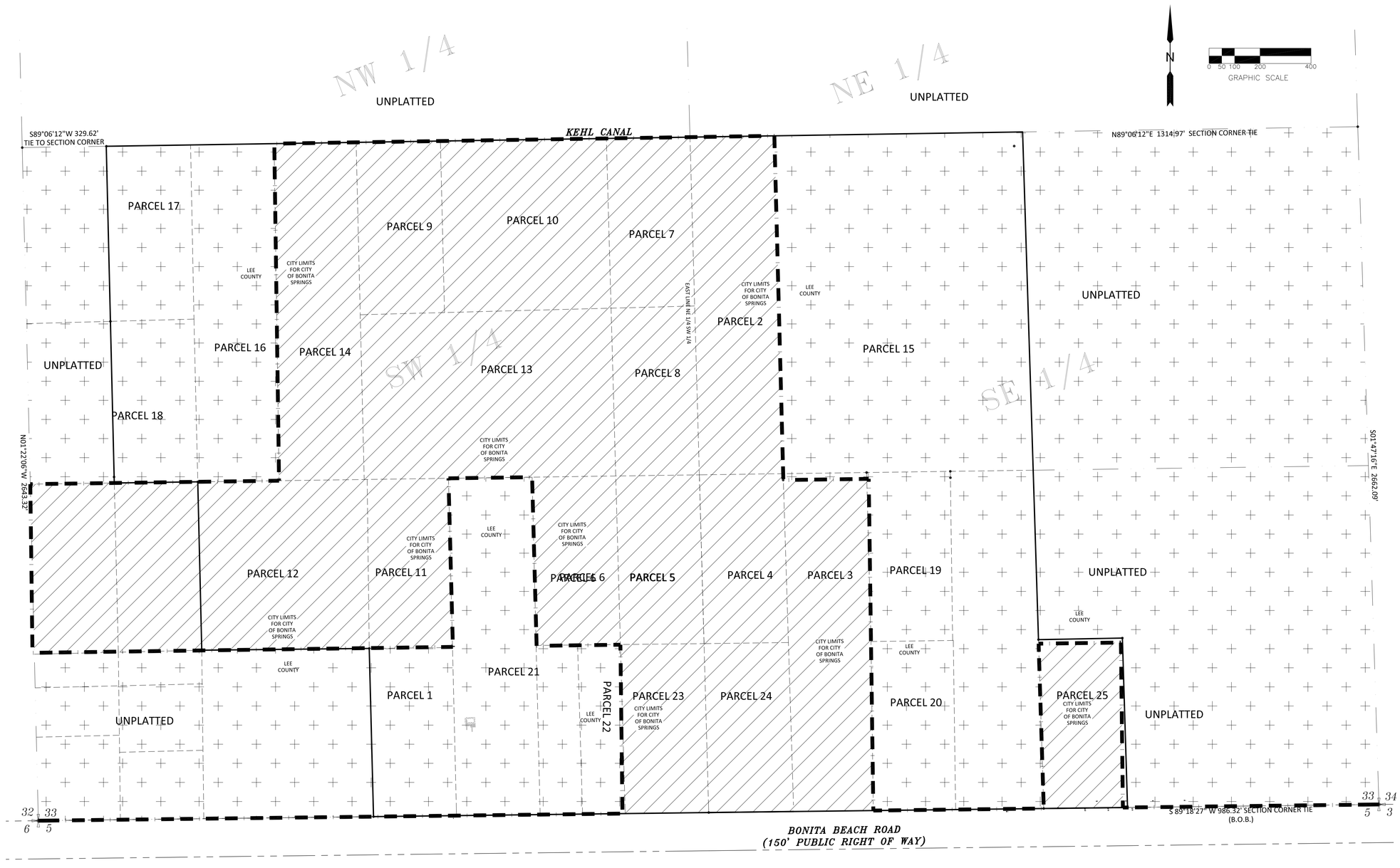
SURVEYORS NOTES
PARCEL 22 & 23

SCHEDULE BII EXCEPTIONS

1. THROUGH 4. GENERAL EXCEPTIONS.
5. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
6. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON.
7. AND 8. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
9. AND 11. GENERAL EXCEPTIONS.
12

BOUNDARY SURVEY

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



LEGEND

= DELINEATES CITY OF BONITA VS. UNICORPORATED LEE COUNTY

= CITY OF BONITA SPRINGS

=UNICORPORATED LEE COUNTY

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. LB 6897

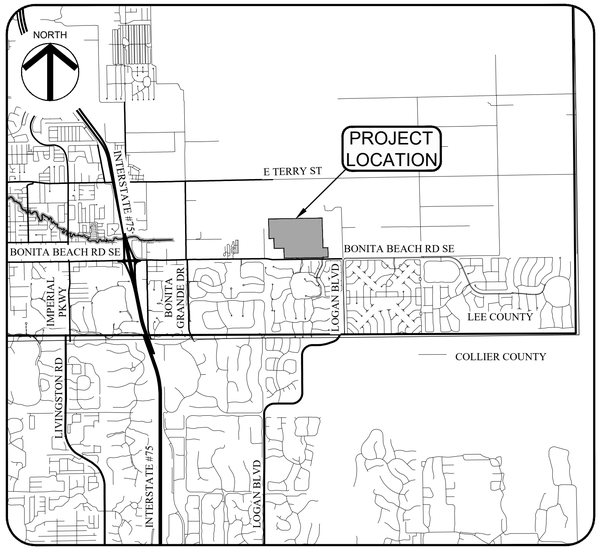
Z:\RAVENNA LAKES (DON MAI) J-1643\2015\1643 DRAWING\FOR UPDATE\ 2022-11-29\dwg CITY LIMITS 12/12/2022 11:41:51 PM by J.S.

PLANNED DEVELOPMENT FOR

REVANA LAKES

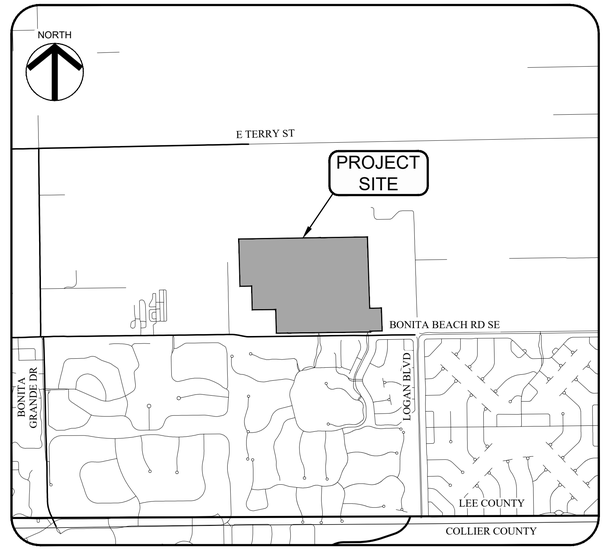
EXHIBIT B

PART OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST
CITY OF BONITA SPRINGS, FLORIDA



PROJECT LOCATION MAP
NO SCALE

SHEET INDEX	
1	COVER SHEET
2	FLUCCS MAP
3	AERIAL MAP
4	DEVELOPMENT STANDARDS AND GENERAL NOTES
5	MASTER CONCEPT PLAN
6	CROSS SECTIONS
7	SURFACE WATER MANAGEMENT PLAN



PROJECT SITE MAP
NO SCALE

DEVELOPED BY:

SEAGATE REVANA, LLC

9921 INTERSTATE COMMERCE DRIVE
FORT MYERS, FL 33913
PHONE: (239) 738-7900

VERTICAL ELEVATIONS BASED ON: NAVD-88

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PLANNED DEVELOPMENT FOR
REVANA LAKES
CLIENT: SEAGATE REVANA, LLC
COVER SHEET

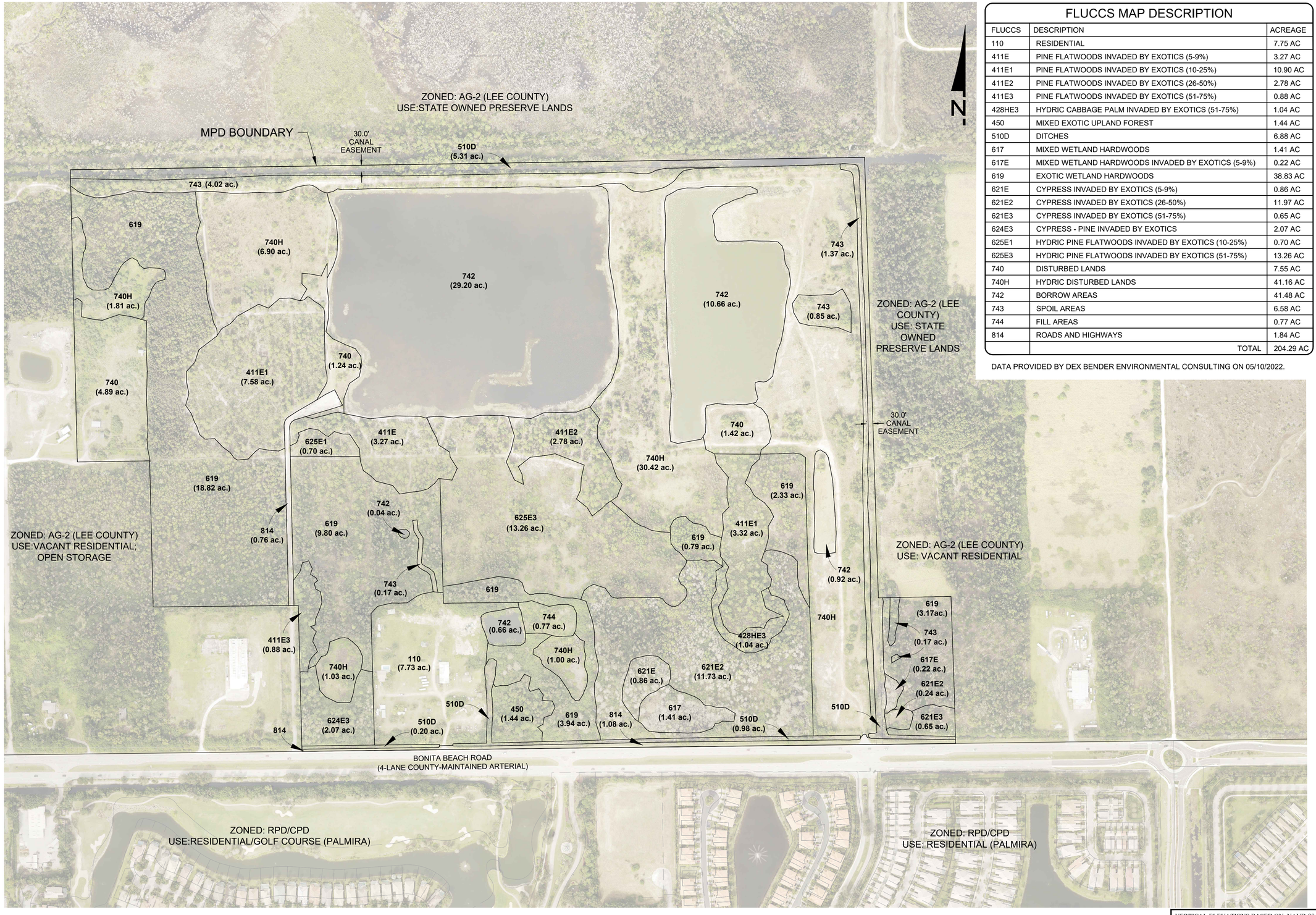
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1	07/09/23 REVISED PER CLIENT AND COUNTY COMMENTS
2	04/24/23 REVISED PER CLIENT AND COUNTY COMMENTS
3	09/22/23 REVISED PER CLIENT AND COUNTY COMMENTS
4	02/12/24 REVISED PER CLIENT AND COUNTY COMMENTS
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7	09/22/25 REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25 REVISED PER CLIENT AND COUNTY COMMENTS

NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01
SHEET : 1

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FLUCCS MAP DESCRIPTION

FLUCCS	DESCRIPTION	ACREAGE
110	RESIDENTIAL	7.75 AC
411E	PINE FLATWOODS INVADED BY EXOTICS (5-9%)	3.27 AC
411E1	PINE FLATWOODS INVADED BY EXOTICS (10-25%)	10.90 AC
411E2	PINE FLATWOODS INVADED BY EXOTICS (26-50%)	2.78 AC
411E3	PINE FLATWOODS INVADED BY EXOTICS (51-75%)	0.88 AC
428HE3	HYDRIC CABBAGE PALM INVADED BY EXOTICS (51-75%)	1.04 AC
450	MIXED EXOTIC UPLAND FOREST	1.44 AC
510D	DITCHES	6.88 AC
617	MIXED WETLAND HARDWOODS	1.41 AC
617E	MIXED WETLAND HARDWOODS INVADED BY EXOTICS (5-9%)	0.22 AC
619	EXOTIC WETLAND HARDWOODS	38.83 AC
621E	CYPRESS INVADED BY EXOTICS (5-9%)	0.86 AC
621E2	CYPRESS INVADED BY EXOTICS (26-50%)	11.97 AC
621E3	CYPRESS INVADED BY EXOTICS (51-75%)	0.65 AC
624E3	CYPRESS - PINE INVADED BY EXOTICS	2.07 AC
625E1	HYDRIC PINE FLATWOODS INVADED BY EXOTICS (10-25%)	0.70 AC
625E3	HYDRIC PINE FLATWOODS INVADED BY EXOTICS (51-75%)	13.26 AC
740	DISTURBED LANDS	7.55 AC
740H	HYDRIC DISTURBED LANDS	41.16 AC
742	BORROW AREAS	41.48 AC
743	SPOIL AREAS	6.58 AC
744	FILL AREAS	0.77 AC
814	ROADS AND HIGHWAYS	1.84 AC
	TOTAL	204.29 AC

DATA PROVIDED BY DEX BENDER ENVIRONMENTAL CONSULTING ON 05/10/2022.

VERTICAL ELEVATIONS BASED ON: NAVD-88

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PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

FLUCCS MAP

PLAN REVISIONS

1	01/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
2	04/24/23	REVISED PER CLIENT AND COUNTY COMMENTS
3	09/22/23	REVISED PER CLIENT AND COUNTY COMMENTS
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7	09/22/25	REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

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SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

SHEET : 2

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ZONED: AG-2 (LEE COUNTY)
USE:STATE OWNED PRESERVE LANDS

MPD BOUNDARY

UPLAND PRESERVE RESTORATION

30.0' CANAL EASEMENT

PUBLIC TRAIL

N

HT-5

PRESERVE 1

TRACT A

LAKE 4

LAKE 6

LAKE 3

LAKE 1

HT-4

PRESERVE 2

LAKE 2

TRACT B

LAKE 5

LAKE 7

HT-3

HT-2

PRESERVE 4

TRACT C

PRESERVE 5

HT-1

PRESERVE 3

ZONED: AG-2 (LEE COUNTY)
USE: STATE OWNED PRESERVE LANDS

ZONED: AG-2 (LEE COUNTY)
USE:VACANT RESIDENTIAL; OPEN STORAGE

ZONED: AG-2 (LEE COUNTY)
USE: VACANT RESIDENTIAL

BONITA BEACH ROAD
(4-LANE COUNTY-MAINTAINED ARTERIAL)

ZONED: RPD/CPD
USE:RESIDENTIAL/GOLF COURSE (PALMIRA)

ZONED: RPD/CPD
USE: RESIDENTIAL (PALMIRA)

LEGEND

- HT-1: HERITAGE TREE (22" DBH SLASH PINE)
- HT-2: HERITAGE TREE (22" DBH SLASH PINE)
- HT-3: HERITAGE TREE (20.4" DBH SLASH PINE)
- HT-4: HERITAGE TREE (23.2" DBH LIVE OAK)
- HT-5: HERITAGE TREE (21.5" DBH LIVE OAK)

GENERAL NOTES

1. HERITAGE TREE LOCATIONS BASED ON PENINSULA ENGINEERING'S JANUARY 2021 AND ATWELL OCTOBER 2025 BONITA RANCH LISTED SPECIES AND ENVIRONMENTAL DATA.

VERTICAL ELEVATIONS BASED ON: NAVD-88

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PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

AERIAL MAP

PLAN REVISIONS

1	07/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
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SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

SHEET : 3

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SITE SUMMARY:

FUTURE LAND USE: URBAN FRINGE COMMUNITY DISTRICT AND RESOURCE PROTECTION
EXISTING ZONING DESIGNATION: AG-2; IPD (LEE COUNTY); AG-2
EXISTING LAND USE: EXCAVATION; MINING; VACANT
PROPOSED ZONING DESIGNATION: MPD
GROSS AREA: 204.3 ACRES
COMMERCIAL ACREAGE = 7.3 AC
RESIDENTIAL ACREAGE = 197.0 AC

MAXIMUM DEVELOPMENT POTENTIAL:
299 RESIDENTIAL DWELLING UNITS

OPEN SPACE:
TOTAL REQUIRED: 81.71± ACRES (204.28 ACRES X 0.40)
TOTAL PROVIDED: 113.15± ACRES (55%)

INDIGENOUS PRESERVE:
TOTAL REQUIRED: 40.86± ACRES (81.71 ACRES X 0.50)

INDIGENOUS PRESERVE PROVIDED PURSUANT TO LDC SECTION 3-417(b)(4)(a):

PRESERVE 1 PROVIDED: 3.77 AC + 1.77 AC UPLAND PRESERVE RESTORATION = 5.54 AC

PRESERVE 2 PROVIDED: 5.22 AC

PRESERVE 3 PROVIDED: 7.93 AC

PRESERVE 4 PROVIDED: 23.32 AC

PRESERVE 5 PROVIDED: 1.19 AC

TOTAL PROVIDED: ± 43.20 ACRES

DEVIATIONS:

1. FROM LDC SECTION 3-331(d)(3)(a), MAXIMUM LAKE DEPTH
2. FROM LDC SECTION 3-331(d)(4), LAKE BANK SLOPES
3. FROM LDC SECTION 3-331(d)(4) & 3-420(1), SINUOUS LAKE SHORE
4. FROM LDC SECTION 4-1665(d)(1), MODEL HOMES
5. FROM LDC SECTION 4-1732(4)(n)1. AND 2., REQUIRED PARKING
6. FROM LDC SECTION 4-1892(7), SIDE YARD ENCROACHMENTS
7. FROM LDC SECTION 6-111(b)(1), TEMPORARY ANNOUNCEMENT SIGNS
8. FROM LDC SECTION 3-330, DRAINAGE EASEMENT

GENERAL NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES EXCEPT WHERE A DEVIATION HAS BEEN APPROVED.

2. ALL ACREAGES AND RESIDENTIAL/COMMERCIAL TRACT LINES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O., OR PLAT APPROVAL IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE (LDC). THE MINIMUM REQUIRED OPEN SPACE WILL BE MET PER THE URBAN FRINGE COMMUNITY FUTURE LAND USE CATEGORY BASED UPON THE FINAL ACREAGE OF THE PD AREA.

RESIDENTIAL - PROPERTY DEVELOPMENT REGULATIONS

PROPERTY DEVELOPMENT REGULATIONS

LAND USES	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. FRONT (STREET) SETBACKS[1,2,3] (FT)	MIN. SIDE SETBACK (FT)	MIN. REAR LOT SETBACK (FT)	MIN. SETBACK FROM WATERBODY[4] (FT)	MIN. ACCESSORY STRUCTURE SIDE SETBACK (FT)	MIN. ACCESSORY STRUCTURE REAR SETBACK[4] (FT)	MIN. PRESERVE SETBACK (FT)	BUILDING SEPARATION (FT)	MAX. BUILDING HEIGHT (FT)	MAX. LOT COVERAGE (%)
SINGLE-FAMILY DETACHED	3,500	35	100	20	5	10	20	5	5	30	10	35	70
TWO-FAMILY ATTACHED	3,000	30	100	20	0 OR 5	10	20	5	5	30	10	35	70
TOWNHOUSE	1,800	18	100	20	0 OR 5	10	20	5	5	30	1/2 BH	45	70
MULTI-FAMILY BUILDING	10,000	100	100	20	10	10	20	5	5	30	1/2 BH	45	70
ZERO-LOT LINE	3,500	35	100	20	0 OR 5	10	10	5	5	30	10	35	70
CLUBHOUSE/AMENITY SITE[4]	10,000	100	100	20	10	10	0	5	0	30	20	45	70

NOTES:
1. FRONT SETBACK FOR SIDE-LOADED GARAGES IS REDUCED TO 10 FEET.
2. ON CORNER LOTS THE SECONDARY STREET SETBACK IS 10 FEET.
3. SETBACK IS MEASURED FROM EDGE OF PAVEMENT.
4. SETBACK FROM A LAKE OR WATERBODY FOR ALL PRINCIPAL AND ACCESSORY USES MAY BE ZERO (0') PER DEVIATION 8.
5. SETBACK FROM THE PLANNED DEVELOPMENT PERIMETER BOUNDARY IS 15 FEET OR ½ THE BUILDING HEIGHT, WHICHEVER IS GREATER.
6. PRESERVE SETBACK FOR HABITABLE STRUCTURES IS 30 FEET. NON-HABITABLE STRUCTURES WHICH ARE CLOSER THAN 30 FEET SHALL BE SUBJECT TO SPECIAL MITIGATION MEASURES DETERMINED BY THE BONITA SPRINGS FIRE CONTROL AND RESCUE DISTRICT.

COMMERCIAL - PROPERTY DEVELOPMENT REGULATIONS

PROPERTY DEVELOPMENT REGULATIONS

LAND USE	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. FRONT (STREET) SETBACKS[1] (FT)	MIN. SIDE SETBACK (FT)	MIN. REAR LOT SETBACK (FT)	MIN. SETBACK FROM WATERBODY (FT)	MIN. ACCESSORY STRUCTURE SIDE SETBACK (FT)	MIN. ACCESSORY STRUCTURE REAR SETBACK (FT)	MIN. PRESERVE SETBACK (FT)	BUILDING SEPARATION (FT)	MAX. BUILDING[2] HEIGHT (FT)	MAX. LOT COVERAGE (%)
RETAIL / OFFICE	10,000	100	100	20 (STREET)/ 25 (BONITA BEACH RD)	15	20	20	10	10	30	1/2 BH	45	70%

NOTES:
1. SETBACK IS MEASURED FROM EDGE OF PAVEMENT.
2. MAXIMUM BUILDING HEIGHT MAY BE INCREASED TO UP TO 55 FEET IN HEIGHT FOR RETAIL PROVIDED THAT ALL REQUIRED SETBACKS ARE INCREASED BY 1-FOOT FOR EACH ADDITIONAL FOOT THAT EXCEEDS 45 FEET IN HEIGHT FOR RETAIL.
3. SETBACK FROM THE PLANNED DEVELOPMENT PERIMETER BOUNDARY IS 15 FEET OR ½ THE BUILDING HEIGHT, WHICHEVER IS GREATER.
4. PRESERVE SETBACK FOR HABITABLE STRUCTURES IS 30 FEET. NON-HABITABLE STRUCTURES WHICH ARE CLOSER THAN 30 FEET SHALL BE SUBJECT TO SPECIAL MITIGATION MEASURES DETERMINED BY THE BONITA SPRINGS FIRE CONTROL AND RESCUE DISTRICT.

VERTICAL ELEVATIONS BASED ON: NAVD-88

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PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

DEVELOPMENT STANDARDS AND GENERAL NOTES

PLAN REVISIONS

1	07/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
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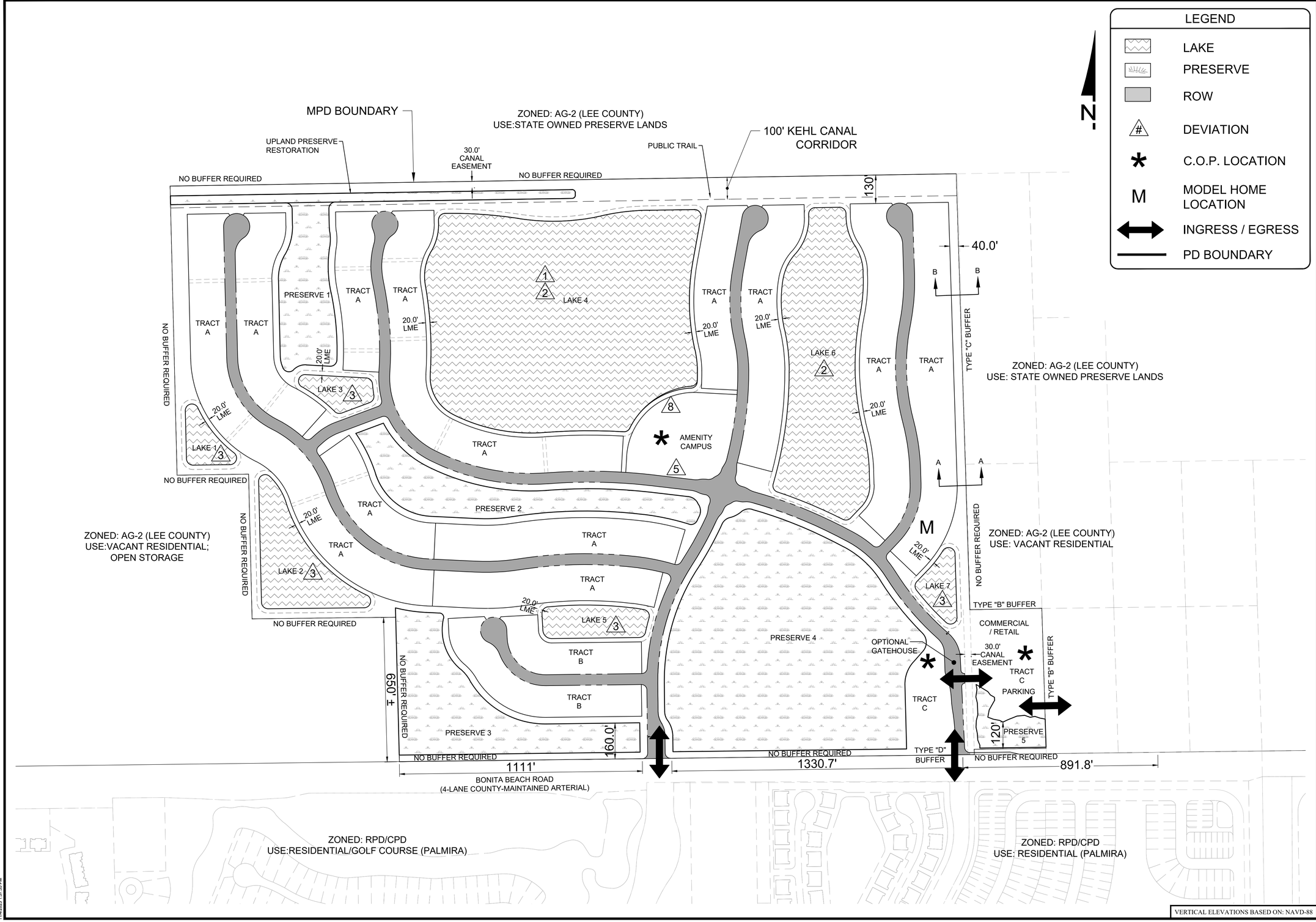
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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

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PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

MASTER CONCEPT PLAN

PLAN REVISIONS

1	07/06/23	REVISED PER CLIENT AND COUNTY COMMENTS
2	01/24/23	REVISED PER CLIENT AND COUNTY COMMENTS
3	06/22/23	REVISED PER CLIENT AND COUNTY COMMENTS
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7	09/22/25	REVISED PER CLIENT AND COUNTY COMMENTS
8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

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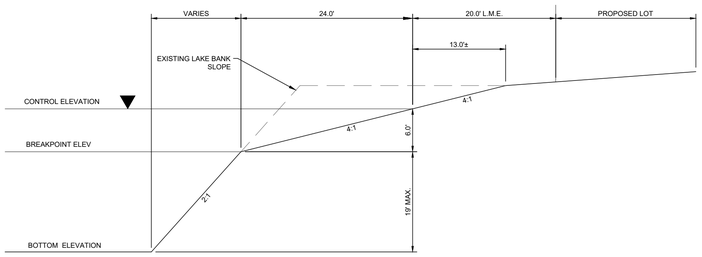
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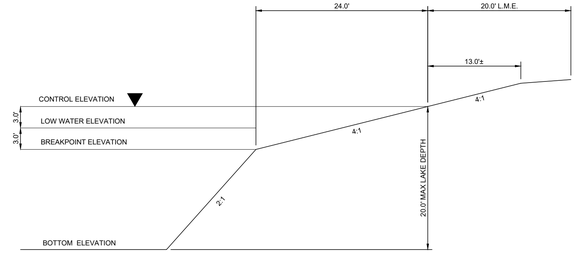
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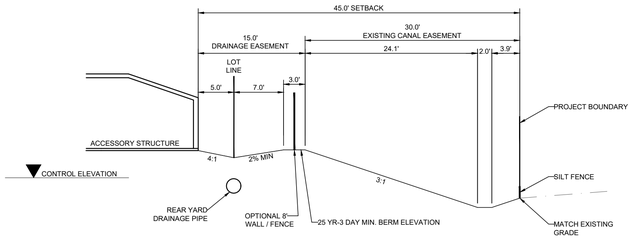
TYPICAL RECLAIMED LAKE SECTION

NTS

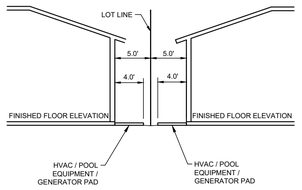


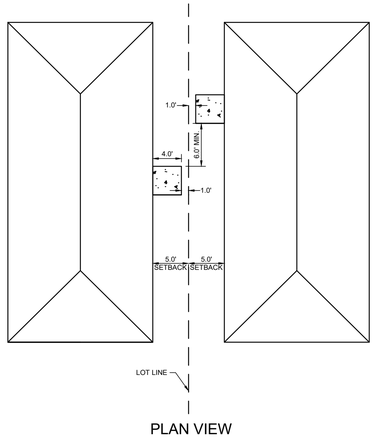
PROPOSED TYPICAL LAKE CROSS SECTION

NTS



SECTION A-A
NTS
EAST ABUTTING DRAINAGE CONVEYANCE SECTION

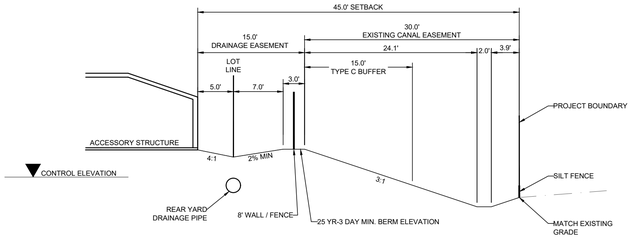




PLAN VIEW

TYPICAL SIDE YARD MECHANICAL ENCROACHMENT SECTION

NTS



SECTION B-B
NTS
EAST ABUTTING DRAINAGE CONVEYANCE ADJACENT TO STATE PRESERVE SECTION

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PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

CROSS SECTIONS

PLAN REVISIONS		
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8	11/04/25	REVISED PER CLIENT AND COUNTY COMMENTS

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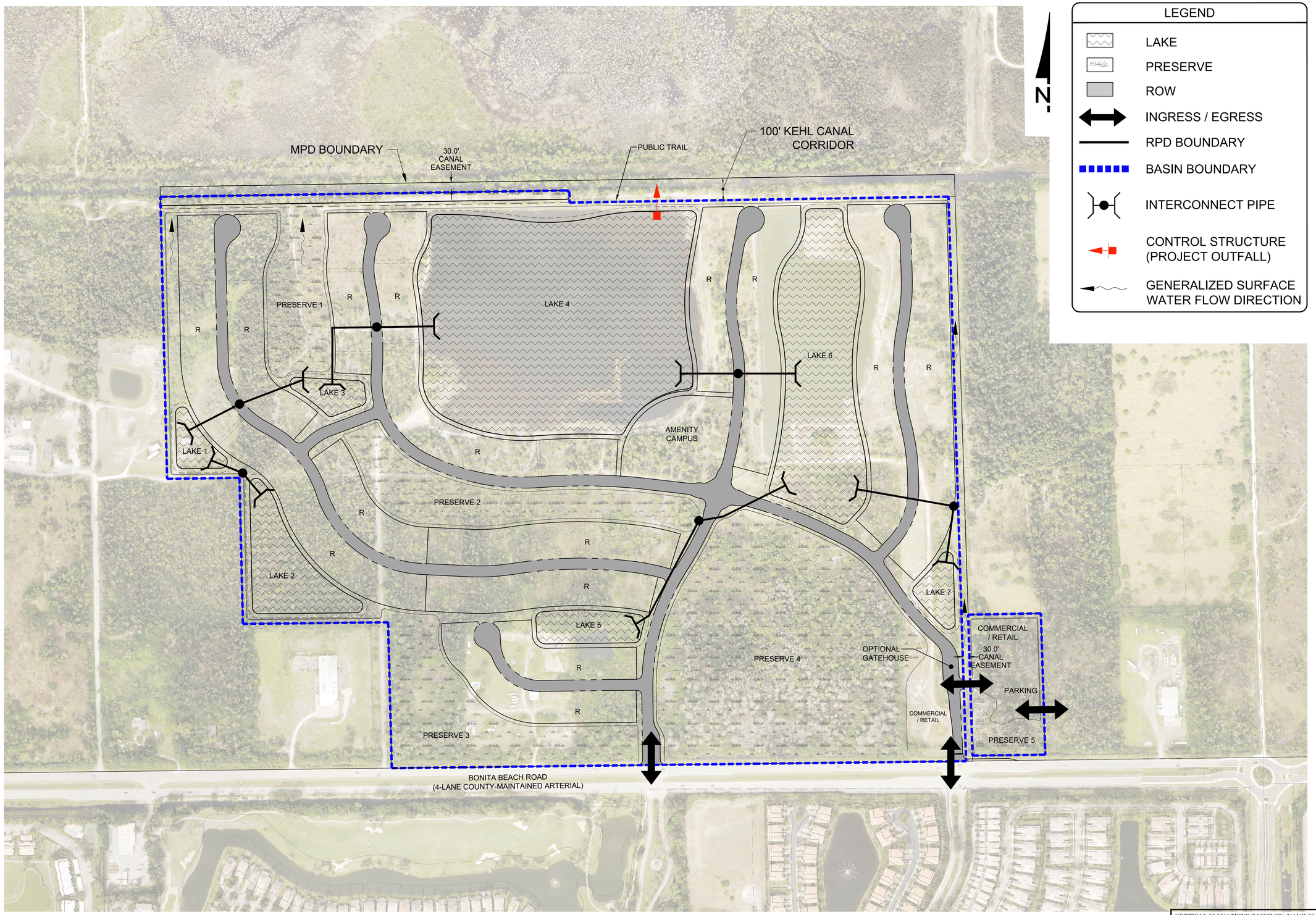
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

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VERTICAL ELEVATIONS BASED ON: NAVD-88

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N

LEGEND

- LAKE
- PRESERVE
- ROW
- INGRESS / EGRESS
- RPD BOUNDARY
- BASIN BOUNDARY
- INTERCONNECT PIPE
- CONTROL STRUCTURE (PROJECT OUTFALL)
- GENERALIZED SURFACE WATER FLOW DIRECTION

VERTICAL ELEVATIONS BASED ON: NAVD-88

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PLANNED DEVELOPMENT FOR

REVANA LAKES

CLIENT: SEAGATE REVANA, LLC

SURFACE WATER MANAGEMENT PLAN

PLAN REVISIONS

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SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 1116-100-01

SHEET : 7

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ATTACHMENT "A"

BACKGROUND AND INFORMATIONAL ANALYSIS:

Surrounding Land Use:

Existing Zoning & Land Use	Future Land Use Map
Subject Parcel(s): Industrial Planned Development (IPD), Agricultural (AG-2); Vacant, Mining, Single-Family Residential	*Urban Fringe Community District (1.4-2.77du/ac), Resource Protection (1du/20ac)
North: Agricultural (AG-2); Vacant, Conservation Lands, Wireless Facility (Cell Tower)	Lee County Conservation, Wetlands (1du/20ac), Density Reduction Groundwater Resource (DRGR—1du/10ac))
East: Agricultural (AG-2); Vacant, Agricultural Operations, Conservation Lands	Lee County DRGR (1du/10ac), Wetlands (1du/20ac)
South: Bonita Beach Road Right-Of-Way, Residential Planned Development (RPD); Palmira Community	Moderate Density Mixed Use Planned Development (9du/ac)
West: Agricultural (AG-2); Vacant, Single-Family	Lee County DRGR (1du/10), Wetlands (1du/20ac)

*Subject to Comprehensive Plan Amendment Applications CPA25-123666-BOS & CPA25-123814-BOS

Planned Development Analysis

Review criteria	Yes – Mostly - Partly - No
Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation	Yes – In conjunction with the companion comprehensive plan amendment applications and the annexation petitions, the application is in compliance with the Comprehensive Plan and applicable Land Development Code Regulations
The request meets or exceeds performance and location standards set forth for the proposed uses	Yes – The MCP with associated conditions presented by Staff will meet the standards of the Land Development Code.

Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan	Yes – The proposed density is below the maximum allowance of the Future Land Use Category of the Comprehensive Plan.
The request is compatible with existing or planned uses in the surrounding area	Mostly – More intense residential development patterns exist on the south side of Bonita Beach Road. The project is surrounded by largely undeveloped lands that consist of wetlands and conservation areas. However, this site is unique in that it lacks some of the features that make it suitable for conservation or protection. To that extent, the project is compatible with what is permitted in the comprehensive plan provisions.

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development	Mostly—The proposed development is will have an impact on Bonita Beach Road, however, the Applicant is aware that Lee County may require signalization at the corner of the eastern-most proposed access point and Bonita Beach Road. Furthermore, since the project is mixed use, there is an opportunity for trip capture—and conditions have been presented in the Staff Report to promote a significant amount of capture.
Will the request adversely affect environmentally critical areas and natural resources	Partly – The project area contains a variety of wetland and upland areas. Some of the lower quality wetlands will be impacted, but the Applicant is proposing to preserve the higher quality areas and place them in the Resource Protection future land use category. Additionally, removal of heritage trees will go before the City's Tree Advisory Board and the Applicant will be responsible for providing a suitable planting plan.
Public facilities are, or will be, available and adequate to serve the proposed land use	Yes - Public facilities are available to the site.
Deviations needed to enhance or to achieve the objectives of the planned development	Yes– The requested deviations are necessary to achieve the proposed plan and

	would not cause damage, hazard or nuisance to the public welfare.
Deviations needed to preserve, promote and or protect the public health, safety and welfare	Yes – The requested deviations are necessary to achieve the proposed plan and would not cause damage, hazard, or nuisance to the public welfare.

Environmental

The Applicant provided a listed species survey, wetland map, topographic map, and tree survey for review by the City's Senior Environmental Specialist. The site was reviewed for evidence of a variety of species, including: Gopher Tortoises, Black Bears, Panthers, the American Alligator, Herons (Tri-Colored and Blue), and Egrets among others. There was a confirmed sighting of an American Alligator in one of the existing lakes, while all other listed species were absent. The lake that contained the alligator is proposed to be slightly reshaped but will ultimately remain in place.

The report shows there are wetlands and uplands on-site of both high and low quality. This was confirmed by several sight inspections performed by the City's Environmental Specialist. The Applicant proposing approximately 55% (or roughly 113 acres) to be open space, which exceeds the minimum code requirement by 15%. Furthermore, the Applicant will be preserving approximately 41 +/- acres of higher quality wetlands and placing them into the Resource Protection future land use category. However, impacts into any jurisdictional wetlands (regardless of quality) will require review and approval from either the Florida Department of Environmental Protection or the South Florida Water Management District. The Urban Fringe Community District future land use category contains provisions for the removal of certain invasive species, which the Applicant will be responsible for completing. Conditions 2a – 2f in the Staff Report are the result of the environmental situation on-site. The Applicant has agreed to these conditions.

Stormwater

The Applicant provided a surface water management narrative for review by Staff. There will be a series of on-site lakes that will be used to detain and treat stormwater runoff. Controlled discharge will take place and ultimately outfall into the Kehl Canal along the northern boundary of the project area. The Applicant will be required to obtain an Environmental Resource Permit (ERP) through South Florida Water Management District for the system. Additionally, the Applicant will be responsible for proving a Lake Management Plan as part of the local development order submittal. The Urban Fringe Community District future land use category contains policies to encourage a stormwater system to mimic natural conditions and flows. Conditions 4a – 4e in the Staff Report were established in order to provide safeguards and compliance with water management criteria. More detailed plans will be required during the local development order phase.

Traffic

The Applicant submitted a Traffic Impact Statement (TIS) which was reviewed by both the City and Lee County traffic engineers. The analysis included the traffic impacts to Bonita Beach Road, Logan Boulevard, Bonita Grande Drive, and East Terry Street. While all of these segments will be impacted by the proposed development, it will not directly cause any associated roadway link to drop below the minimum acceptable Level of Service (LOS) standards. This is largely because several of the segments analyzed are shown to operate at a poor LOS by 2030 *without* the proposed development's impacts. However, the project is mixed use in nature and contains residential and commercial components. As such, the TIS assumes opportunities for trip capture in which several of the residential communities east of I-75 would have access to the commercial development associated with this project. In order to achieve an appropriate level of effectiveness, the TIS assumes the commercial development would contain at last 80% retail uses and no more than 20% of office uses. In order to effectuate the assumptions of the TIS, there are several conditions contained within the Staff report. For example, Conditions 5a and 5b contain requirements that the Applicant will obtain a commercial building permit for at least 50,000 square feet of commercial space prior to the issuance of a residential building permit for the 75th dwelling unit. Additionally, Condition 8a memorializes the trip capture data in the TIS by requiring that the amount of retail space associated with the commercial tracts shall not be less than 80% of gross floor area. Furthermore, based on comments from Lee County, as the project goes through the development phase, there may be a need for traffic signal at the easternmost access point (which is closest to the commercial tracts). The Applicant will be required to submit a local development order application to Lee County for construction of the easternmost intersection and at that time, they will need to provide a detailed signal warrant analysis. If the traffic signal warrants are met at this intersection, the developer will be required to incorporate the design of a traffic signal (Condition 8d).

Comprehensive Plan

Pursuant to the companion comprehensive plan map and text amendments (CPA25-123666-BOS & CPA25-123814-BOS), the proposed development will be located in the Urban Fringe Community District and the Resource Protection Future Land Use Categories. The below map outlines the portions of the project that would be designated in each category and shows a residential and commercial intensity table.

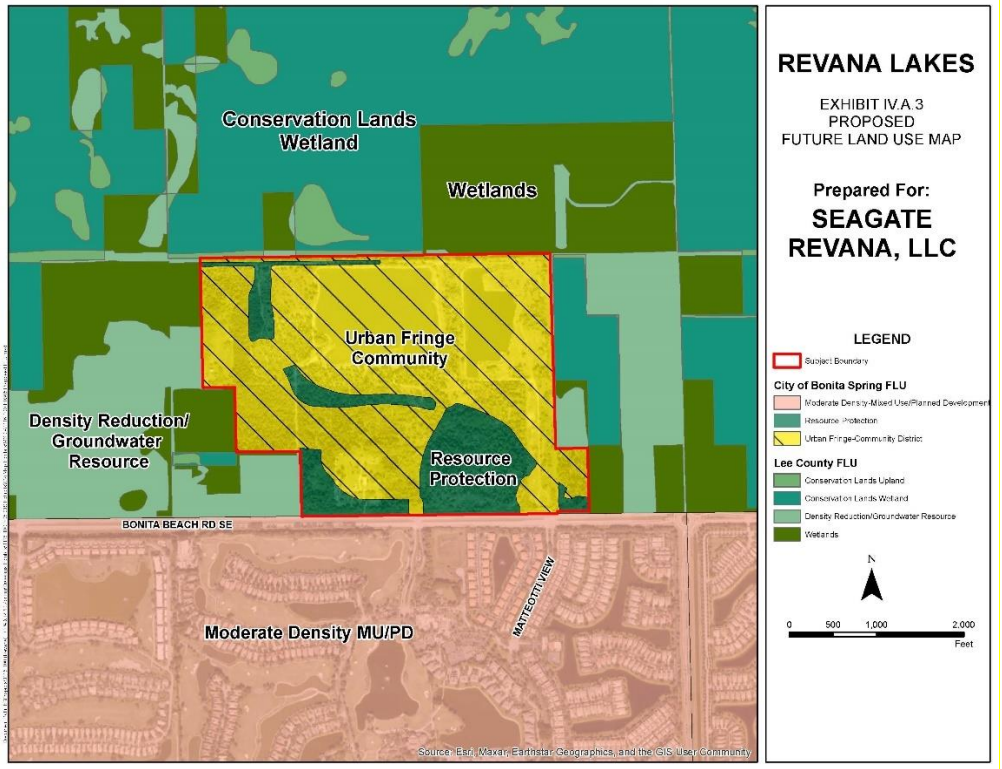


EXHIBIT III.E.1 & 2
CURRENT & PROPOSED DENSITY CALCULATIONS

REVISED MAY 2025

Table 1: CURRENT FUTURE LAND USE DENSITY CALCULATION

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

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

Table 2: Residential Land Area - Urban Fringe Community

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

Table 3: Commercial Land Use Area - Urban Fringe Community

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

The table above demonstrates that the proposed development will be below the maximum permitted density and intensity.

The Urban Fringe Community District language as proposed to be amended, would read as follows:

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

1. *All new development within the Urban Fringe Community District shall be required to be zoned as a Planned Development.*
2. *Development within this Urban Fringe Community District will be required to cluster in order to minimize loss of native vegetation and wetland function. Developments within the Urban Fringe District are permitted to be clustered at higher than gross density as long as the gross density and maximum number of units are not exceeded for the total acreage within the Urban Fringe District. Significant natural systems, or wetlands which require preservation in order to comply with Local, State and Federal Permitting, shall be placed in the Resource Protection Future Land Use category and for purposes of the Urban Fringe Community District, shall be included in gross acreage for density calculations.*
3. *Development within the Urban Fringe Community District is encouraged to provide a mix of uses, including a mix of residential types, recreational amenities, civic spaces and convenience and commercial uses intended to serve residents and their guests in order to minimize trips outside the Urban Fringe Community District.*
4. *Development is encouraged to provide creative site designs, and clustering is required to provide for greater common open space and mixed-use development. The planning flexibility provided through the planned development process shall encourage and facilitate creative design techniques.*
    a. *Residential Development. These areas shall include single and/or multiple family home site acreage, and shall include, but not be limited to, single-family attached and detached; duplexes and two-family units; and town homes and other multi-family dwelling types.*
    b. *Non-residential Development. These areas will include vehicular and pedestrian ways, neighborhood-serving commercial retail, office and institutional areas, club houses and associated facilities, utility buildings, maintenance areas, tennis courts and associated non-residential uses.*

c. *Residential and Non-residential Development acreage may account for no more than 60% of the gross area within the Community Fringe District. Intensity/density standards for all uses within this category are set forth in the Intensity/Density Table below.*

Land Use in Mixed Use	*Minimum % Land Use Mix*	*Maximum % Land Use Mix*	*Maximum Density/Intensity*
Residential	*45%*	*58%*	*2.77 gross du/ac (3,300-36-du1)*
Commercial/Non-Residential2	*2%*	*15%*	*0.35 FAR*
Open Space	*40%*	*53%*	*0.25 FAR*

[1] Gross Density Pursuant to Policy 1.1.10.1

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

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

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

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

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

Ecosystem Watershed, or other adjacent public preserve lands, is prohibited;

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

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

v. The storage, mixing and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.

f. *Any required perimeter buffer zones pursuant to Policy 1.1.10.1(5)(c)(iv) must be replanted with vegetation after construction. Revegetation must adhere to the following:*

i. *Seventy five percent of the total number of replanted trees used in buffers and landscaping must be indigenous, and fifty percent of the replanted shrubs must be indigenous;*

ii. *Plant material must conform to the standards for Florida Number 1 or better as given in Grades and Standards for Nursery Plants 1973, and Grades and Standards for Nursery Plants, Part II, Florida Department of Agriculture and Consumer Services, Tallahassee.*

iii. *Australian pine, cajeput, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca, bishopwood, castor bean, common papaya, common snakeplant, day jessamine, hunters robe, Queensland umbrella tree, trailing wedelia may not be used as part of the revegetation of the property after construction.*

g. *The shorelines of any stormwater management lakes must be sinuous in configuration, and must be sloped or bermed. The littoral zones around the ponds must be planted with native wetland herbaceous plants, and trees or shrubs can be included within the herbaceous plants. At least four species must be planted. The minimum required number of plants will be one plant per linear foot of lake shoreline as measured at the control elevation water level. The littoral shelf should provide a feeding area for water dependent avian species. Alternatively, non-sinuous stormwater management lakes must be sloped or bermed and meet littoral zones requirements within the Urban Fringe Community except the minimum required number of plants will be three plant per linear foot of lake shoreline as measured at the control elevation water level. Littoral shelves shall be provided at a 10:1 slope for 10% of the linear feet of shoreline for each non-sinuous lake.*

h. *Height. Maximum allowable height for residential structures shall be 60 feet from the base flood elevation to the eaves. Structures on Urban Fringe Community lands on the north side of Bonita Beach Road and west of Logan Blvd. shall be limited to 45 feet in height.*

i. *In order to minimize adverse impacts that construction may have on wildlife, natural environmental values, and water quality, the developer will institute appropriate measures such as full compaction of any fill material placed around newly installed structures. In addition, clubhouse(s), golf course maintenance*

building(s), vehicular service areas and amenity centers that include outdoor pools, tennis courts, etc., must be located a minimum of 350 feet from the boundaries of the Urban Fringe Community District that abut a conservation area. This restriction does not apply to residential buildings. Further, a conservation easement of 100 feet in length shall be placed over Zone 1, which is described in Policy 1.1.10.1.5(c)(vi)(A), which is described in Policy 1.1.10.1.5(c)(vi)(A). The easement shall allow for landscaping, water management activities, passive recreational uses and other uses as set forth in Policy 1.1.10.1.5(c)(vi)(A).

j. *Because domestic animals can create conflicts with indigenous wildlife, no free-ranging domestic animals are permitted within the Urban Fringe Community District. All applicants for a local development order shall include a provision in their covenants and restrictions that prohibit free-ranging domestic animals. Such covenants and restrictions shall also address the implementation of a bear-proof garbage can program to minimize wildlife attractants.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. *Zone 2 will be adjacent to Zone 1 and will encompass an area that is at least 50 feet wide. This area will be free of lights and other structures such as fences, pools and sheds. The permanent placement of generators, pumps, and other fixed motors will be prohibited. Homesites may extend into Zone 2, but no portion of the residence itself may extend into this zone. If residential lots are incorporated into this zone, those portions of yard acreage will be planted and maintained in a fashion similar to that proposed for Buffer Zone 1. Passive recreation such as hiking, jogging, biking, and walking will be allowed along designated trails and boardwalk system. Golf courses and lakes may extend into this zone, but may not incorporate lights or structures other than drainage structures and cart paths. All golf course acreage in Zone 2 will be free of lights and structures and the use of golf carts will be permitted. If water, sewer or electrical lines are placed in Zone 2 they must be buried.*

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

D. *<u>Properties within the Urban Fringe Community District located north of Bonita Beach Road, west of Logan Blvd., and south of the Kehl Canal shall</u>*

provide the following setbacks and buffers from adjacent conservation areas:

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

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

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

   i. *maximum number of dwelling units,*

   ii. *maximum square footage of commercial,*

   iii. *locations of public sites, and*

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

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

the project, etc. to ensure that development matches the information tracked by the City.

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

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

7. *As individual zonings to Residential Planned Development (RPD) are submitted to the City they shall include as a minimum the following information:*
    a. *A showing of the amount of units as a part of the maximum approved for the parent parcel.*
    b. *A Traffic Analysis submitted in accordance with the City's TIS requirements verifying that adequate capacity currently exists or will exist prior to the issuance of any Certificates of Occupancy.*
8. *Any lands included or amended into the Urban Fringe Community District category must demonstrate the non-existence of urban sprawl by:*
    a. *Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.*
    b. *Directing new growth to areas where public facilities exist, are planned within the City or County Five Year Capital Improvement Plan, or are committed to through a Developer Agreement, or otherwise assured to be funded by the appropriate agency.*
    c. *Providing assurances through fiscal and other means that an amendment to the Urban Fringe Community District category will expedite any additionally needed infrastructure improvements so as to not adversely impact the surrounding community outside this District.*
    d. *Requiring all development to be connected to central water and sewer.*
    e. *Assure that an amendment to the Urban Fringe Community District category meets the conditions outlined in F.S. 163.3162(4) for demonstrating the non- existence of urban sprawl, including assuring that land uses and intensities of use are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. Parcels larger than 640 acres must include appropriate new urbanism concepts such as those described in F.S. 163.3162(4).*

Additionally, the Resource Protection future land use category states the following:

> ***Policy 1.1.20: Resource Protection*** *- Intended to recognize the environmental sensitivity of sizeable, privately owned, vacant lands located outside of developed areas or approved planned developments and identified as wetlands using FLUCCS data from the South Florida Water Management District.*
>
> *a. Appropriate uses are limited to residential use at a density of not greater than one unit per 20 gross acres and recreational uses within the approximately 1,904 acres of gross land area in the land use category that will not adversely affect the ecological or hydrologic functions of the wetlands.*
> *b.Specific locations of wetlands or rare and unique upland habitats not so designated on the Future Land Use Map may still be subject to development limitations associated with provisions contained in other Goals, Objectives and Policies contained in this Comprehensive Plan.*

In tandem with the proposed amendments, the proposed development is consistent with the future land use categories for design, density, uses, and intensity.

With regards to the Traffic Element, the project fronts a constructed roadway (Bonita Beach Road) which may need improvements along the easternmost proposed access point. Pursuant to Condition 8d and as explained in the traffic analysis contained earlier in this report, this will be further examined during the local development order and buildout process. Sidewalk access will be provided throughout the site and will connect to existing sidewalk infrastructure along Bonita Beach Road. Cross access will also be provided to adjacent properties.

With regards to the Housing Element, this project contains a residential component for up to 299 units and a variety of dwelling unit types (single-family, zero lot line, multi-family). This directly relates to Objective 1.1, which discusses housing availability and the need for a variety of housing types. Since the development is proposed to be mixed use, it is also consistent with Policy 1.1.2 which states *The City shall enforce provisions within the Future Land Use Element for mixed-use and planned developments to encourage a wide range and mix of housing types within the City*. The Staff opinion is that the project is consistent with the housing element of the Bonita Plan.

It is the Staff opinion that the remaining comprehensive plan elements would not apply to this project.

ATTACHMENT B

REVANA LAKES
MIXED-USE PLANNED DEVELOPMENT

Exhibit II-E-2 – Request Narrative & Bonita Plan Compliance

REVISED NOVEMBER 2025

I. Request

Seagate Revana, LLC ("Applicant") is requesting approval to rezone the 204+/-acre subject property from the Industrial Planned Development (IPD) and Agricultural (AG-2) zoning districts in Lee County and the City of Bonita Springs Agricultural (AG-2) zoning district, to the City of Bonita Springs Mixed-Use Planned Development (MPD) zoning district. The MPD, referred to herein as Revana Lakes, will allow for the development of 299 residential dwelling units (subject to the trip conversion matrix) and 100,000 square feet +/- of commercial retail of office uses.

The Applicant has submitted a companion Future Land Use Map amendment to designate the subject property from the Lee County Density Reduction Groundwater Resource (DR/GR) and Wetlands future land use categories and the City of Bonita DR/GR and Resource Protection to the City of Bonita Springs Urban Fringe Community District and Resource Protection future land use categories (CPA20-74175-BOS). The Applicant also filed three (3) companion Annexation Agreements to annex those parcels within unincorporated Lee County into the City of Bonita Springs (ANX20-74174, ANX21-86929-BOS, and ANX21-86943-BOS).

II. Property Information & Existing Conditions

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

The Property is currently accessed from Bonita Beach Road via an existing unimproved driveway at the eastern edge of the site. Secondary access is also provided via partially improved driveways that originate from Faygin Lane to the west of the site.

The area zoned Industrial Planned Development (IPD) consists of approximately 40 acres in the far eastern portion of the Property. This IPD approval allows for earth mining operations of both fill dirt and lime rock to a depth of 30 feet. The approval authorizes blasting to access materials below the rock layer pursuant to Lee County Zoning Resolution Z-01-004. The mining operation was further permitted via Limited Review Development Order, which was recently extended. The SFWMD authorized the mining operation through Environmental

Resource Permit (ERP) No. 36-03780-P. An earlier and larger mining operation, identified as the BLR Fill Pit, occurred in the northwest section of the Property. The SFWMD similarly issued an ERP (No. 36-03511-P) for the BLR Fill Pit mining operation.

In addition to the IPD, approximately 47.8-acres of the Property are subject to a Special Exception approval in 2000 (SEZ1999-00024) to allow for an Excavation/Mining operation. These lands are also subject to a companion Variance approval (VAR1999-00020) to allow both a 30-foot excavation setback on the north side of the property along the Kehl canal and an excavation bank slope of a ratio of 4:1. Blasting operations were not a part of this approval, and the maximum permitted depth of the mining operation approved was 25 feet. The approval lasted for a period of 2 ½ years and has "sunsetted" or expired.

Other lands within the proposed PD are vacant or contain single-family residential uses.

III. Surrounding Land Uses

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

The development pattern immediately south of Bonita Beach Road is characterized by master-planned residential communities containing a mix of single-family, two-family, and multi-family residential dwelling types, golf courses, and recreational amenities. The maximum allowable density in these communities is 6 dwelling units (du) per acre per the underlying Moderate Density/Mixed-Use Planned Development future land use category. Approved densities per the Planned Development approvals range from approximately 2 to 4 dwelling units per acre. The MPD proposes a density of 1.9 dwelling units per acre.

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

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

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

IV. Proposed Development

Through this rezoning application, the Applicant proposes a mixed-use development program consisting of 299 dwelling units, 100,000 square feet of commercial and office use.

The MPD will be accessed directly from Bonita Beach Road via the two (2) points of access shown on the proposed MCP. Both access points are designed to create the least amount of impact on the viewshed from Bonita Beach Road with both areas containing preserves, lakes, and areas of open space and drainage.

The enclosed MCP delineates the location of the two (2) separate residential development tracts, two (2) commercial tracts, on-site recreational amenities, and open space. Tract A is limited to single-family, two-family attached and townhouse dwelling types, while Tract B is proposed to include single-family, townhomes, and multi-family dwelling types. These residential dwelling types provide for diverse housing options within a master-planned, well-integrated community, and are constructed in the surrounding neighborhoods such as Palmira, VillageWalk, Worthington, and Bonita National. Tract C is limited to 7.3 acres generally located in the southeast corner of the project boundary along Bonita Beach Road. The type of commercial uses being proposed are to be typical neighborhood commercial uses, similar to those uses allowed in the City's Neighborhood Commercial CN-2 zoning district to provide meaningful goods and services not only to future residents of the MPD, but also the surrounding communities along Bonita Beach Road.

The size, scale, and type of commercial uses have been carefully evaluated to address compatibility with the surrounding land uses interior to and exterior of the development. The Palmira, VillageWalk, Worthington, and Bonita National developments are missing the integration of such a commercial component within their development limiting nearby options for commercial needs. The proposed MPD, with 100,000 SF of commercial and office square footage, will allow residents of the community and general area to be able to walk, bike or enjoy reduced vehicle miles travelled (VMT) to obtain goods, services and employment. The non-residential uses overall will serve to capture within the development a percentage of the vehicular trips projected to be generated by the development at the project's build-out.

Enhanced performance standards and design controls from both the conservation lands to the north, east and Bonita Beach Road to the south have been integrated within this MPD to ensure compatibility with existing and planned uses in the surrounding area. Expansive setback areas will include existing vegetation, landscaping, and other environmental features to screen views of the development areas and minimize impacts from the development.

As shown on the Master Concept Plan, the southern project boundary adjacent to Bonita Beach Road contains an expansive preserve and open space with a minimum width of 160 feet that provides significant separation between residential developable tracts and the roadway.

Commercial Tract C will also provide significant separation from Bonita Beach Road in the form of preserve and open space at a minimum width of 120 feet from the roadway.

The site contains a 30-foot Khel Canal Easement that runs along the northern boundary of the site as well as a 30-foot canal easement that runs along most of the eastern property boundary. A 100-foot open space corridor is proposed along the entire northern property boundary to be used for drainage and open space which will include 1.77 acres of upland preserve restoration along the western half of the Khel Canal corridor just south of the 30-foot canal easement.

As identified in the Open Space Exhibit the development has been clustered to provide for a total of 55% or 113.15-acres of on-site open space and 42.3 acres of indigenous preserve. Chapter 3 of the LDC requires 40% or 81.71-acres of on-site open space to be required of which a minimum of 50% or 40.86-acres will be provided as indigenous preserve. Thus, the proposed development significantly exceeds the City's requirements, resulting in a clustered, compact community that protects natural resources.

The enclosed Site Development Regulations provide for setbacks for all commercial uses and all residential product types proposed including clubhouses. The Proposed Conditions include the enhanced setbacks which will ensure compatibility with the surrounding land uses including additional setbacks and buffering from adjacent conservation areas.

The full details of the proposed development program are provided in the enclosed Master Concept Plan, Schedule of Uses, Site Development Regulations, and Proposed Conditions.

V. Infrastructure

As outlined in the enclosed application, and more thoroughly in the companion CPA, the subject property is currently serviced or will be serviced, by public and private infrastructure that can accommodate the proposed density and intensity associated with the MPD.

Potable water and sanitary sewer services for the project will be provided by BSU. The enclosed availability letter demonstrates the adequate capacity of potable water and sewer to serve the maximum development permitted by this amendment. There is an existing 12" to 16" water main located on the south side of Bonita Beach Road and a 16" force main located on the north side of Bonita Beach Road, which the project will connect to extend utilities throughout the project. In addition to the BSU service availability letter, the Applicant has received letters of service available from the Lee County Sheriff, Bonita Springs Fire Control & Rescue District, Lee County Solid Waste Department, Lee County School District, and Lee County Transit.

As detailed in the accompanying Traffic Analysis prepared by TR Transportation Consultants, Inc., the proposed development is not projected to cause any roadway segments within the study area to operate at a poor Level of Service. The project will connect to existing off-site pedestrian facilities along Bonita Beach Road. Any required off-site traffic improvements will be evaluated and determined at the time of local development order review in full compliance with the LDC.

In addition, there are adequate community facilities and services in the immediate vicinity of the project, including fire protection, schools, and public parks. From an EMS standpoint, the County no longer provides letters of service availability.

As evidenced by the available existing infrastructure, and the surrounding development pattern, this area can accommodate new growth. Through the companion map and text amendment, the Applicant has provided the requisite data to support a finding that the property will have the necessary public infrastructure needed to support the requested density and intensity is achievable in the Urban Fringe Community FLU category.

REZONING CRITERIA – LDC Section 4-131(d)(3)

a. The applicant has proved entitlement to the rezoning or special exception by demonstrating compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation;

The subject MPD zoning application is a companion to the pending FLU Map and Text Amendment to designate the Property as Urban Fringe Community. The proposed residential uses and density are consistent with the Urban Fringe Community Category. The rezoning and companion map and text amendment represent a logical extension of the Urban Fringe Community District Category and the MPD zoning district along this arterial corridor with urban services and infrastructure.

The proposed commercial intensity will be consistent with the Urban Fringe Community Category through the companion CPA text amendment. The proposed intensity is entirely consistent with the maximum FAR of 0.35 currently permitted in this FLU. The companion text amendment will increase the allowable commercial acreage in the FLU from 5 acres to 12.3 acres, excluding clubhouses, amenity buildings, and recreational facilities. This increase in commercial acreage will allow for the flexibility to create a mixed-use development that integrates true neighborhood-serving commercial uses and employment that will minimize trips outside of the Urban Fringe Community District.

The proposed development will be consistent with the Urban Fringe Community Category to incorporating buffers to appropriately protect expanse natural areas from impacts of development. However, it should be noted that the subject property contains existing land features that already serve to buffer the development from adjacent conservations areas. Buffer Zones 1-3 of the Urban Fringe communities are more appropriate for the existing properties in this land use category that are located southwest of the subject property which are directly adjacent to the CREW Bird Rookery Swamp and the Crew Flint Pen Strand and which require greater buffering to mitigate impacts to adjacent conservation lands almost completely surrounding developments.

The proposed development already incorporates 100-foot wide Kehl Canal Corridor along the entire northern property line which includes a 30-foot canal easement. Furthermore, Residential Tracts that front the Khel Canal Corridor are further setback 30 feet providing for at minimum a 130-foot-wide setback from the northern property line. The orientation and design of the Residential Tracts within the project limits the amount of developmental impact to the northern preserve with approximately 50% of the land fronting the Kehl Canal Corridor being comprised of lakes and preserve areas and resulting in only 8 dwelling units fronting the Khel Canal Corridor. Additionally, 1.77 acres of upland restoration further protect the impacts from development along the northwest development Tract. To the south is the Bonita Beach Road, a four laned arterial roadway, followed by the Palmira Golf & Country Club residential subdivision. To the west of the subject property consists of a broad mix of uses including light industrial/manufacturing uses, single-family homes, migrant/farmworker housing, and a

Recreational Vehicle Park (Sanctuary RV Resort) all isolated from the expansive conservation areas to the north by the Khel canal.

To the east of the is an isolated state-owned conservation are which is anticipated to be further isolated from expansive conservation areas further north and east via the 951-extension anticipated to run north/south from Logan Boulevard to the Kehl Canal, approximately 1,000 feet of the eastern boundary of the subject property. As identified in the existing zoning map the portion of the site that is adjacent to the eastern conservation land is zoned IPD and is currently authorized for blasting. Therefore, this development is proposing not only a less intense use in the form of residential housing but also will meet the intent of the Urban Fringe Community in helping further reducing impacts from development by providing a minimum 45-foot residential structure setback from the property line and a 15-foot type C buffer with a 8 foot tall fence/wall along the eastern boundary.

The MPD and companion FLU amendment are consistent with the existing development pattern immediately south of Bonita Beach Road, which is characterized by master-planned residential communities containing a mix of single-family, two-family, and multi-family residential dwelling types, golf courses, and recreational amenities.

The PD complies with the LDC, except where a deviation is expressly requested to enhance the design of the project and protect public health, safety, and welfare. All other required permits from local, state, and federal agencies will be obtained prior to site development activities to ensure compliance with applicable codes and regulations.

b. The request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request;

As proposed, the MPD meets or exceeds the planned development criteria as outlined in the LDC. The Applicant proposes significant performance standards in the form of enhanced perimeter setbacks from Bonita Beach Road to screen the proposed residential development.

c. The request, including the use of TDR or affordable housing bonus density units, is consistent with the densities, intensities, and general uses set forth in the Bonita Plan;

The companion CPA expresses the maximum density permitted in the Urban Fringe Community District, which is a maximum of 2.77 dwelling units (du) per acre, including preserve areas maintained in the Resource Protection FLU. The MPD proposes a maximum gross density of 1.5 du/acre. The proposed development program is consistent with the companion FLU amendment and density permitted in the requested future land use category. The companion CPA seeks an increase in allowable non-residential acreage from 5 acres to 12.3 acres, while maintaining the relatively low FAR of 0.35 to ensure compatibility and preclude over-intensification along the corridor.

d. The request is compatible with existing or planned uses in the surrounding area;

Approval of this MPD rezoning will ensure future redevelopment of this impacted site is both complementary to, and compatible with the surrounding development pattern

based upon existing conditions and provides a development program that is similar to and complementary to the adjacent master-planned communities as well as compatibility with the adjacent state-owned conservation lands.

Through enhanced performance standards and substantial separation from both the conservation lands to the north and the residential communities to the south, the proposed MPD is compatible with existing and planned uses in the surrounding area. As shown on the Master Concept Plan, the southern project boundary adjacent to Bonita Beach Road contains preserve and open space that provides significant separation between developable tracts and the roadway.

In general, the Bonita Beach Road corridor is a dynamic and urbanized area developed with a mix of residential land uses, as well as areas of neighborhood-oriented non-residential development. Further west along Bonita Beach Road from the Property boundary exists a more intense development pattern including the recently approved Midtown mixed-use project as well as commercial, office, and uses including gas stations and more residential.

In terms of building heights, the majority of surrounding lands are approved for a maximum height of 60-feet, including Valencia, Bonita Landings, and Seasons. The proposed MPD is seeking a maximum building height of 45-feet for residential uses and 55-feet for commercial uses in direct compliance with the Bonita Beach Road Corridor development standards. The maximum building height proposed in the Revana Lakes MPD is 45 feet, which is entirely compatible with the heights of surrounding development and would not introduce a building height that is out of scale with the surrounding neighborhoods.

Viewsheds from surrounding properties will be limited based on the proposed site plan design which places preserve areas along the Bonita Beach Road frontage allowing for a minimum 160 feet and 120 feet separation through preserve and open space form the residential tracts and commercial Tracts C, respectively. The project will be meeting or exceeding all landscape screening and buffer requirements for the 7.3- acre commercial development to protect viewsheds of adjacent properties. Additionally, the existing property boundary for the commercial development already provides a 25-foot property boundary setback from the Bonita Beach Road ROW. Based on the location of the 100 foot Kehl Canal Corridor use for drainage and open space along the entire northern Property line which includes 1.77 – acres of upland preservation restoration and the location of the lakes situated between the proposed development tracts and the state-owned lands, there is a substantial separation from the existing conservation lands.

The project has been carefully designed to reduce potential impacts on the surrounding existing and planned land uses. The project will meet or exceed landscaping and buffer requirements substantial screening and buffering from neighboring communities. The MPD also includes a comprehensive water management plan to address water quality, attenuation, and low impact development standards, as outlined in the proposed conditions.

The request directly supports the City's desire to direct new growth in existing urbanized areas, as evidenced by the surrounding development pattern. The rezoning will ensure the appropriate utilization of the public investment in infrastructure and services in this area.

e. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development;

The FLU Map Amendment and MPD application supporting documents include an analysis of availability and capacity of potable water, sanitary sewer, and roadways. The analysis identifies no current or projected deficiencies for these infrastructure facilities, or appropriate mitigation via payment of impact fees.

f. Where applicable, the request will not adversely affect environmentally critical areas and natural resources;

As previously stated, the MCP provides for substantial separation between the proposed development and the adjacent conservation lands. The MCP also identifies multiple areas of preserve that exceed the LDC requirements for both indigenous preservation and open space. The preserve areas will continue to be protected and will be maintained exotic-free in perpetuity as intended by the LDC and Comprehensive Plan. Other portions of the site have been previously disturbed and impacted by former mining and excavation operations and will not be utilized as on-site preserve.

g. In the case of a planned development rezoning, the decision of the zoning board must also be supported by the formal findings required by section 4-299(a)(2) and (4);

(a) Hearing before zoning board. After the staff prehearing conference required by this division, the application will be scheduled for a public hearing before the zoning board.

(2) The recommendation made to the city council must be supported by formal findings that address the guidelines set forth in section 4-131. In addition, the findings must address whether the following criteria can be satisfied:

a. The proposed use or mix of uses is appropriate at the subject location;

The proposed mix of residential uses and commercial uses within the MPD are appropriate and compatible at this location. As noted above, Bonita Beach Road is an urbanized corridor with extensive areas of developments, Palmira, Village Walk, Worthington, vacant commercial, and other residential and commercial developments.

Most of the site has been previously impacted by mining and excavation operations. The proposed MPD is more complimentary to the surrounding development pattern and represents a significant enhancement in terms of viewsheds on Bonita Beach Road, utilization of public infrastructure, and tax base.

It is important to emphasize that the existing IPD permits an intensive mining and excavation operation. The proposed neighborhood commercial and residential development program represents a significant reduction in the overall intensity of the Property and a more appropriate use of the land considering the nearby residential areas.

b. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

The draft ordinance for the MPD will include appropriate conditions to ensure that the development of the site will be consistent with the Urban Fringe Community FLU policies and the MCP as proposed.

c. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

The Applicant has provided proposed conditions as part of this application. The proposed conditions are relative to the Applicant's commitment to providing the City with a compatible development program that is harmonious with the surrounding area and existing development pattern.

(4) If the application includes a schedule of deviations pursuant to section 4-326, the zoning board's recommendation must approve, approve with modification or reject each requested deviation based upon a finding that each item:

a. Enhances the achievement of the objectives of the planned development; and

b. Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.

If the zoning board concludes that the application omits necessary deviations, they may include those omitted deviations in its recommendation without an additional hearing.

The Applicant has proposed deviations from the City of Bonita Springs Land Development Code (LDC), which are necessary to permit development consistent with the MCP. The deviations are not contrary to the public interest nor do they pose any public safety risk.

h. The zoning board must also find that public facilities are, or will be, available and adequate to serve the proposed land use.

Public facilities are available via Bonita Springs Utilities at the site to provide potable water and sanitary sewer services for the project. The traffic impact statement submitted with the application demonstrates there is adequate capacity on the impacted roadway links serving the project. Letters of availability have been obtained and submitted to the City as part of the companion CPA application from the following agencies and provide evidence that all public facilities required to support the project are available: Lee County Sheriff's Office, Lee County Solid Waste Division, Estero Fire and Rescue, Bonita Springs Utilities, and the Lee County School District.

Sec. 4-325. - General standards.

(a) All planned developments shall be consistent with the provisions of the Bonita Plan.

The application includes a consistency analysis of the general provisions of the Bonita Plan and for each applicable plan element. The subject property will be located in a FLU category that is identical to the residential development directly south of the property. The proposed MPD is overall consistent with the land uses, density/intensities, and development parameters of the proposed Urban Fringe Community future land use policies and will be fully consistent with intensity policies subject to the companion CPA text amendment being approved. The project is also consistent with all other applicable Goals, Objectives, and Policies relating to public recreation, environmental protection, and compatibility.

(b) All planned developments, unless otherwise excepted, shall be designed and constructed in accordance with the provisions of all applicable city development regulations in force at that time.

Except for the deviations proposed for the MPD, the project will comply with all City development regulations at the time of development.

(c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water. In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian and cyclist activity and community interaction.

The MCP identifies the general location for the proposed commercial, residential tracts, and site improvements. As previously noted, the proposed building heights and density of the development are consistent with the surrounding large residential developments. The project provides extensive areas of open space and lakes. Pedestrian infrastructure will be provided on a scale that is appropriate for a large gated residential community. The Applicant is not seeking a deviation from the open space requirements set forth in the LDC, which requires the project to provide 40% open space for MPD. Instead, the Applicant is proposing to exceed the required open space by 15% at 55% open space being provided.

(d) The tract or parcel shall have access to existing or proposed roads:

(1) In accordance with chapter 3 and as specified in the Bonita Plan traffic circulation element or the official trafficways map of the county;

(2) That have either sufficient existing capacity or the potential for expanded capacity to accommodate both the traffic generated by the proposed land use and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an

annual average basis and level of service E or better during the peak season, except where higher levels of service on specific roads have been established in the Bonita Plan; and

(3) That provide ingress and egress without requiring site-related industrial traffic to move through predominantly residential areas.

The TIS submitted with the MPD application is consistent with the methodology required for a zoning-level traffic analysis in the City of Bonita Springs. The TIS concludes that the proposed development is not projected to cause any roadway segments within the study area to operate at a poor Level of Service.

Ingress and egress to the site are provided in two (2) locations via Bonita Beach Road, which is the only legal means of access to the property. The project will connect to existing off-site pedestrian facilities along Bonita Beach Road. Any required off-site traffic improvements will be evaluated and determined at the time of local development order review in full compliance with the LDC.

(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.

No Lee Tran transit stop is located along this segment of Bonita Beach Road. The nearest Lee Tran transit stop is located at the southwest corner of Bonita Grande Drive and Bonita Beach Road via Lee Tran Route 150. Please refer to the enclosed Exhibit IV.A Public Transit Routes Map.

(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

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

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

through the Lee County Comprehensive Plan (Lee Plan), Lee County Ordinance 07-35, the Bonita Plan, and City Policy 16.1.7.

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

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

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

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

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

(g) Every effort shall be made in the planning, design, and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historical or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.

The MCP provides for four (4) areas of indigenous preserve that meet the requirements of the LDC. A Master Site File letter was received for the property and no significant archeological potential exists on the site. A 25-foot upland buffer will be provided for all preserved wetland areas to protect those areas from impacts along the preserve frontage. The protection of these wetland communities will provide habitat areas for wildlife species. The developer has obtained all appropriate permits from Federal, State, and local agencies that will ensure that development protects wildlife resources.

Furthermore, the companion CPA amendment proposes to place the property within the Urban Fringe Community District future land use category. This category requires the clustering of development to provide greater common open space and to minimize the loss of native vegetation and wetland function. The proposed MPD complies with this policy that directly upholds the City's desire to encourage the preservation of wetlands and clustering of development on impacted areas or uplands.

(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

The site design has made creative use of the natural wetland and preserve habitats, existing mining lakes, and proximity to the conservation lands to provide the MPD with the required open space. The MPD will also provides for amenity areas within both tracts for on-site indoor and outdoor recreational areas, which will typically include swimming pool(s), physical fitness facilities, nature trails, gardens, and sports courts.

(i) Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

The MCP has been carefully designed with the concept of reducing impacts to surrounding existing development. The project frontage on Bonita Beach Road consists mainly of preserve areas, lakes, and open space and drainage areas. To protect the conservation lands to the north a significant area of preserve has been retained to separate the residential tract and any external impacts associated with those conservation lands. The location of the preserves, lake areas, the 100' Kehl canal easement that runs along the northern boundary, additional proposed landscape buffers along the eastern property line provides for the greatest possible separation between residential structures, commercial structures and the surrounding lands.

The site has been designed to assure reduced visual impacts to residential developments to the south and the Bonita Beach Road ROW through the use of preserve areas and

open space providing a minimum 50' setback from commercial structures and the Bonita Beach Road ROW and a minimum 160' setback from residential structures and the Bonita Beach Road ROW.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

The proposed MPD is approximately 1.5 dwelling units per acre, which is well under the allowable permitted density in the Urban Fringe Community future land use category. The developments to the south, specifically, the Palmira Golf & Country Club is approved for 4.12 du/acre (1,299 du on 315 acres). The Village Walk community directly east of Palmira is approved for 3.08 du/acre (1,999 du on 649 acres). Worthington Golf & Country Club directly west of Palmira is approved for 2.4 du/acre (799 du on 328 acres). These approved densities are comparable to the proposed density of the Revana Lakes MPD.

The proposed MPD up to 100,000 square feet of commercial uses as provided in the schedule of uses will provide typical local goods and neighborhood services similar to those uses allowed in the City's Neighborhood Commercial CN-2 zoning district. The 5-acre tract neighborhood commercial tract is to be located on the southeast corner of the site having access from an internal road of the MPD. The maximum building heights are within the limit permitted within the Bonita Beach Road Corridor for properties located east of US 41 as outlined in section 4-1874 of the LDC and below or within the limits of the maximum heights approved for surrounding developments. The design standards proposed for the commercial component of this MPD proposes the same building setbacks as the approved Palmira Golf & Country Club commercial site development regulations which are designed to encourage pedestrian activity while addressing surrounding uses compatibility. Additionally, along the northern property boundary a public trail will be provided and able to connect to any more extensive proposed trails to the west or east of the development.

The design standards for this development assure that uses are sufficiently separated and compatible. It should, however, be re-emphasized that the existing IPD permits an intensive mining and excavation operation. The proposed neighborhood commercial and residential development program represents a significant reduction in the overall intensity of the Property and a more appropriate use of the land considering the nearby residential areas.

(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significantly higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

The majority of the MPD acreage contains residential land uses, which are inherently compatible, and neighborhood commercial uses, which are limited to two (2) tracts totaling 7.3 acres in the southeast corner of the development. As shown on the MCP,

lakes, and preserves provide separation between the residential tracts and the commercial tracts. The MCP also provides expansive areas of preserve and open space that provide protection to the surrounding land uses. A minimum distance of 350 feet between all clubhouses, vehicular service areas, and amenity centers that include outdoor pools and tennis courts and any abutting conservation area will be provided to minimize the impacts.

(l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.

As shown on the proposed MCP, the project provides for two (2) residential tracts, and a commercial tract that will contain pedestrian facilities to promote pedestrian activity and amenity sites that will promote community interaction. In direct compliance with the City's Land Development Code with regards to complete streets an internal 6' sidewalk system and marked sharrow lanes are being proposed for this site. The MPD will connect to the existing off-site 6' sidewalks located on Bonita Beach Road, which will further enhance the project's interconnectivity and opportunities for walking and cycling. In compliance with the Bonita Beach Corridor design standards there exists sufficient ROW to accommodate the City's coordination with Lee County and FDOT in the expansion of the existing 6-foot sidewalk into a 7-foot sidewalk along the north side of Bonita Beach Road per the design features of the Community Zone. The residential tracts will be gated, but internal vehicular and pedestrian access will be provided throughout the project for residents and guests.

(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

MPD is limited to residential uses provided on two (2) separate tracts and neighborhood commercial uses provided on two (2) commercial tracts totaling 7.3 acres located on the southeast corner of the development. As shown on the MCP internal separation of potential conflicts between residential and these neighborhood commercial uses are addressed through the separation of these uses by intervening lakes and open space. Furthermore, the subject commercial site will meet or exceed all lighting, landscaping, and buffering requirements.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

The MPD will contain no intense or obnoxious uses and will be strictly limited by the proposed Schedule of Uses which includes a range of residential products and 7.3 acres of commercial tracts with a range of neighborhood commercial uses similar to those typically found within the CN-2 zoning district. The MCP provides substantial separation from surrounding land uses including from the conservation lands to the northwest and the residential communities to the south of Bonita Beach Road. Rather than locating residential structures on the major road frontage, the MPD proposes to locate the residential tracts away from the roadway to protect the future residents of the community

from the impacts associated with an arterial roadway and also to protect the existing residential communities from external impacts. The majority of the building façade within the commercial tract will be away from Bonita Beach Road having been situated to have its main vehicular access internal to the development where the longest length of the tract exists, as shown in the MCP.

(o) Unless otherwise provided for in this article, minimum parking and loading requirements shall be as set forth in article VI, divisions 25 and 26, of this chapter. Where it can be reasonably anticipated that specified land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces subject to the condition that it be constructed and maintained so as to prevent erosion of soil. In all cases, however, sufficient parking shall be provided to prevent the spilling over of parking demand onto adjacent properties or rights- of-way at times of peak demand.

Not Applicable.

(m) Joint use of parking by various land uses within the planned development may be permitted by special condition where it can be demonstrated or required that the demand for parking by the various uses will not conflict. Joint parking agreements between uses within and uses without the planned development shall be governed by agreement per general regulation (see section 4-1730), without exception.

Not Applicable.

(n) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

The developer will establish its own regulations for signage, landscape design, and architectural design to provide an MPD that is cohesive and internally consistent.

IV. Bonita Plan Internal Consistency Narrative

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

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

The Applicant's rezone request is seeking to provide the City with a mixed-used project consisting of residential and neighborhood commercial uses that will result in development of the property at an appropriate density and intensity commensurate with surrounding development to the south, while providing for new development to accommodate the population growth where transportation facilities and other infrastructure exists. The proposed MPD is compatible and complementary to the

surrounding City lands, as evidenced by the logical extension of the zoning district to the north of Bonita Beach Road. The companion CPA amendment and MPD rezone ensures the communities to the south that development will occur through a planned development rezoning with a binding master concept plan and site-specific conditions, thus preserving and providing stability to the existing neighborhoods.

The proposed rezoning and companion CPA will allow for the development of land along an arterial roadway and acknowledges that there is limited environmental value on this property.

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

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

   The new development is consistent as the rezoning request is for a Mixed-use Planned Development.

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

   As identified in the MCP the development has been designed to preserve high-quality and connected wetlands and indigenous upland areas. Commercial and residential development has been clustered on uplands as well as lower quality uplands previously impacted by mining/excavation operations and historical property usage. Tract B, which permits they highest density housing type, multifamily, has been primarily condensed to an area of the development that contains already cleared and disturbed land. Commercial Tracts C have been clustered to assure preservation of native vegetation along the south side of the tract. Existing mining lakes have been incorporated into the surface water management system to minimize the amount of native vegetation loss required for storm water management lakes. Additionally, the project has been clustered to maximize open space providing a minimum of 55% of open space for the entire development. The CPA proposes a map change to place retained natural systems or wetlands under the Resource Protection category for this development as other developments within this land use category have done.

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

   The proposed Revana Lakes MPD provides for a variety of housing types, recreational amenities, and commercial uses intended to serve residents and their guests which will result in minimizing trips outside of the MPD.

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

   The provided MCP for this MPD identifies the clustering of uses to exceed the required amount of open space and preserve high-quality and connected wetlands and indigenous upland areas. The MCP provides for a total of 55% or 113.15 acres of open space. The code required amount of opens space for this development is 40% or 81.71-acres of on-site open space, of which 50% or 40.86-acres will be provided as indigenous preserve. The proposed LDC deviations requested with this proposal facilitate the ability for the clustering of development to occur in a manner that will not negatively impact public health, safety, or welfare. As per proposed the proposed conditions prior to the first development order a lake management plan shall be provided which addresses the application of best management practices of fertilizers and pesticides in conformance with all City Ordinances.

   Stormwater management lakes sinuous configuration is being addressed through the mimicking of a sinuous lake shoreline through the undulation of littoral plantings as established under the MPD proposed conditions which include a littoral planting plan to be developed between the developer and the City that meets the intent of the sinuosity requirement. This mimicking of the sinuous lake shoreline will create a greater feeding area for water-dependent avian species and through the increased yield of littoral plantings resulting from the undulation of plantings which will result in three times the number of littoral plantings required by code at 3 plants per linear foot of lake shoreline requirement that is part of this designation. Additionally, 10% of the lake shoreline shall be provided at a 10:1 slope further assuring various feeding shelfs within the development.

   The MPD development standards identify the maximum residential height at 45 feet – well below the 60-foot maximum height allowed for residential uses within the Urban Fringe Community Designation.

   A minimum distance of 350 feet between all clubhouses, vehicular service areas, and amenity centers that include outdoor pools and tennis courts and any abutting conservation area will be provided in order to a minimize the impacts to wildlife natural environmental values, and water quality.

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

There will be no resource protection areas over 20 acres in size as part of this development.

a. All development must incorporate buffers to protect adjacent natural areas from the impacts of development. The purpose of the buffer is the protect natural resources from the activities and impacts of development on property within the Urban Fringe Community District.

The proposed development will be consistent with the Urban Fringe Community Category through incorporating buffers and setbacks to appropriately protect natural areas from impacts of noise, light and human interaction. However, it should be noted that Buffer Zones 1-3 identified in the Bonita Plan for the Urban Fringe Communities are appropriate for the existing properties in this land use category that are located southwest of the subject property which are directly adjacent to the CREW Bird Rookery Swamp and the Crew Flint Pen Strand and which require greater buffering to mitigate impacts to the expansive adjacent conservation lands almost completely surrounding developments. The subject property itself is more isolated in nature as is most evident in the provided panther telemetry exhibit which identifies the reduced amount of panther sightings happening south of Kehl Canal and west of the proposed CR 951 Extension.

To protect the conservation lands to the north a significant area of preserve has been retained to separate external impacts from the eastern residential tract from the conservation lands. The development contains a 130-setback from the northern conservation areas and the residential development tracts. This 130-foot setback includes 100-foot Kehl canal corridor that runs parallel with the project's northern boundary and a 1.77 acres of upland restoration which is located along the western half of the 100 foot Khel canal corridor. These areas have been incorporated into the on-site management plan for the preservation and protection of wetland communities. In direct compliance with Policy 15.1.9, an upland buffer of 25 feet will be provided to protect the preserved wetlands from impacts along the preserve frontage. The orientation and design of the Residential Tracts within the project limits the amount of developmental impact to the northern preserve with approximately 50% of the land fronting the Kehl Canal Corridor being comprised of lakes and preserve areas and resulting in only 8 dwelling units fronting the Khel Canal Corridor.

Along a portion of the eastern boundary of the property is an isolated 20-acres state owned conservation area. This conservation areas is anticipated to be further isolated from expansive conservation areas further north and west by via the 951 extension anticipated to run north/south from Logan Boulevard to the Kehl Canal, approximately 1,000 feet of the eastern boundary of the subject property. As previously mentioned, the eastern portion of the proposed development is currently zoned Industrial Planned Development (IPD) and allows for an earth mining operation including blasting. The Applicant proposes to reduce the intensity of uses allowed adjacent to the eastern conservation area to a low-density residential use. Additionally, to protect this isolated conservation area from impacts from noise and light from residential lots the Applicant proposes that for residential lot lines to be a minimum of 40 feet from the eastern property line as identified on the MCP. Additionally, as provided for in the development regulations for residential property a minimum 5-foot setback shall be maintained from all rear lot lines for accessory structures

within residential tracts assuring at minimum a 45-foot separation between the adjacent conservation area and residential structures. Along the eastern property line the development will also incorporate a 15-foot Type C buffer where the development is adjacent to conservation lands. In line with LDC requirements for a Type C buffer and the residential project wall requirements the development will provide for an 8-foot-tall fence/wall and buffer planting located along the exterior side of the fence/wall.

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

   i. Maximum number of dwelling units
   ii. Maximum square footage of commercial
   iii. Locations of public sites, and
   iv. Maximum amounts of non-public recreational uses to be provided.

   It is understood that the proposed MPD will be tracked by the City of Bonita Springs regarding maximum densities and intensities established by this Zoning Ordinance.

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

   a. A showing of the amount of units as a part of the maximum approved for the parent parcel.

   The maximum units of 299 shall be identified in the approval of the parent parcel.

   b. A Traffic Analysis submitted in accordance with the City's TIS requirements verifying that adequate capacity currently exists or will exist prior to the issuance of any Certificates of Occupancy.

   A TIS has been submitted as part of this application verifying adequate capacity on the impacted roadway network.

8. **Any lands included or amended into the Urban Fringe Community District category must demonstrate the non-existence of urban sprawl.**

   The proposed MPD will serve to reduce urban sprawl by locating neighborhood serving commercial retail and employment generating office uses in close proximity to underserved residential areas along the Bonita Beach Road corridor. The same infrastructure system exists to support future growth on the north side of the Bonita Beach Road corridor, as it does for development on the south side of the road. Furthermore, the neighborhood commercial land within the development maximizes the use of the existing infrastructure by reducing the trips impacting Bonita Beach Road and creating a community that provides its residents access to commercial uses via non-vehicular modes such as walking and biking. The proposed MPD will ensure compliance with all of the above sub-policies to ensure well-planned, attractive, and functional development results from this rezoning.

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

The request proposes to assign an appropriate City FLU category to lands that have been annexed into the City and rezone the properties to the City of Bonita Springs MPD zoning district as part of this petition. The City has formally adopted Goals, Objectives, and Policies for the Urban Fringe Community FLU category, which the development of the property will comply with. Annexed properties are explicitly intended for urban levels of development per the governing Florida Statute provisions.

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

(*FUTURE LAND USE*) Policy 1.11.1: Level of Service (LOS) Standards

As evidenced in the letters of availability provided in the companion CPA, the supportive data and analysis, and the existing development pattern along the eastern Bonita Beach Road corridor, all required public facilities and services are available to serve the residential and commercial development proposed by this rezoning.

***(TRANSPORTATION)* Goal 2: To implement a multi-modal transportation system along Bonita Beach Road using complete streets principles that ensures the safety of all users; equitable accommodation of all modes of transportation; the interconnection of the built and natural environment with transportation infrastructure; and facilitates a grid street network that mitigates congestion and links neighborhoods.**

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

The proposed MPD provides for appropriate internal pedestrian facilities and will connect to the existing off-site sidewalks located on Bonita Beach Road. The site will comply with the City's Land Development Code with regards to providing the infrastructure to support the design and implementation of complete streets. The MPD development tracts contain an amenity site to promote community interaction and encourage activities that are not auto-oriented. The integration of the commercial component to this development not only mitigates congestion of residents having to go outside of the community to go west on Bonita Beach Road or South on Logan Boulevard to satisfy their local goods and services needs but also will allow for the reduction of solely auto-oriented trips to satisfy these needs. Residents have the convenience to use internal sidewalks and entry road complete streets designed infrastructure to bike or walk to the commercial uses within the development.

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

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

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

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

> *The proposed Revana Lakes MPD is consistent with and compliments the City's goals, objectives and policies to provide for a variety of housing types at suitable densities to accommodate existing and future populations of the City. The subject property has direct access to Bonita Beach Road and is consistent with residential communities such as Palmira and Village Walk. Providing for range of residential uses including single-family and multi-family dwellings will continue to provide the City of Bonita with a desirable diversity of dwelling units, which will serve the anticipated growing population of the City.*

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

> *Bonita Springs Utilities serves this project site with potable water mains that are available for connection.*

(INFRASTRUCTURE) **Potable Water Sub-Element: Objective 2.1: To protect its potable water resources.**

> *The City has developed water conservation elements. The project shall utilize xeriscape techniques to the maximum extent practical in accordance with the Bonita Springs Land Development Code requirements for landscaping.*

(INFRASTRUCTURE) **Potable Water Sub-Element: Objective 2.2: In order to reduce demand for potable water, and consistent with the State's water policy to encourage and promote water conservation and the reuse of reclaimed water, the City shall require the use of reclaimed or other alternative irrigation water for irrigation purposes and other authorized uses in areas where franchised utility companies have constructed or operate a reclaimed or other alternative irrigation water distribution system.**

Reclaimed water is not available at this location.

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

Bonita Springs Utilities serves this project site with a sanitary sewer main that is available for connection.

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

The project will connect to BSU's central sewer system.

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

The proposed MPD is not within the City's Coastal Management Area (CMA)/Coastal Planning area.

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

The proposed rezoning will allow development to occur on upland areas, as well as lower quality wetlands, which have been previously impacted by mining/excavation operations and historical property usage. The higher quality and connected wetlands and indigenous upland areas identified on-site have been incorporated into the site plan as preserve and open space areas. A 25-foot upland buffer will be provided for all preserved wetland areas and shall comply with open space and native preservation requirements.

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

The proposed MPD master concept plan depicts viable areas of preserve. In direct compliance with this policy, the Applicant intends on preserving and enhancing the high-quality wetlands that are located on the parcels closest to Bonita Beach Road. The development area contains areas that have been previously impacted and contain disturbed wetlands, which are highly infested and not of a high-quality worth protecting as intended by this policy. An enhanced buffer to the north consisting of 1.77 acres of upland preserve restoration followed along 100 foot Khel canal corridor has been strategically placed to protect offsite conservation areas and to slow water and improve water quality.

(CONSERVATION/COASTAL MANAGEMENT) Objective 7.4: Endangered and Threatened Species in General - The City of Bonita Springs shall continue to protect

habitats of endangered and threatened species and species of special concern in order to maintain or enhance existing population numbers and distributions of listed species.

The proposed MCP provides for on-site native preservation and open space in full compliance with the LDC, which will provide for habitat for protected species. The property is in a Primary Panther Zone. Where possible, preserve areas are connected to existing native vegetation along the western and northern property lines. In addition, the developer will mitigate the project impacts through purchase of Panther Habitat Units (PHUs) through the FWS review process. Therefore, the PD fully complies with the above policy. Data provided by the Florida Fish and Wildlife Conservation Commission provided that the nearest confirmed Human-Florida panthers interaction was approximately 6.8 miles from the subject Property. The closest panther telemetry to the property is approximately 1,400 feet to the north and is from 2015 (Cat number FP237 is reported killed by another panther on 3/30/2015). Features such as the Kehl Canal provides a buffer that will help preserve the panther habitat and deter interactions between humans and panthers.

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

In regards to the Property's location in the Primary Panther Zone, the Florida Fish and Wildlife Commission (FWC) defers to the Fish and Wildlife Service (FWS) for panther habitat impact/mitigation assessment. As noted in the Environmental Data, Section 3.3 – Florida Panther, and consistent with state and federal listed species protection protocol for the Florida panther, equivalent panther habitat mitigation will be provided through the purchase of Panther Habitat Units (PHUs) as will be coordinated with FWC and FWS, as appropriate. Data provided by the Florida Fish and Wildlife Conservation Commission provided that the nearest confirmed Human-Florida panthers interaction was approximately 6.8 miles from the subject Property. The closest panther telemetry to the property is approximately 1,400 feet to the north and is from 2015 (Cat number FP237 is reported killed by another panther on 3/30/2015). Features such as the Kehl Canal provides a buffer that will help preserve the panther habitat and deter interactions between humans and panthers.

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

The proposed MCP demonstrates extensive on-site water management areas to ensure pre-treatment and storage of stormwater on the property before ultimately outfalling to lands in and around the Kehl Canal. Of note, the design includes a minimum 100-foot-wide open space area adjacent to the Canal to provide additional on-site water management areas as further protection of this important water body. The development will also restore 1.77 acres of upland preserve along the western half of the proposed Khel Canal Corridor south of the 30-foot Kehl Canal easement.

This preserve area will further serve to enhance the attenuation of stormwater runoff from the development and reduce the contaminants flowing into the Kehl Canal helping to improve water quality in the area. The development will fully comply with all established water quality standards as set forth in the Environmental Resource Permit obtained from the South Florida Water Management District.

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

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

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

The Planned Development rezoning proposes the development to occur on upland areas that have been previously impacted by mining and excavation operations. Wetland areas located closest to Bonita Beach Road will not be directly impacted by development in order to protect the proposed residential project from the impacts associated with being adjacent to an arterial roadway and to provide substantial screening and buffering from neighboring communities. The development contains a 130-setback from the northern conservation areas and the residential development tracts. This 130-foot setback includes 100 foot Kehl canal corridor that runs parallel with the project's northern boundary and a 1.77 acres of upland restoration which is located along the western half of the 100 foot Khel canal corridor. These areas have been incorporated into the on-site management plan for the preservation and protection of wetland communities. In direct compliance with Policy 15.1.9, an upland buffer of 25 feet will be provided to protect the preserved wetlands from impacts along the preserve frontage.

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

Furthermore, the companion CPA amendment proposes to place the property within the Urban Fringe Community District future land use category. This category requires clustering of development in order to minimize loss of native vegetation and wetland function. The proposed planned development will comply with this policy that directly upholds the City's desire to encourage the preservation of wetlands and clustering of development on impacted areas or uplands.

V. Conclusion

Approval of this MPD will allow the Property to be developed as a unified master-planned community under the provisions of the Bonita Springs Comprehensive Plan at densities and intensities that are supported by the City's investment in public infrastructure in the immediate area. This is an area where the City has invested millions in infrastructure improvements to accommodate future population growth.

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

By rezoning the property to MPD, the Applicant is providing the City with a planned development that requires a higher level of detail and site-specific design-driven criteria to ensure the development of this impacted site is both complementary to and compatible with the surrounding development pattern, while still promoting pedestrian activity to reduce VMT and provide a better quality of life for residents.

From a density standpoint, the surrounding densities in Palmira, Worthington, and Village Walk are comparable to the proposed density within the Revana Lakes MPD. Thus, the resulting project will be highly compatible with the surrounding communities.

From a commercial intensity standpoint, the development proposes low-intensity neighborhood commercial retail and office uses at an appropriate scale to support the local goods and services needs of residents and their guests at the time of build-out. Site location and design standards being proposed assure compatibility with surrounding land uses.

From a public investment standpoint, the development proposes a publicly accessible trail along the northern property line that runs east to west.

From an environmental standpoint, the site is heavily infested with exotics and contains little to no environmental value, especially in terms of groundwater supply. The proposed rezoning ensures that the MPD will provide open space and the preservation high quality and connected wetlands and indigenous uplands while clustering development on uplands and low-quality uplands impacted by historical usage on the property. The development provides additional safeguards in the form of enhanced buffering and setbacks consistent with the intent of the Urban Fringe Community to assure minimal impacts from development are felt by adjacent conservation areas.

The rezoning will ensure the appropriate utilization of the public investment in infrastructure and services in this area. The proposed commercial uses will serve residents and their guests minimizing the trips external trips from the community.

For these reasons, the Applicant submits that the proposed Mixed-Use Planned Development rezoning will not be a detriment to the public health, safety, or welfare, and respectfully requests approval.

ATTACHMENT C

CPA25-123666-BOS
CPA25-123814-BOS

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

Expedited State Review Process

Privately Initiated Applications
and Staff Analysis

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

Local Planning Agency (LPA) Public Hearing Date:	August 28, 2025
City Council Transmittal Date:	October 15, 2025
Project Name:	Revana Lakes

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

CPA25-123666-BOS & CPA25-123814
X Text Amendment **X Map Amendment**

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

STAFF REPORT PREPARATION DATE: August 21, 2025

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. Applicant: Seagate Revana, LLC
   Agent: Alexis Crespo, AICP; Neale Montgomery, Esq.

2. Request: To amend the Bonita Springs Comprehensive Plan as follows:

   a. Amend the Future Land Use Map to designate 204.5 +/- acres from the Density Reduction Groundwater Resource (DRGR) and Resource Protection/Wetland Future Land Use Categories to the City of Bonita Springs Urban Fringe Community District and Resource Protection Future Land Use Category.

   b. Amend the text of the Urban Fringe Community District Future Land Use Category to increase the acreage allowed, to adjust the allowed density range from 2.54 to 2.77 gross dwelling units per acre to 1.40 to 2.77 gross dwelling units per acre, to add a commercial floor area ratio for properties north of Bonita Beach Road, to provide additional planting standards for stormwater management lakes, and to add buffering standards from adjacent conservation areas.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

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

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

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

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

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

C. SUMMARY/BACKGROUND DISCUSSION:

1. EXISTING CONDITIONS

Size of Property: 204.5 +/- acres.

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

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

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

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

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

REVISED MAY 2025

Table 1: CURRENT FUTURE LAND USE DENSITY CALCULATION

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

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

Table 2: Residential Land Area - Urban Fringe Community

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

Table 3: Commercial Land Use Area - Urban Fringe Community

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

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

2. THE DRGR FUTURE LAND USE CATEGORY

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

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

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

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

The surrounding properties have the following attributes:

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

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

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

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

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

PART II - STAFF ANALYSIS

A. STAFF ANALYSIS

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

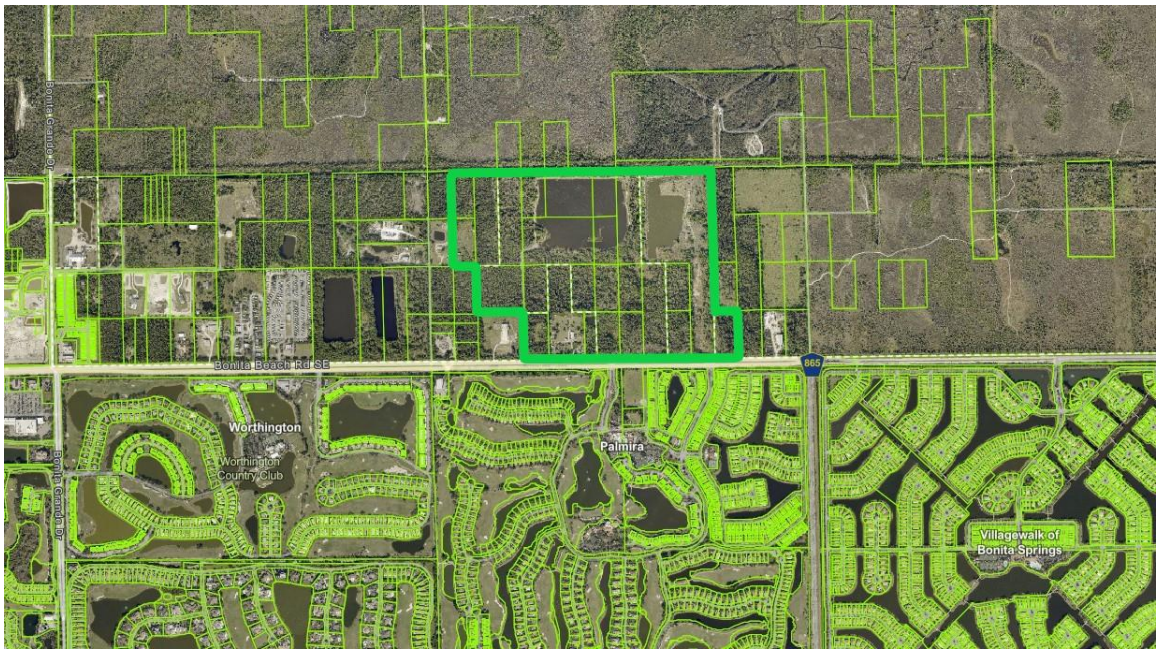
Future Land Use Element

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

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

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

Palmira: ~ 6.6 du/acre
Revana Lakes: ~ 2.77 du/acre (maximum)*
**The companion MPD proposes 1.4599 du/acre*



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

iv. The utilization of a golf course manager who is licensed by the State to use restricted pesticides and who will perform the required

[1] Gross density pursuant to Policy 1.1.10.1

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

management functions. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater; and

v. The storage, mixing and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.

f. Any required perimeter buffer zones pursuant to Policy 1.1.10.1(5)(c)(iv) must be replanted with vegetation after construction. Revegetation must adhere to the following:

i. Seventy five percent of the total number of replanted trees used in buffers and landscaping must be indigenous, and fifty percent of the replanted shrubs must be indigenous;

ii. Plant material must conform to the standards for Florida Number 1 or better as given in Grades and Standards for Nursery Plants 1973, and Grades and Standards for Nursery Plants, Part II, Florida Department of Agriculture and Consumer Services, Tallahassee.

iii. Australian pine, cajeput, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca, bishopwood, castor bean, common papaya, common snakeplant, day jessamine, hunters robe, Queensland umbrella tree, trailing wedelia may not be used as part of the revegetation of the property after construction.

g. The shorelines of any stormwater management lakes must be sinuous in configuration, and must be sloped or bermed. The littoral zones around the ponds must be planted with native wetland herbaceous plants, and trees or shrubs can be included within the herbaceous plants. At least four species must be planted. The minimum required number of plants will be one plant per linear foot of lake shoreline as measured at the control elevation water level. The littoral shelf should provide a feeding area for water dependent avian species. Alternatively, non-sinuous stormwater management lakes must be sloped or bermed and meet littoral zone requirements within the Urban Fringe Community except the minimum required number of plants will be three plants per linear foot of lake shoreline as measured at the control elevation water level. Littoral shelves shall be provided at a 10:1 slope for 10% of the linear feet of shoreline for each non-sinuous lake.

h. Height. Maximum allowable height for residential structures shall be 60 feet from the base flood elevation to the eaves. Structures on Urban Fringe Community lands on the north side of Bonita Beach Road shall be limited to 45 feet in height.

i. In order to minimize adverse impacts that construction may have on wildlife, natural environmental values, and water quality, the developer will institute appropriate measures such as full compaction of any fill material placed around newly installed structures. In addition, clubhouse(s), golf course maintenance building(s), vehicular service areas and amenity centers that include outdoor pools, tennis courts, etc., must be located a minimum of 350 feet from the boundaries of the Urban Fringe Community District

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

j. Because domestic animals can create conflicts with indigenous wildlife, no free-ranging domestic animals are permitted within the Urban Fringe Community District. All applicants for a local development order shall include a provision in their covenants and restrictions that prohibit free-ranging domestic animals. Such covenants and restrictions shall also address the implementation of a bear-proof garbage can program to minimize wildlife attractants.

5. All major Resource Protection areas over 20 acres in size shall be provided public vehicular access on non-gated roadways.
    a. All naturally occurring wetlands, which have not been significantly degraded, must be designated as preserve areas and be subject to a conservation easement similar to that set forth in Section 704.06, Florida Statutes. Limited uses in preserve areas such as nature trails, bike paths, cart paths, boardwalks and the like will be allowed when permitted by appropriate State and Federal agencies. The use of wetland areas for water management, to the extent allowed by law, will not be precluded. Wetland areas being used as water management areas within the Urban Fringe Community District may be relocated if all approvals are obtained from appropriate local, State and Federal agencies and (2) where the affected wetland functions are replaced on property within the Urban Fringe Community District.
    b. Where feasible, open space areas will be designed so as to provide connections between wetlands, preserve areas, and buffers on property within the Urban Fringe Community District. The design of these open space areas will seek to provide areas which will be integrated with on-site and adjacent preserve properties so as to enhance habitat for small mammals and wading birds. Golf courses, when constructed and maintained in compliance with this paragraph will be considered to be functional open space to the extent set forth above.
    c. The design of functional open space areas must incorporate the following design features:
        i. A surface water management system that mimics the functions of the natural system, in accordance with the following:
            A. All development proposals within the Urban Fringe Community District must recognize areas where soils, vegetation, hydrogeology, topography, and other factors indicate that water flows or ponds; and require that these areas be utilized to the maximum extent possible, without significant structural alteration, for on-site stormwater management; and

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

B. Where no natural features of flow or ponding exist on a site within the Urban Fringe Community District, the City will require that water management structures be designed and constructed in such a manner as to mimic the functions of natural systems. Special engineering and design standards for such structures will be incorporated into revised development regulations.
C. Within the Urban Fringe Community District where traditional drainage structures exist (ditches, canals, dikes, etc.), the City may permit their continued existence and maintenance, but will discourage their expansion or extension.
D. Where feasible within future urban areas, surface water management plans are encouraged that mimic the functions of natural systems, notwithstanding the type or intensity of development permitted.
E. The South Florida Water Management District must review any Development to ensure that adequate provision is made for a flowway through the proposed Urban Fringe Community District. Any changes to any ACOE or Environmental Resource Permit in effect at the time of the adoption of this Plan Amendment must ensure adequate provision for the transport of off-site flows through the property to the south, and shall address the creation of wading bird habitat.
F. The policies above (1.1.10.1.5(c)(i))are not intended to prohibit any permittable surface water management solution that is consistent with good engineering practices and adopted environmental criteria.

ii. Any Australian pine, cajeput, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca, bishopwood, castor bean, common papaya, common snakeplant, day jessamine, hunters robe, Queensland umbrella tree, trailing wedelia existing on the site at the time of the issuance of a development order must be removed.
iii. The vegetation that surrounds, or is within the open space areas should have the capacity to provide habitat for a diversity of wild life.
iv. For any area that drains to the Imperial River Basin, a surface water management system that is consistent with the Kehl Canal/Imperial River Basin study prepared by Agnoli, Barber & Brundage dated 1995 for the SFWMD.

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

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

A. Zone 1 will be a minimum of 100 feet wide and will extend completely along all portions of the eastern and southern boundary of the Urban Fringe Community District. These are the areas of the Urban Fringe Community District which are adjacent to the Collier County Line. The buffer will consist of selected native upland forest plant species such as south Florida slash pine, live oak, laurel oak, and saw palmetto. Selected species will be tolerant of drought conditions, and will not require fertilizers and pesticides to promote growth and survival. Exotic plant species will be controlled by the periodic application of herbicides and mechanical removal. Wetland forest species will be used in situations where wetland functions remain on the Urban Fringe Community District and where soil and moisture conditions are suitable.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- *Improved surface water quality and attenuation is anticipated through the creation of engineered stormwater management system lakes, some of which will outfall into the existing limestone pits, prior to entering the Kehl Canal. The use of the existing water-filled mine pits will also provide enhanced floodwater storage, allowing the project to help improve historic stormwater flooding concerns in addition to water quality.*

- *The routing of treated stormwater into the historic limestone pits prior to entering the Kehl Canal will also promote and greatly enhance recharge potential to the Water Table Aquifer. This approach takes advantage of the historic excavation's storage capabilities and penetration into the underlying aquifer.*

- *Due to its disturbed nature, the site exhibits significant nuisance and exotic plant infestation, particularly within the disturbed wetland areas. The proposed removal*

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

- *The Bonita Ranch development proposes to utilize both groundwater and captured stormwater (surface water) for irrigation, whereby groundwater quantities are used to supplement surface water irrigation supplies within the project's stormwater management system lakes. Irrigation quantities will then be withdrawn from the lakes to irrigate lawn and landscaped areas. The conjunctive use of both ground and surface water supplies is anticipated to conserve groundwater quantities proposed to be derived from the Lower Tamiami Aquifer, thereby furthering the project's resource benefits.*

- *The project proposes a master-controlled irrigation system that will regulate both the initiation and overall duration of irrigation events in order to increase irrigation water use efficiency and enhance water conservation (i.e., no individual homeowner will have access to irrigation timers). Future plans may include an integrated communication system between the surface water pump station controller clocks and the proposed augmentation well pump station(s).*

- *The project's proposed Enhanced Lake Management Plan, designed to protect the water resources and the City's wellfield, includes quarterly surface water quality monitoring of the stormwater management system and existing water-filled limestone pits. These data will serve as an early warning system, will be timely submitted after each testing event, and summarized in an annual report.*

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

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

Transportation Element

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

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

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

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

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

Housing Element

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

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

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

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

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

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

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

Infrastructure Element

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

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

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

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

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

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

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

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

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

Conservation/Coastal Management Element

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

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

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

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

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

b. Requiring planned development applications to be accompanied by:

1. A description of existing conditions including:

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

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

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

2. A protected species and critical area management plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Consistency with Population Projections

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBJECT PROPERTY

STRAP: LEGAL DESCRIPTION: See EXHIBIT B

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

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

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

ATTACHMENTS
A. Applicant's Application (online only)

Submitted by:

Mike Fiigon II, Senior Planner

Date: August 21, 2025

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: August 28, 2025

A. LOCAL PLANNING AGENCY REVIEW

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

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

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

1. RECOMMENDATION: Deny the text and map amendments

C. VOTE:

Chairman Steve Lohan	Aye
Daniel Dhooghe	Aye
Don Colapietro	Absent
Robert Lombardo	Aye
Ray Townsend	Aye
Jeff Maturo	Aye
Tammy Hartford	Nay

PART IV – CITY COUNCIL
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENTS

DATE OF PUBLIC HEARING: October 15, 2025

A. CITY COUNCIL REVIEW

B. CITY COUNCIL RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. COUNCIL ACTION: To approve the transmittal of the proposed changes to the State of Florida for review.

2. BASIS AND RECOMMENDED FINDINGS OF FACT: The land is isolated from other DRGR and sensitive lands within the City and is primarily surrounded by conservation land owned by the County and State—thus making proliferation of development unlikely. As a result the companion annexation agreements, the entire project area would be located within the City, allowing the City to place conditions of approval on the companion zoning action.

C. VOTE:

Mayor Mike Gibson	Aye
Jamie Bogcaz	Nay
Jesse Purdon	Aye
Laura Carr	Aye
Chris Corrie	Nay
Nigel Fullick	Aye
Jim Fitzpatrick	Nay

May 27, 2025

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

RE: Revana Lakes
PD21-77531 REFILED

Dear Mr. Fiigon:

Following withdrawal of the above referenced Planned Development Rezone petition upon City Council's decision not to transmit the companion Large-Scale Comprehensive Plan Amendment (CPA), the Applicant is refiling the petition with a revised development program and approach.

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

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

1. Signed PD Rezone Application
2. Revised Project Narrative
3. Revised Conditions
4. Density Calculations
5. Revised Master Concept Plan
6. Revised Schedule of Uses
7. Variance Report
8. Revised Traffic Circulation Analysis
9. Public Facilities Analysis & BSU Utility Availability Letter
10. Back up documentation filed with PD21-77531

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

Sincerely,

RVi Planning + Landscape Architecture

Alexis Crespo, AICP
Vice President of Planning

RVi Planning + Landscape Architecture

REVANA LAKES

Community Meeting

June 11, 2025

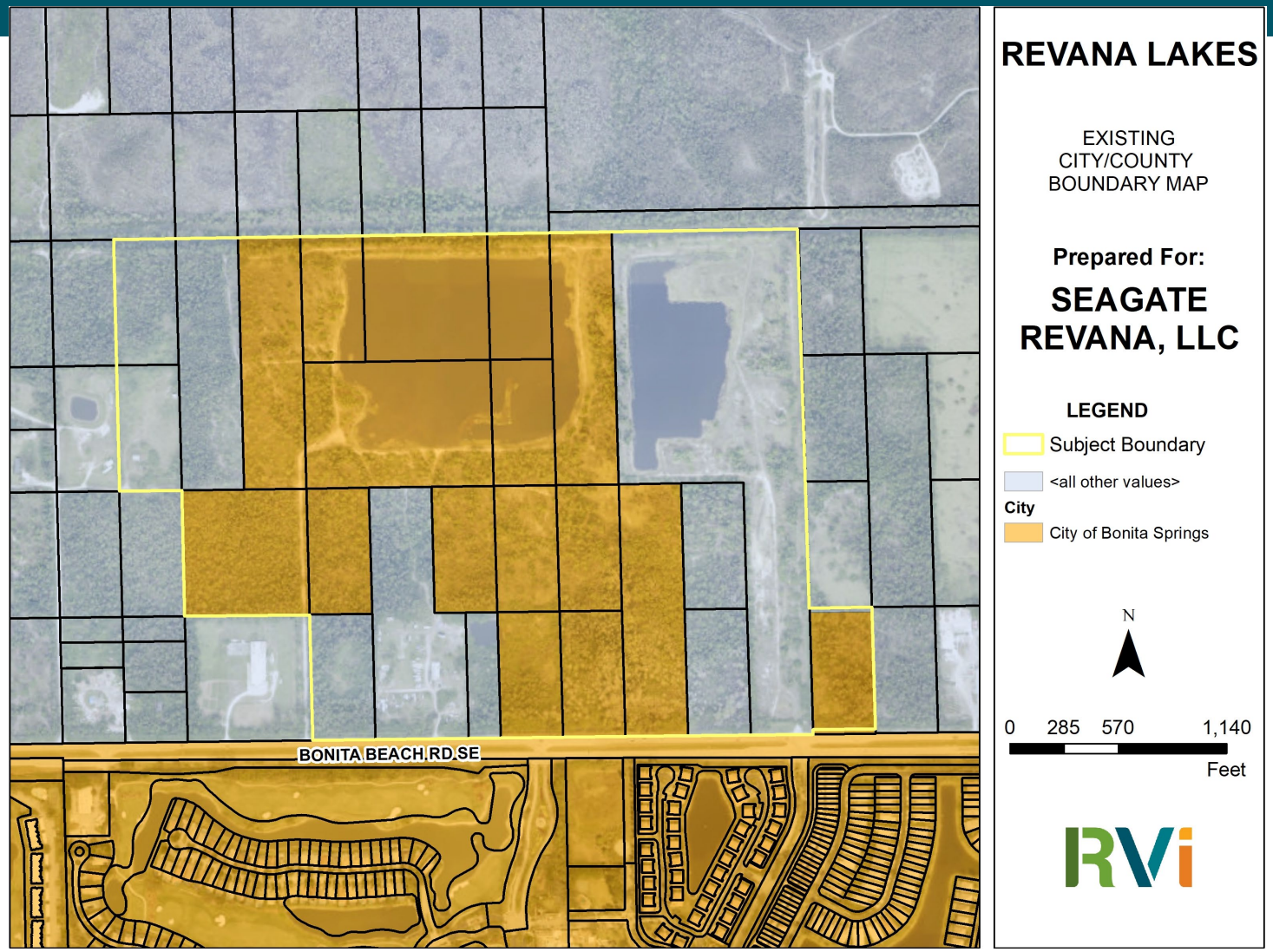
PRESENTATION OUTLINE

- INTRODUCTION TO SEAGATE DEVELOPMENT
- REVANA LAKES RE-ENVISIONED
- PROJECT STATUS & NEXT STEPS
- QUESTION & ANSWER

PROPERTY LOCATION MAP



ANNEXATION


BONITA BEACH RD SE
REVANA LAKES
EXISTING
CITY/COUNTY
BOUNDARY MAP
Prepared For:
SEAGATE
REVANA, LLC
LEGEND
Subject Boundary
<all other values>
City
City of Bonita Springs
N
0 285 570 1,140
Feet
RVi

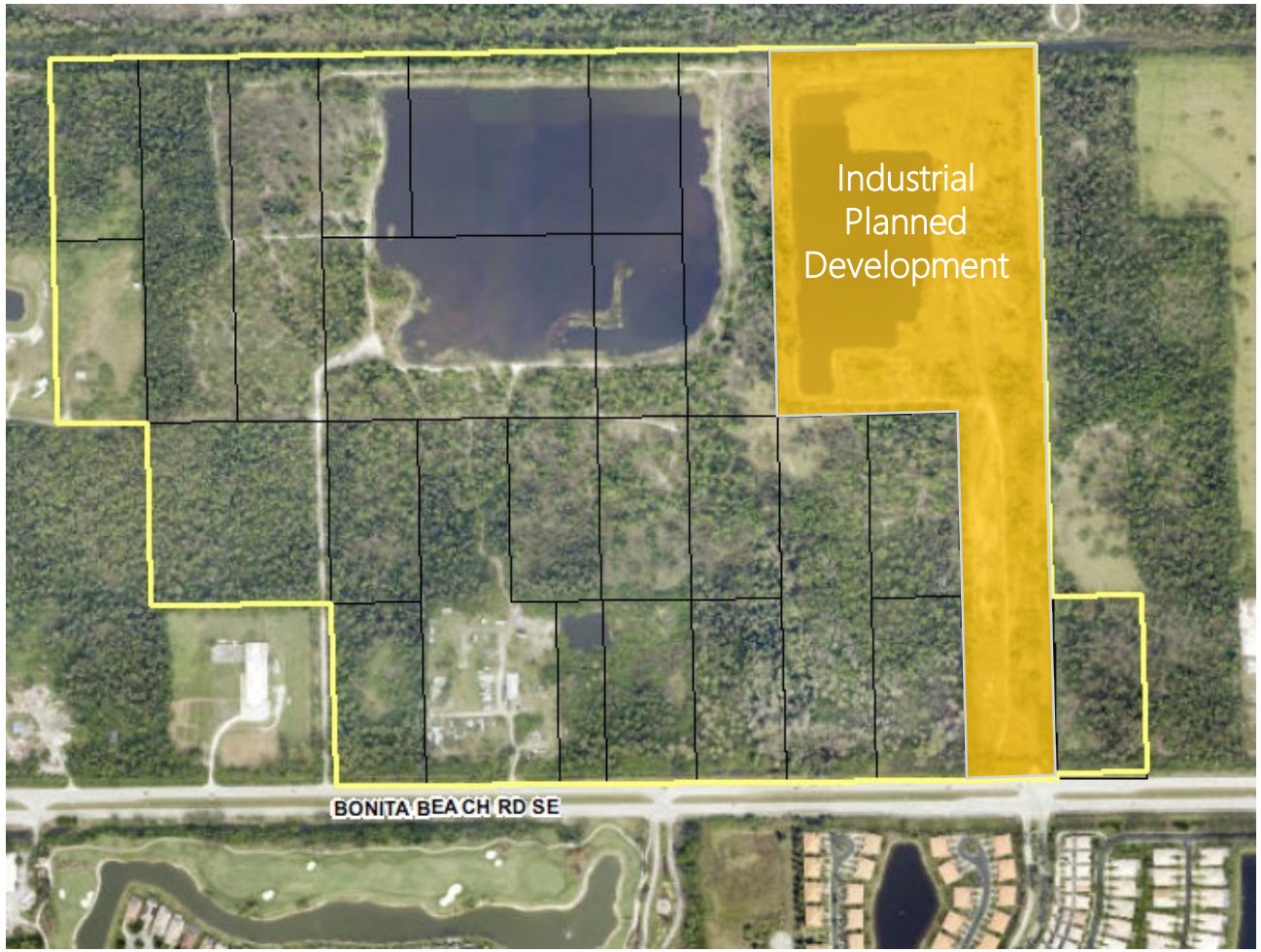
PROPERTY OVERVIEW

- 204-acre property
  - 114 acres in the City
  - 90 acres in Lee County
- Accessed from Bonita Beach Road
- Heavily impacted due to historical mining activities
- *Purchased by Seagate in December 2020*



PROPERT HISTORY

- 37 +/- Acres are zoned Industrial Planned Development
- Approved in 2001
- Mining Area allows for 30+/- acres (10+/-acres have been mined)
- *"Blasting" for mining purposes is currently permitted by vested Lee County zoning*



SEAGATE DEVELOPMENT & COMMUNITY VISION

SEAGATE
DEVELOPMENT GROUP
Artistry. Transparency. Sincerity.

Revana Lakes

Seagate Development Group



Homes That Tell A Story…







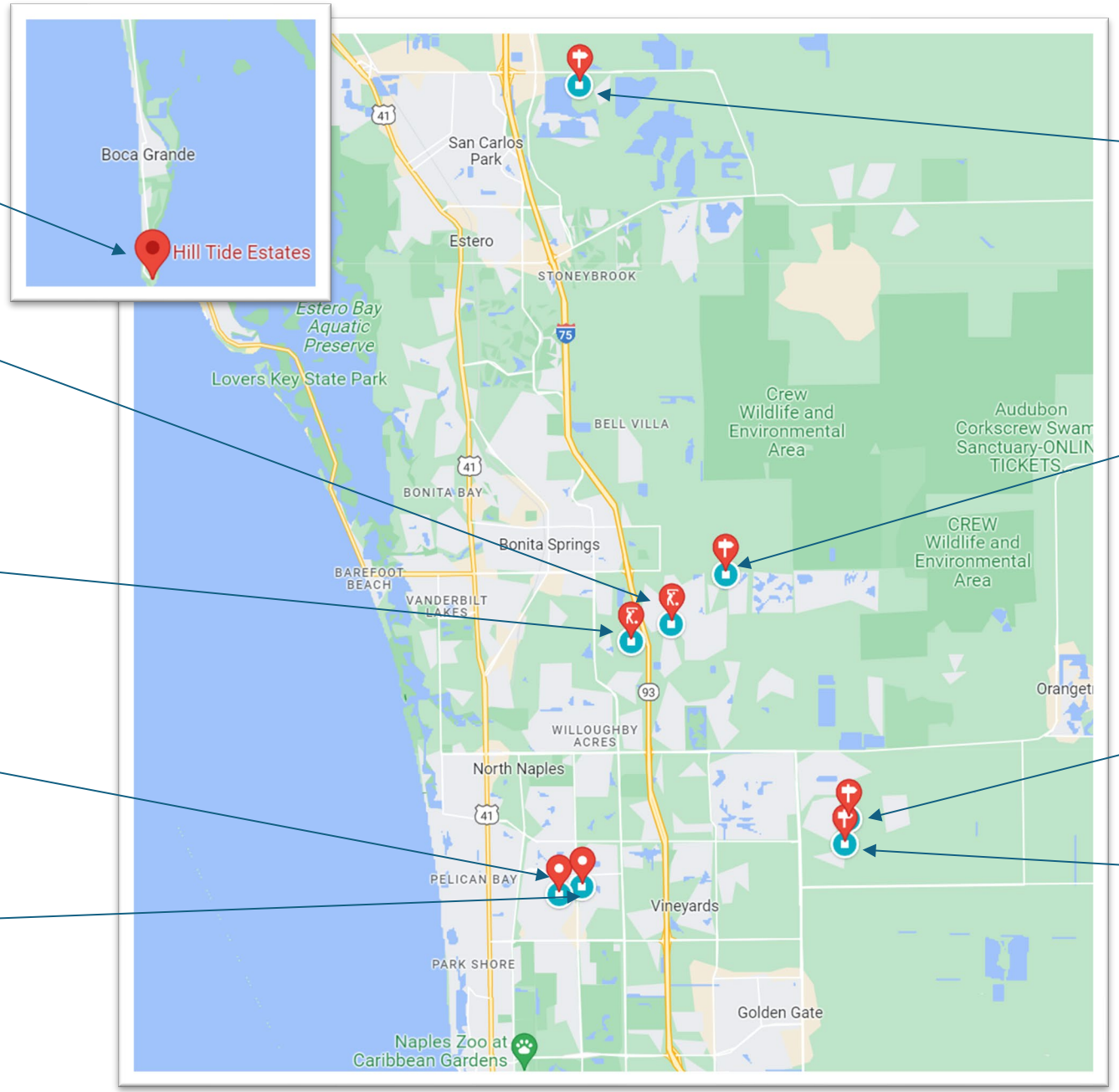
HILL TIDE ESTATES

QUAIL WEST NAPLES

TALIS PARK

Palisades

Windward Isle



ESPLANADE LAKE CLUB

Revana Lakes

SILVER OAK

Opus Stone
A Seagate Development Group Community

SEAGATE DEVELOPMENT GROUP

Landscaping Inspiration









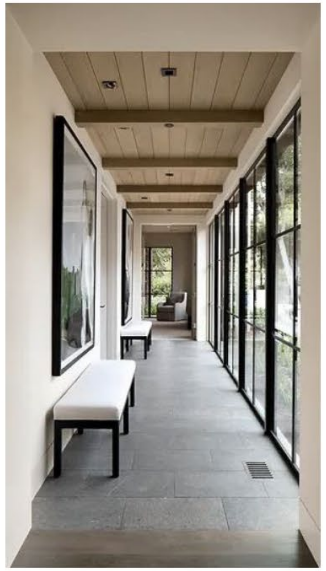






Architectural Inspiration







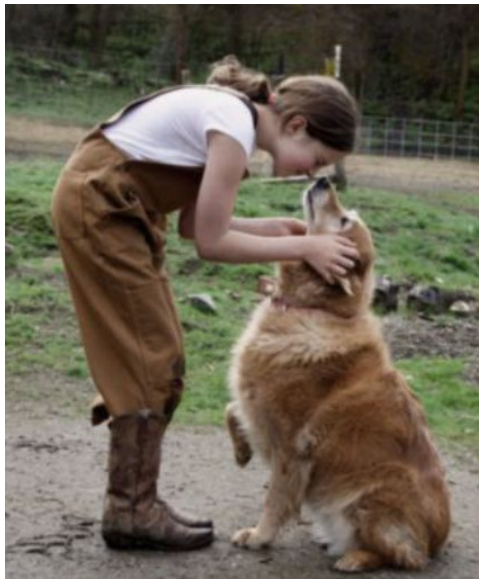



Clubhouse Inspiration



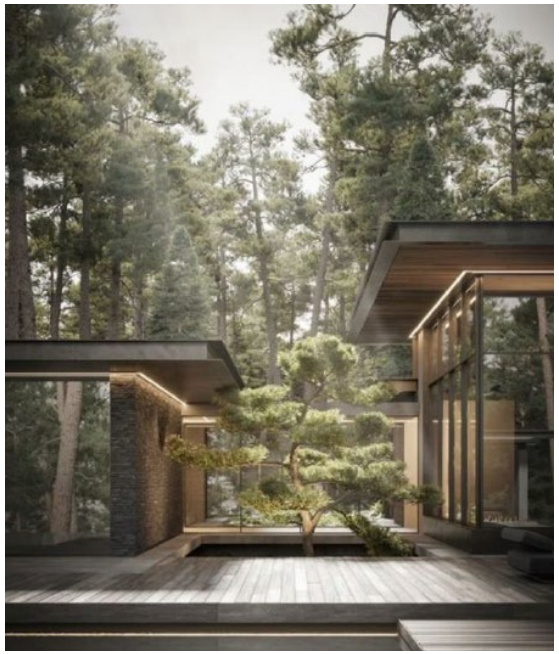


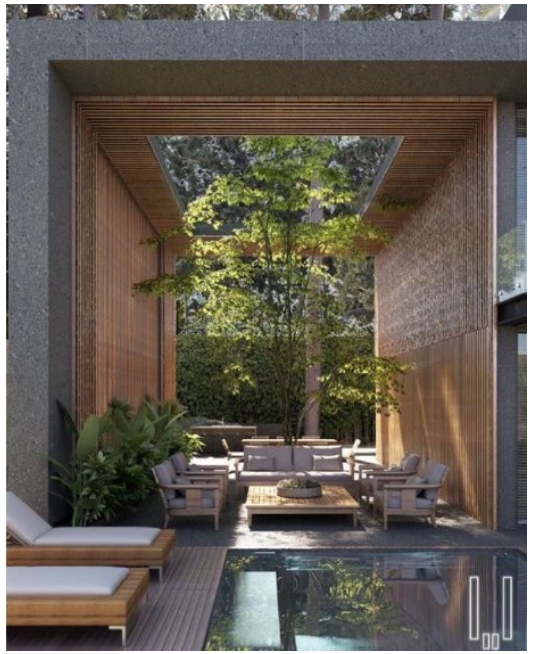














REVANA LAKES RE-ENVISIONED

REQUEST SUMMARY

- Requesting for the development of a master-planned, mixed-use community with up to ~~*388*~~ *299 dwelling units (density of 1.5 du/acre)* and ~~39,500 SF~~ 100,000 SF of commercial retail uses and professional office

- Refiled with companion Annexation to incorporate entire site into the City, AND Mixed Use Planned Development (MPD) Rezone


UPLAND PRESERVE RESTORATION
KEHL CANAL
PUBLIC TRAIL
PRESERVE
TRACT A
LAKE
AMENITY CAMPUS
TRACT B
OPTIONAL GATEHOUSE
COMMERCIAL / RETAIL
ENTRY GATES
FAYGIN LANE
RADIO TOWER ROAD
BONITA BEACH ROAD


ZONED: AG-2 (LEE COUNTY)
USE:STATE OWNED PRESERVE LANDS
MPD BOUNDARY
UPLAND PRESERVE RESTORATION
30.0' CANAL EASEMENT
PUBLIC TRAIL
PRESERVE 1
TRACT A
LAKE 4
LAKE 3
LAKE 1
LAKE 2
LAKE 6
LAKE 7
LAKE 5
PRESERVE 2
TRACT B
PRESERVE 3
PRESERVE 4
TRACT C
PRESERVE 5
ZONED: AG-2 (LEE COUNTY)
USE: STATE OWNED PRESERVE LANDS
ZONED: AG-2 (LEE COUNTY)
USE:VACANT RESIDENTIAL;
OPEN STORAGE
ZONED: AG-2 (LEE COUNTY)
USE: VACANT RESIDENTIAL
BONITA BEACH ROAD
(4-LANE COUNTY-MAINTAINED ARTERIAL)


FITNESS
SPA
GROCERY
COFFEE



REVANA LAKES

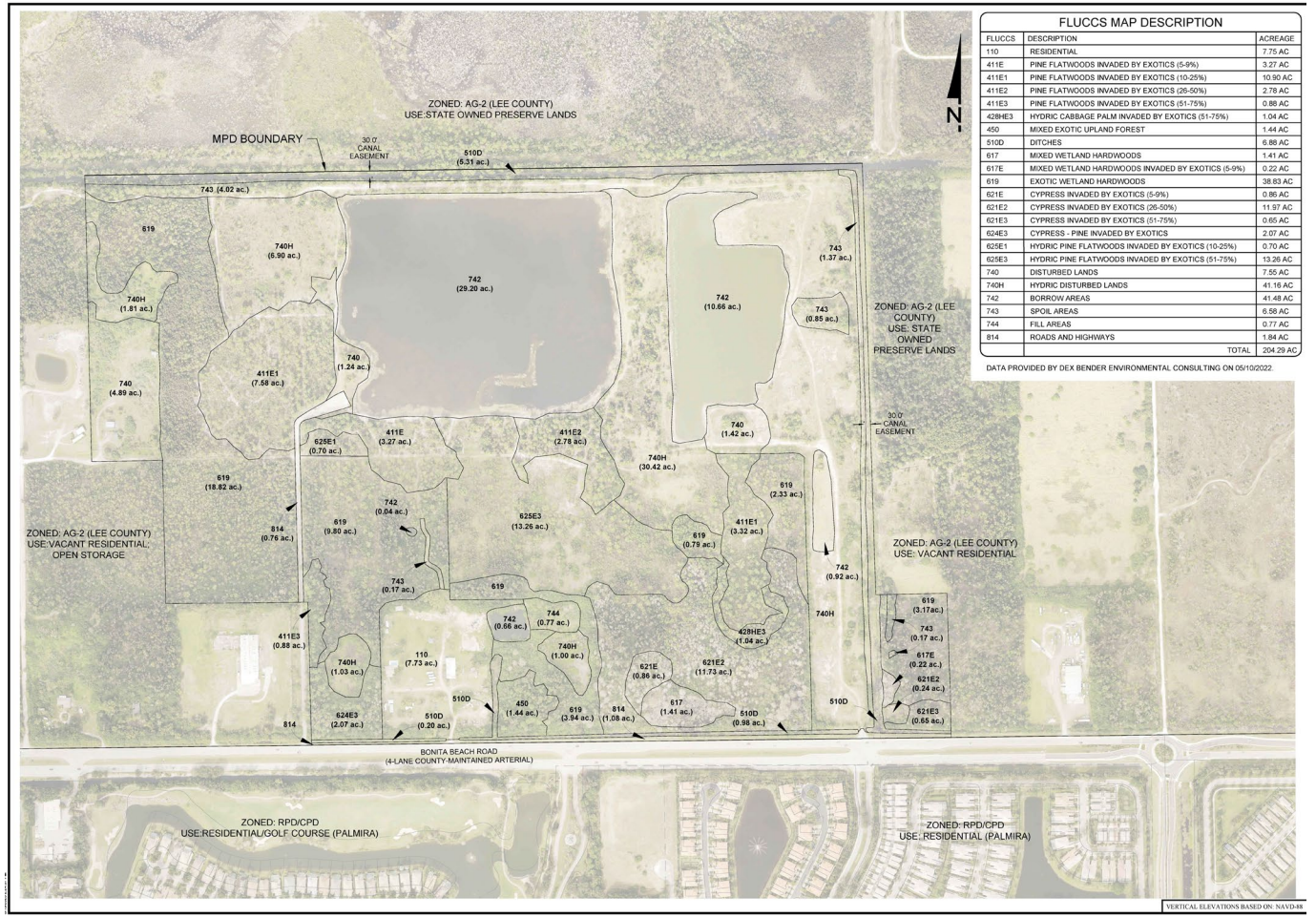
ADDITIONAL CONDITIONS/COMMITMENT

- ✓ No carwash, gas station or mini-warehouse uses
- ✓ Commercial uses permitted with first phase of development
- ✓ Public parking spaces to access Bonita Beach Road pathway & Crew Flint Pen Strand hiking trails
- ✓ Kehl canal maintenance & expanded open space
- ✓ Include space for monopole wireless tower

ENVIRONMENTAL RESOURCES

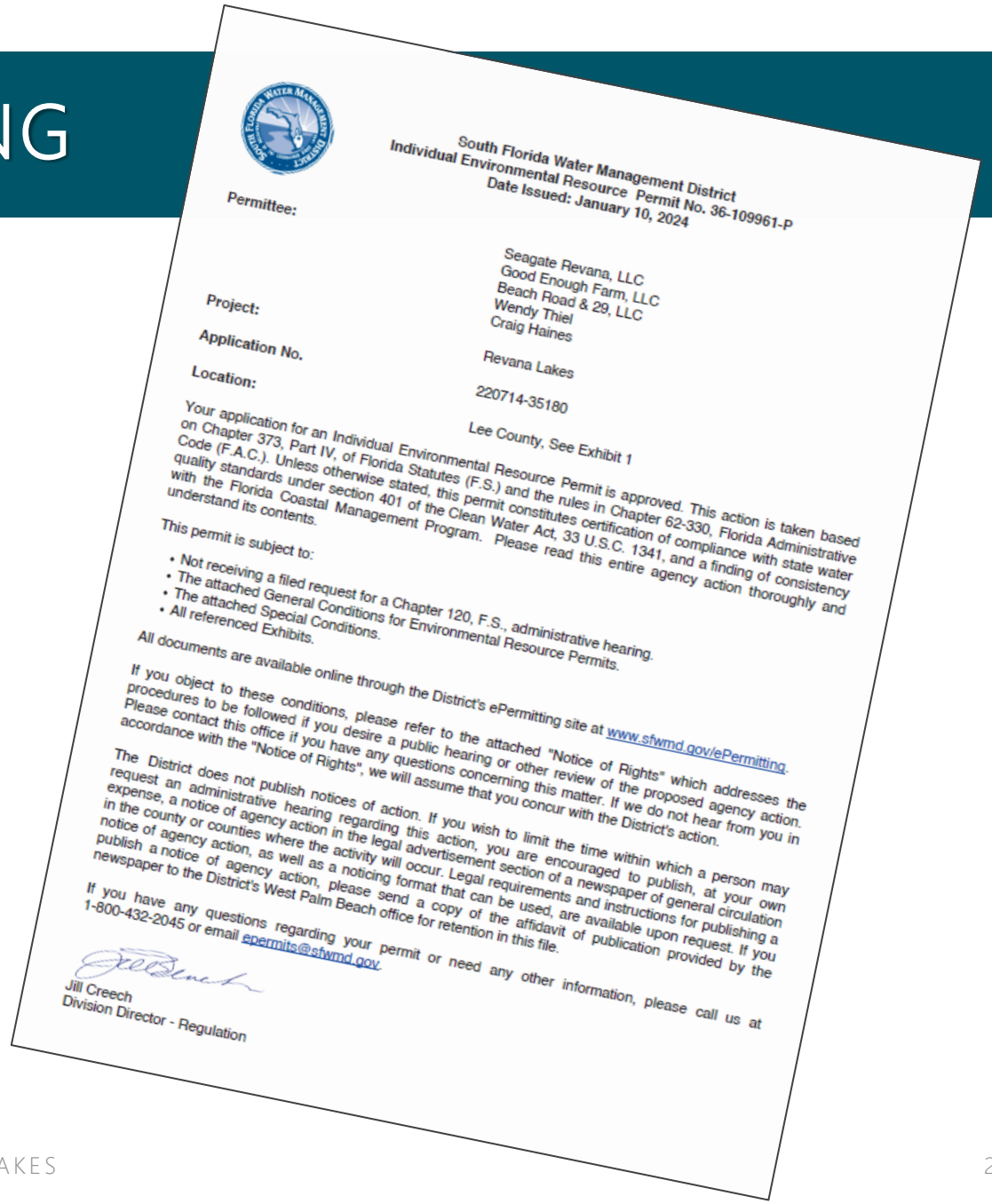
ENVIRONMENTAL

- Impacted Mining Areas
- Cleared Areas
- Mix of low to mid quality wetlands with nuisance/exotic vegetation
- Master Concept Plan will preserve highest quality wetlands along Bonita Beach Road.
- Focus development on impacted areas of the site



ENVIRONMENTAL PERMITTING

- SFWMD ERP Permit issued January 10, 2024
- Met all preservation and protected species obligations



South Florida Water Management District
Individual Environmental Resource Permit No. 36-109961-P
Date Issued: January 10, 2024

Permittee: Seagate Revana, LLC
Good Enough Farm, LLC
Beach Road & 29, LLC
Wendy Thiel
Craig Haines

Project: Revana Lakes

Application No. 220714-35180

Location: Lee County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

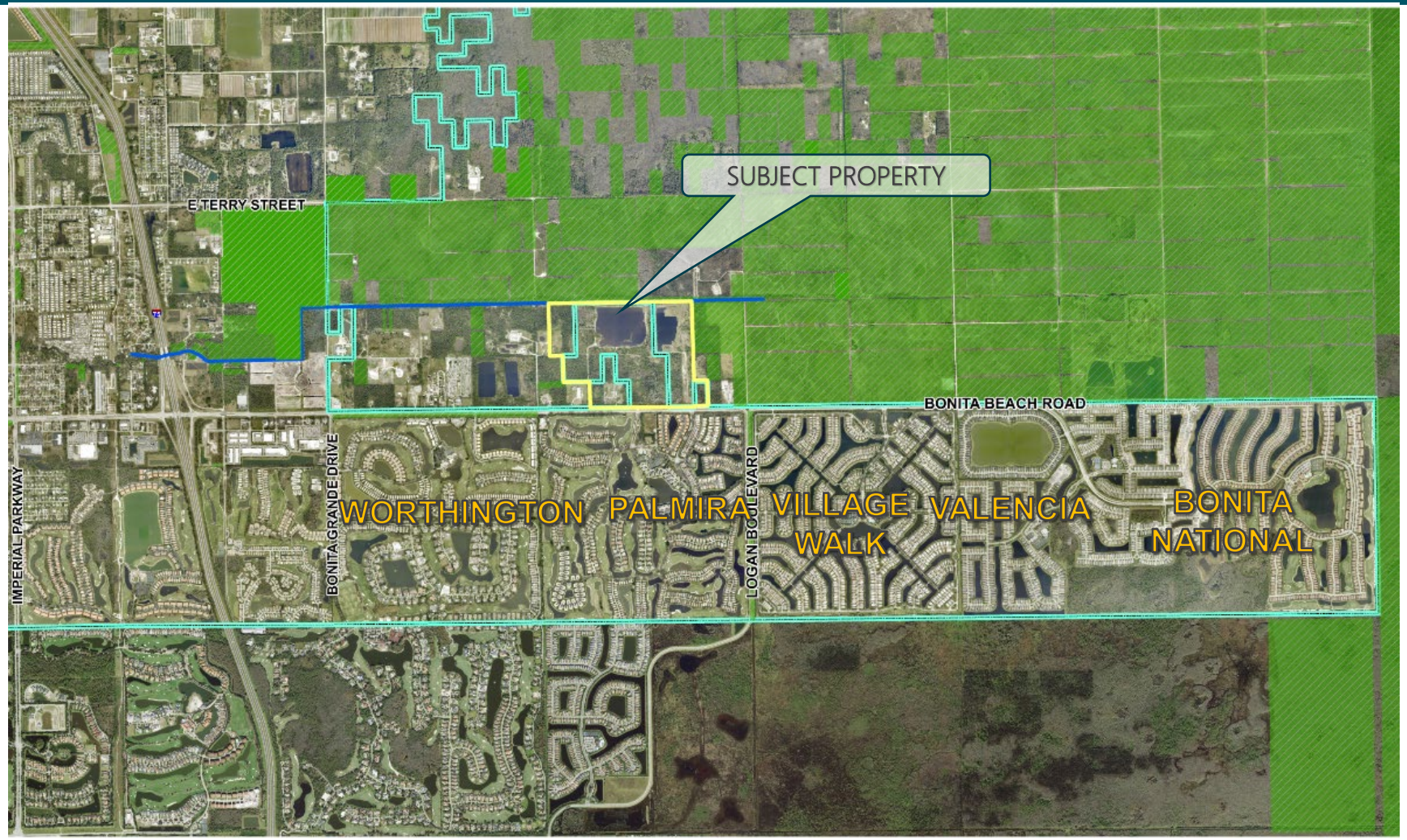
If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email epermits@sfwmd.gov.

Jill Creech
Division Director - Regulation

PUBLIC CONSERVATION CONTEXT



STORMWATER MANAGEMENT & INFRASTRUCTURE

INFRASTRUCTURE

- 12-16" Water Main on south side of Bonita Beach Road
- 16" Sewer Main along north side of Bonita Beach Road frontage
- BSU Capacity for Project
- Less than 2 miles from Fire Station 24
- Demonstration of availability for all required infrastructure and services



Bonita Springs Utilities, Inc.

April 11, 2022

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

Sent via e-mail: pmurray@rviplanning.com

Re: Revana Lakes FKA Donmal Assemblage

Dear Ms. Larocque,

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

You have estimated the average daily usage to be 141,250 gallons per day. Bonita Springs Utilities, Inc. has the capacity to provide the above estimated gallonage from its 17.56 million gallon per day Water Treatment Plant. The Water Reclamation Facilities have the capacity to treat the above estimated gallonage from the plants currently rated at 11.0 million gallon per day.

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

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

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

Respectfully,
Bonita Springs Utilities, Inc.

Kim Hoskins, P.E.
Director of Engineering

11900 East Terry Street • Bonita Springs, Florida 34135 • (239) 992-0711 • (800) 583-1496 • www.bsu.us

STORMWATER

- Stormwater management system is designed in accordance with:
  - ✓ South Florida Water Management District (SFWMD) Regulations & Criteria
  - ✓ City of Bonita Springs Land Development Code

- Obtained SFWMD Environmental Resource Permit for stormwater management

- Process ensures the development will not adversely impact surrounding properties



STORMWATER

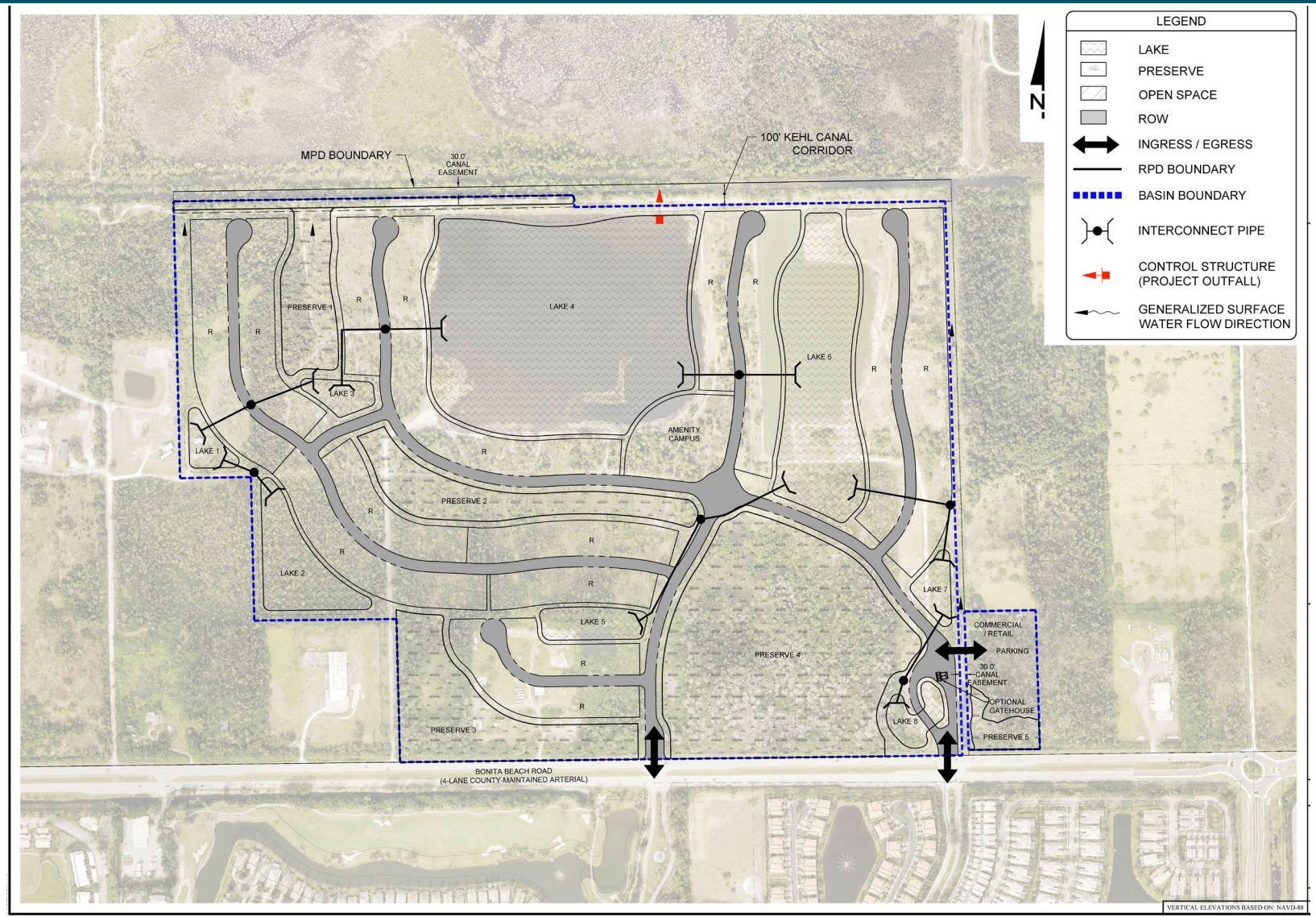
- Outfall to Kehl Canal to the north

- Stormwater management system fully designed to:
  - ✓ Collect stormwater run-off generated within the development footprint
  - ✓ Provide water quality and water quantity storage
  - ✓ Eventually discharge the detained water at a controlled rate off-site

- The stormwater management system will generally be comprised of:
  - ✓ Perimeter berm to contain water run-off in the property
  - ✓ Interconnected lakes to store and treat the run-off water
  - ✓ Structures to allow for the controlled release of the water off-site



STORMWATER MANAGEMENT PLAN



TRANSPORTATION

TRANSPORTATION

- REDUCED unit count from 388 to 299 dwelling units since Local Planning Agency
- Site has 2 points of access onto Bonita Beach Road to spread out trips
- Increased the neighborhood commercial uses to reduce vehicle from travelling west on Bonita Beach Road
- Proposed amendment will not cause any roadways to operate below the adopted Level of Service (LOS) standards
- Future traffic studies and intersection signalization/lighting analysis required in the future prior to construction based on latest traffic data
- Developer will fund and construct all required improvements at the project entrance or along the Bonita Beach Road corridor triggered by the project
- Developer will pay $5M road impact fees alone to contribute to local roadways

RVi Planning + Landscape Architecture

REVANA LAKES

Community Meeting ZOOM Follow Up

June 19, 2025

PROJECT TEAM

- Matt Price, James Nulf & Bill Price – Seagate Development Group
- Neale Montgomery, Esq. – Pavese Law Firm
- Yury Bykau, P.E. – TR Transportation Consultants
- Alexis Crespo, AICP – RVi Planning & Landscape Architecture

PROPERTY LOCATION MAP

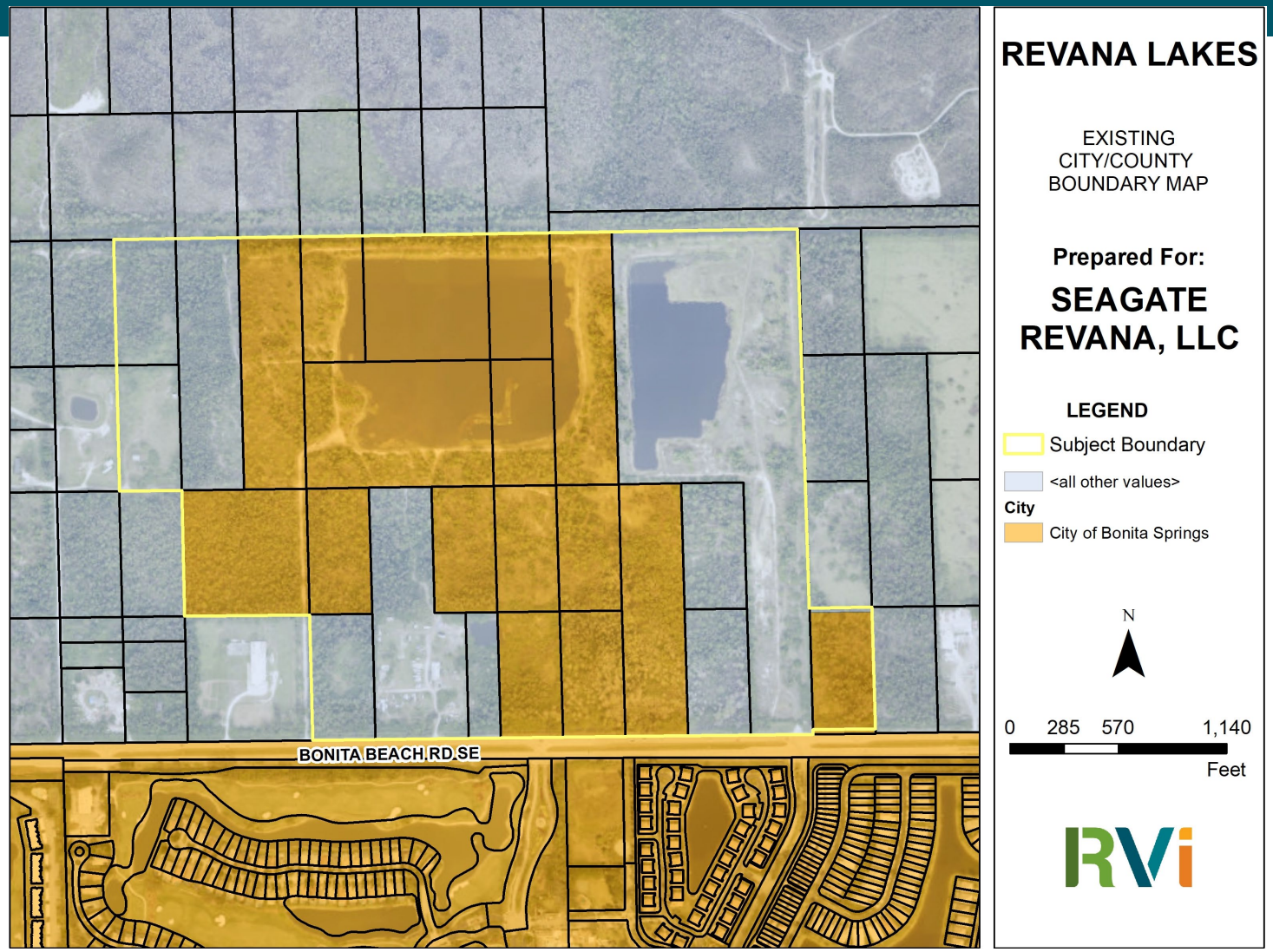


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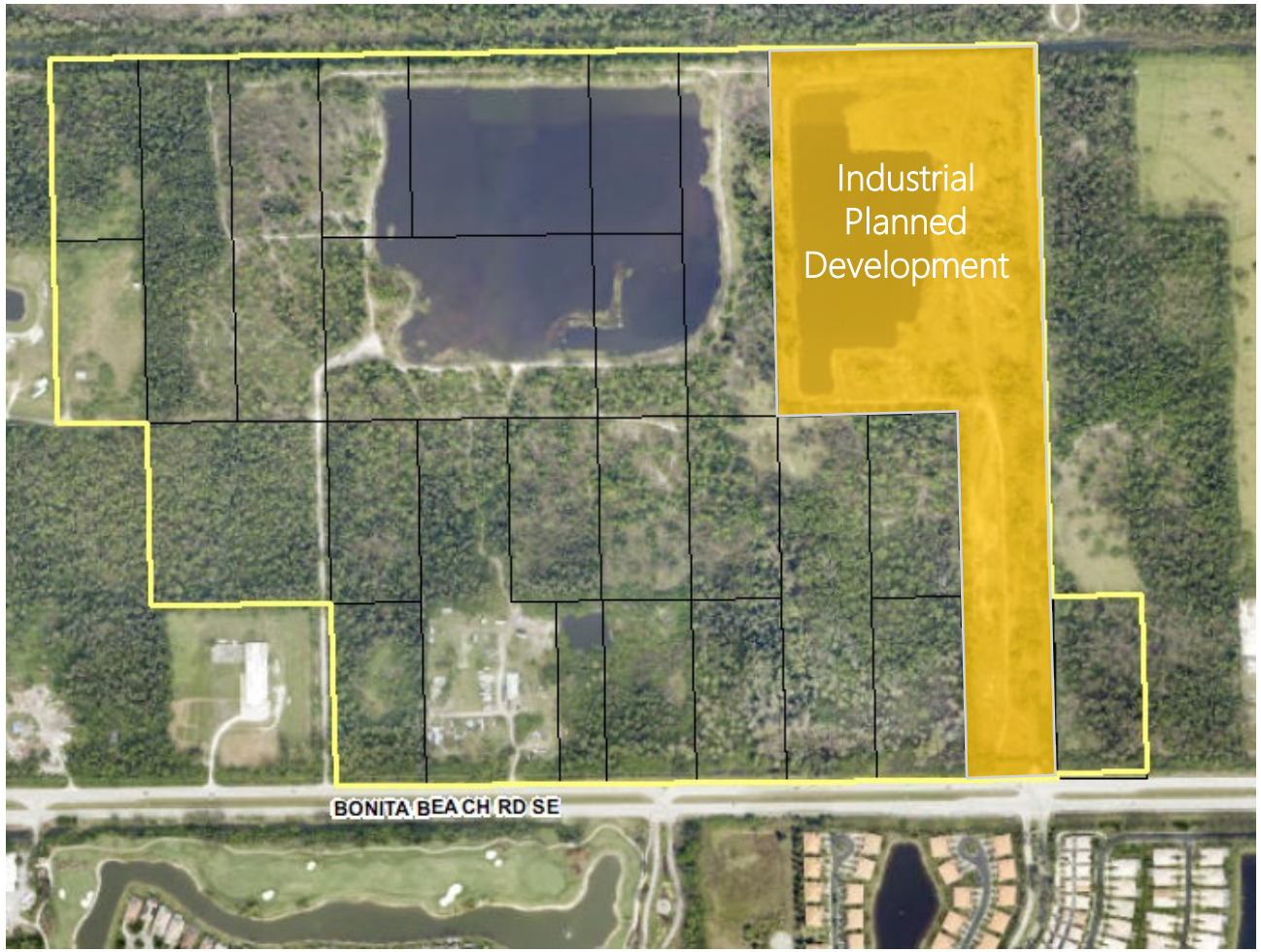


ANNEXATION

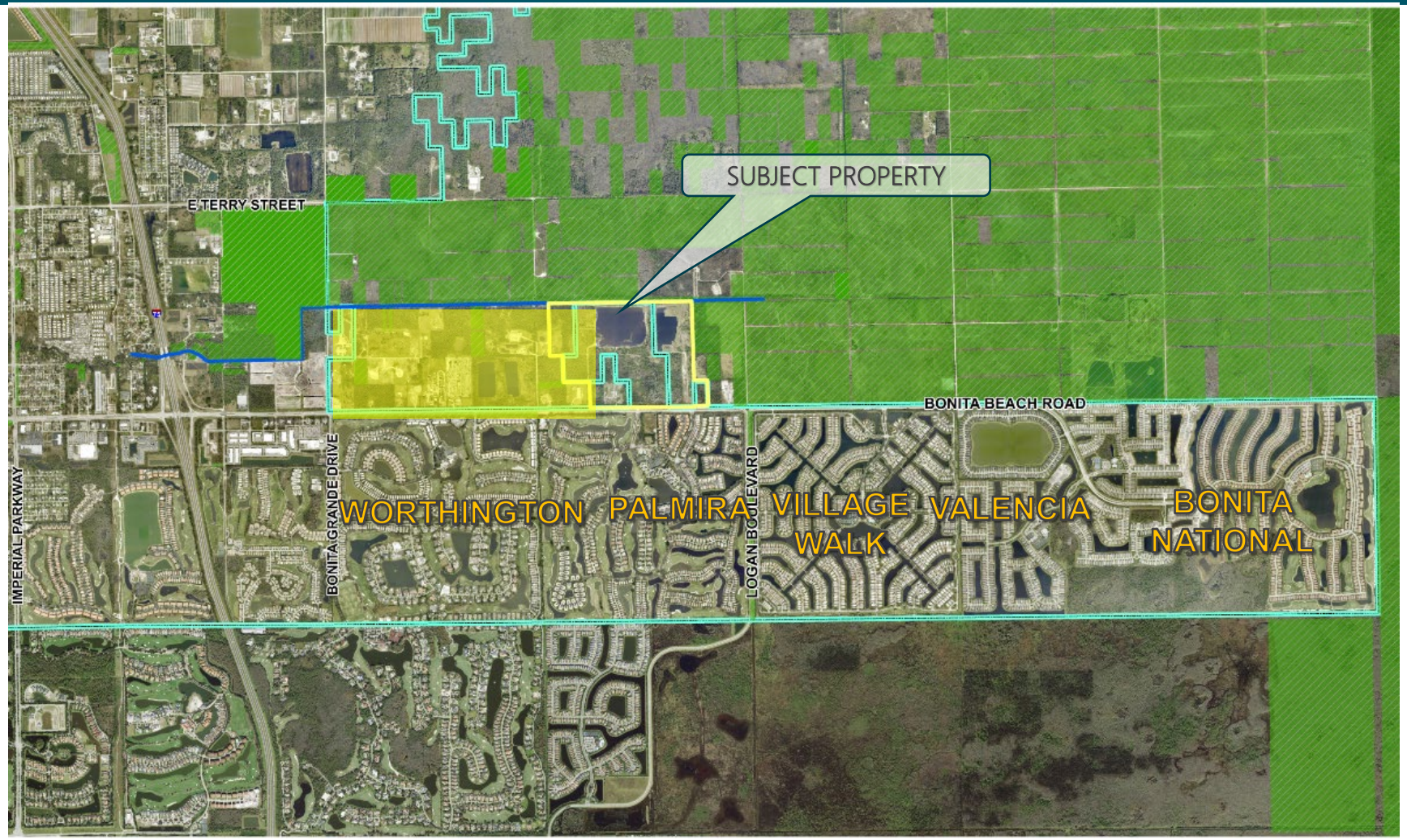

BONITA BEACH RD SE
REVANA LAKES
EXISTING
CITY/COUNTY
BOUNDARY MAP
Prepared For:
SEAGATE
REVANA, LLC
LEGEND
Subject Boundary
<all other values>
City
City of Bonita Springs
N
0 285 570 1,140
Feet
RVi

PROPERT HISTORY

- 37 +/- Acres are zoned Industrial Planned Development
- Approved in 2001
- Mining Area allows for 30+/- acres (10+/-acres have been mined)
- *"Blasting" for mining purposes is currently permitted by vested Lee County zoning*



PUBLIC CONSERVATION CONTEXT



BONITA BEACH ROAD DR/GR



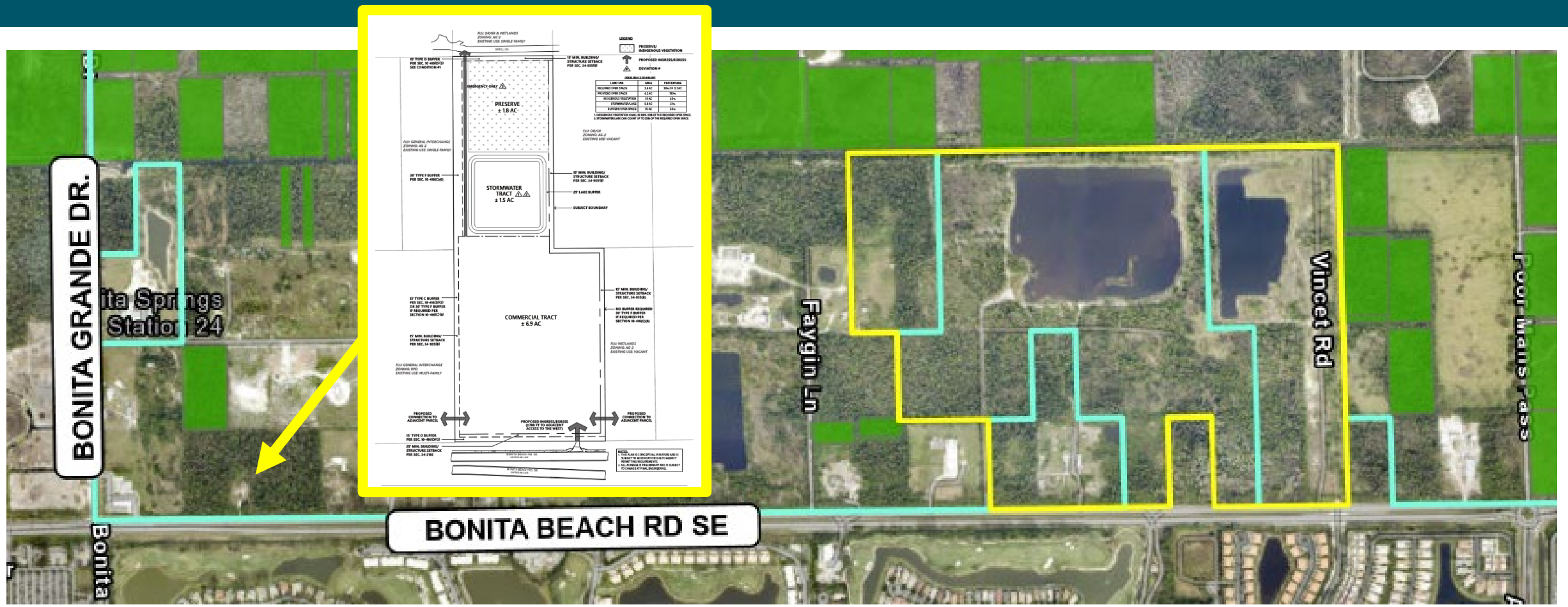
BONITA BEACH ROAD DR/GR



BONITA BEACH ROAD DR/GR



BONITA BEACH ROAD DR/GR



BONITA BEACH ROAD DR/GR



BONITA BEACH ROAD DR/GR



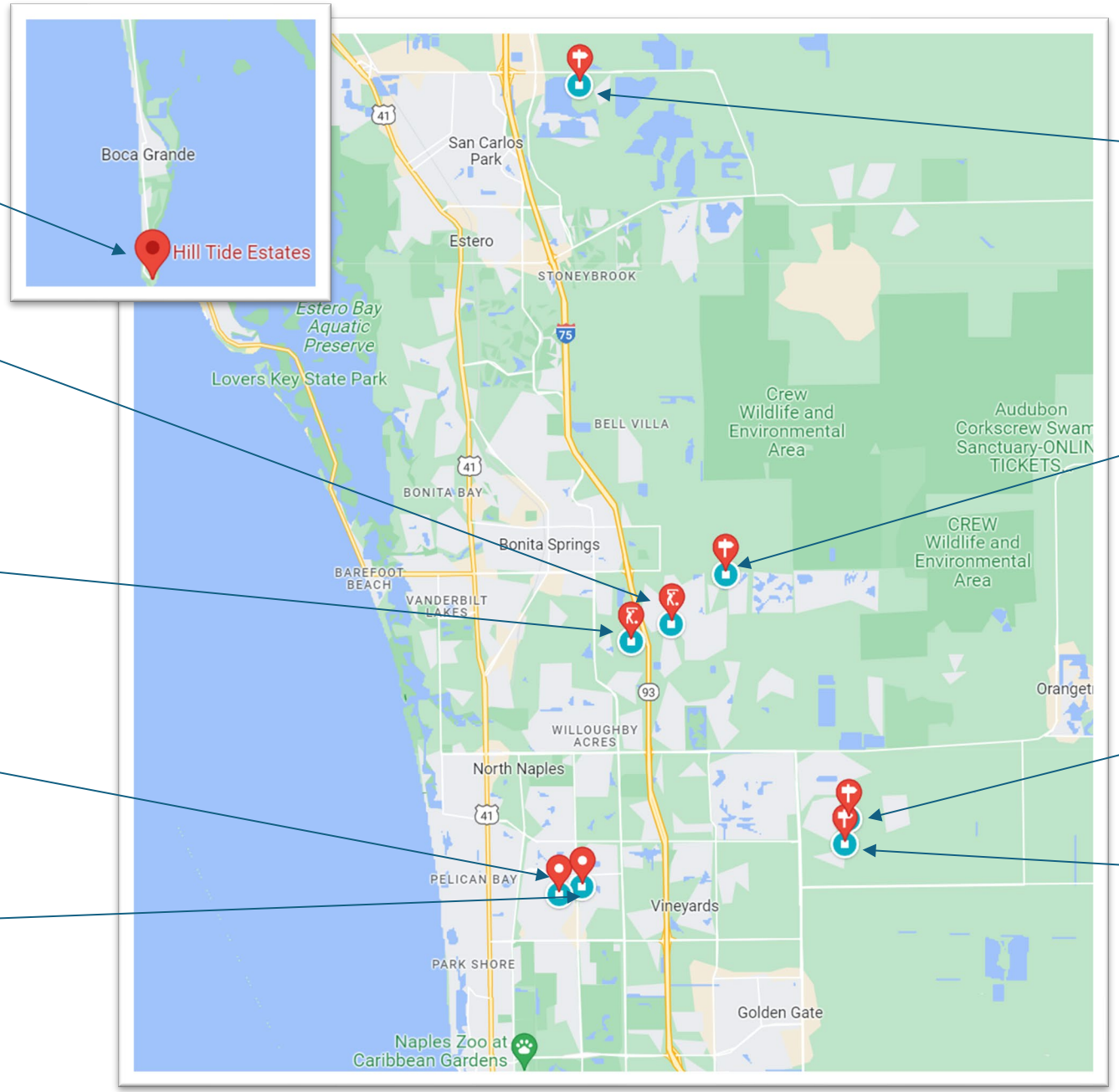
HILL TIDE ESTATES

QUAIL WEST NAPLES

TALIS PARK

Palisades

Windward Isle



ESPLANADE LAKE CLUB

Revana Lakes

SILVER OAK

Opus Stone
A Seagate Development Group Community

SEAGATE DEVELOPMENT GROUP


ZONED: AG-2 (LEE COUNTY)
USE:STATE OWNED PRESERVE LANDS
MPD BOUNDARY
UPLAND PRESERVE RESTORATION
30.0' CANAL EASEMENT
PUBLIC TRAIL
PRESERVE 1
TRACT A
LAKE 4
LAKE 3
LAKE 1
LAKE 2
LAKE 6
LAKE 7
LAKE 5
PRESERVE 2
TRACT B
PRESERVE 3
PRESERVE 4
TRACT C
PRESERVE 5
ZONED: AG-2 (LEE COUNTY)
USE: STATE OWNED PRESERVE LANDS
ZONED: AG-2 (LEE COUNTY)
USE: VACANT RESIDENTIAL
ZONED: AG-2 (LEE COUNTY)
USE:VACANT RESIDENTIAL; OPEN STORAGE
BONITA BEACH ROAD
(4-LANE COUNTY-MAINTAINED ARTERIAL)

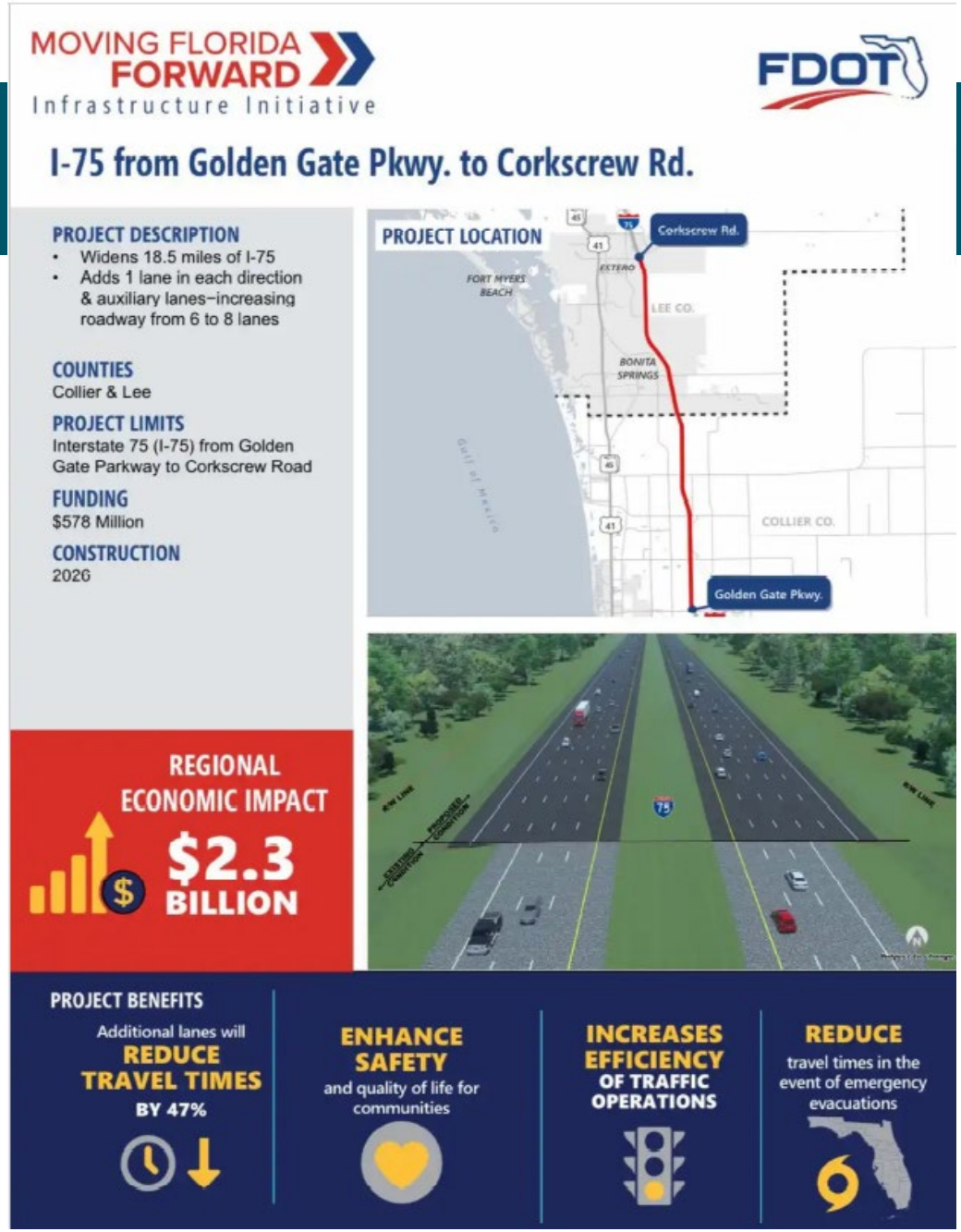
TRANSPORTATION

TRANSPORTATION

- ✓ REDUCED unit count from 388 to 299 dwelling units since Local Planning Agency
- ✓ Site has 2 points of access onto Bonita Beach Road to spread out trips
- ✓ Increased the neighborhood commercial uses to reduce vehicle from travelling west on Bonita Beach Road
- ✓ Proposed amendment will not cause any roadways to operate below the adopted Level of Service (LOS) standards
- ✓ Traffic Studies performed in April 2025
- ✓ Methodology to prepare the study was approved by City

TRANSPORTATION

- ✓ Future traffic studies and intersection signalization/lighting analysis required in the future prior to construction based on latest traffic data
- ✓ Developer will fund and construct all required improvements at the project entrance or along the Bonita Beach Road corridor triggered by the project
- ✓ Developer will pay $5M road impact fees alone to contribute to local roadways
- ✓ I-75 Widening Improvements to commence in 2026 – will improve congestion at Bonita Beach Road Interchange



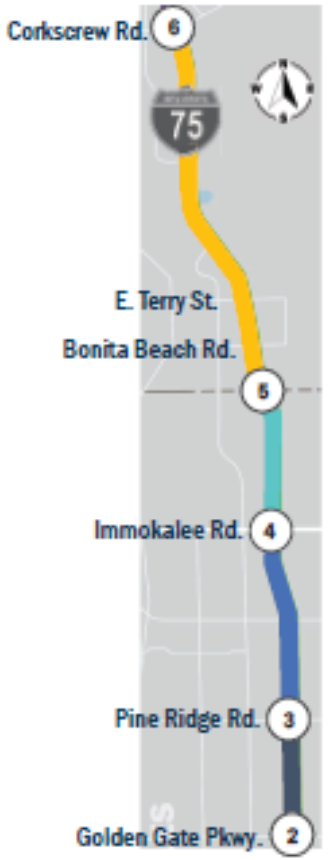
I-75 in Collier and Lee Counties - PD&E Study Update

I-75 SOUTH CORRIDOR MASTER PLAN



I-75 in Collier and Lee Counties - PD&E Study Update

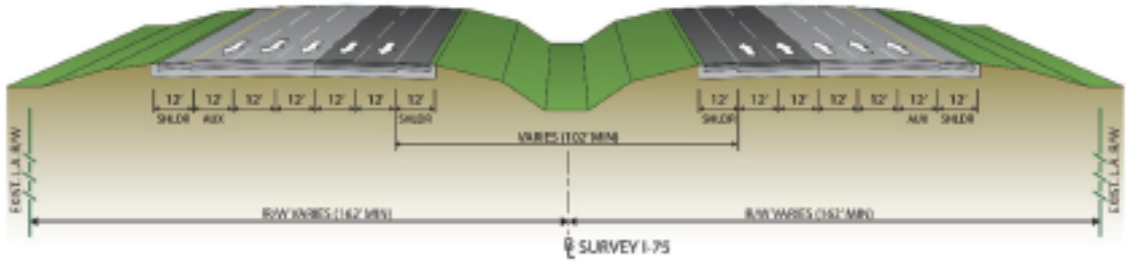
FPID 452544-1: PROPOSED IMPROVEMENTS

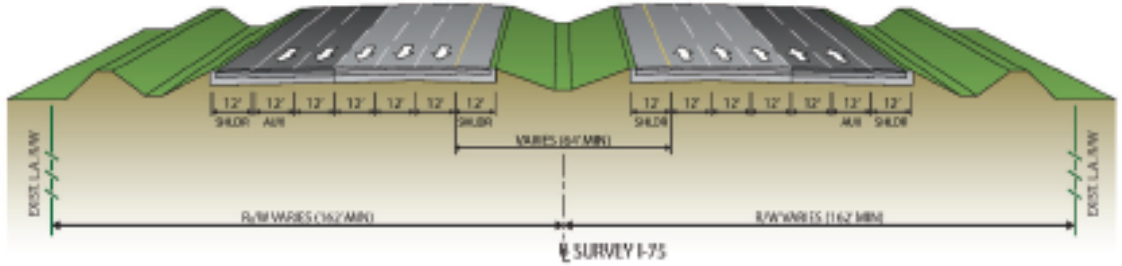


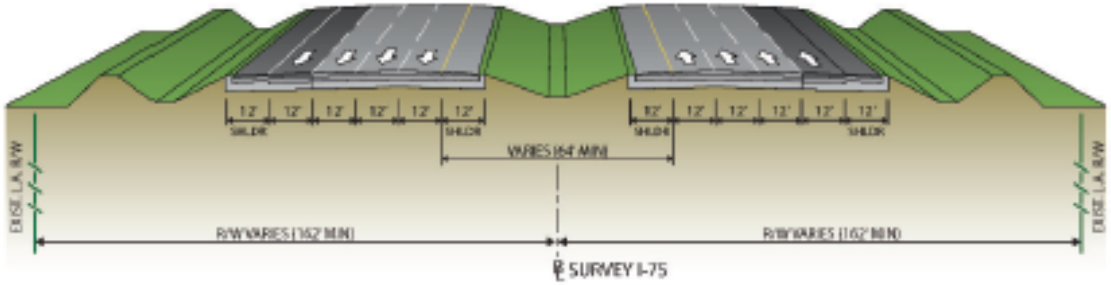
Inside widening from 6 lanes to 10 lanes (including auxiliary lanes)

Outside widening from 6 lanes to 10 lanes (including auxiliary lanes)

Outside widening from 6 lanes to 8 lanes







I-75 Proposed Typical Sections

Note: Proposed improvements are entirely within existing FDOT right-of-way.

5

I-75 in Collier and Lee Counties - PD&E Study Update

FPID 452544-1: PROJECT SEGMENTATION FOR DESIGN AND CONSTRUCTION

I-75 Interchanges

- 2 Golden Gate Pkwy.
- 3 Pine Ridge Rd.
- 4 Immokalee Rd. (See Slide 10)
- 5 Bonita Beach Rd.
- 6 Corkscrew Rd.

YEAR — Project Segment Construction Start Dates (anticipated)



Contact Information

Nicole Harris, PE
FDOT Southwest Connect™ Project Manager
Nicole.Harris@dot.state.fl.us
(863) 519-2335

PD&E Study Public Hearing

Date: Thursday, August 14, 2025

Time: 4:30 PM – Open House
6:00 PM – Hearing Begins

Location: North Collier Regional Park
15000 Livingston Road
Naples, FL 34109

INTERSTATE 75 SOUTHWEST CONNECT
FDOT DISTRICT ONE INTERSTATE PROJECT ™

THANK YOU!

Project Website

https://www.swflinterstates.com/i75-south-corridor/452544-1/

FDOT

Florida Department of Transportation – District One
801 N. Broadway Avenue, Bartow, FL 33830

FPID 452544-1
I-75 from north of Golden Gate Pkwy to south of Corkscrew Rd

PROJECT TIMELINE

2025	2026	2026-2027	2027-2028	2028-2029
Zoning Approval	Development Order/Construction Approval	Site Clearing & Infrastructure	Building Permits/ Construction of Homes	People Living in Revana Lakes!



If you have a disability and the format of this document interferes with your ability to access some information, please contact us at (239) 444-6150 during regular business hours (8:00am-5:00pm, Monday-Friday), and we'll gladly assist.

CITY OF BONITA SPRINGS
Community Development Department
9220 Bonita Beach Road, Ste. 111
Bonita Springs, FL 34135
Phone: (239) 444-6150
email: permitting@cityofbonitaspringscd.org

PUBLIC HEARING REQUEST – PLANNED DEVELOPMENT (2023)

ACTION REQUEST INFORMATION

A. Project Name: Revana Lakes Mixed Use Planned Development

STRAP Number(s): See Attached STRAP List

B. Type of Request (please check one):

☐ DRI ☒ PD – Existing Development ☐ PD – Amendment ☐ Option 1 ☐ Option 2

PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Applicant's Name: Seagate Revana LLC

Mailing Address: 9921 Interstate Commerce Drive

City: Fort Myers State: FL Zip: 33913

Phone Number: _____ Ext: _____ E-mail Address: mprice@seagategatedevelopmentgroup.com

NOTE: The Applicant must sign the Applicant's Signature and Certification form [**See "PART V"**].

B. Applicant relationship to property: ☒ Owner ☐ Trustee ☐ Option holder ☐ Lessee ☒ Contract Purchaser

☐ Other (indicate): _____

*If applicant is NOT the owner or the person authorized by the Covenant of Unified Control, submit a **Notarized Authorization Form** from the owner or his authorized representative. Label as Exhibit I-B.*

** If the application is City-initiated, enter the date the action was initiated by the Council: _____ Attach a copy of the "green sheet" and a list of all property owners, and their mailing addresses, for all properties within the area described. Names and addresses must be those appearing on the latest tax rolls of Lee County. Label the "green sheet" as "Exhibit I-B-2" and the list as "Exhibit I-B-3". **[Sec. 4-193]***

C. Property Owner's Name: SAME AS APPLICANT

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Ext: _____ E-mail Address: _____

D. Date property was acquired by present owner(s): 01/01/2021, 07/29/1980, 11/01/2016, 12/18/2014,05/16/20

E. Is the property subject to a sales contract or sales option? ☐ NO ☒ YES

F. Is owner(s) or contract purchaser(s) required to file a disclosure form? ☐ NO ☐ YES. If yes, please complete and submit Exhibit I-F (attached).

G. Are there any existing deed restrictions or other covenants on this property which may affect this request?

__X__ NO _____ YES. If yes, submit a copy of the deed restrictions or other covenants and a statement explaining how the restrictions may affect the requested action. Label as "Exhibit I-G".

H. Authorized Agent(s): List names of authorized agents (submit additional sheets if necessary).

Name: RVi Planning + Landscape Architecture c/o Alexis Crespo, AICP

Mailing Address: 28100 Bonita Grande Drive

City: Bonita Springs State: FL Zip: 34135

Phone Number: 239.405.7777 Ext: _____ E-mail Address: acrespo@rviplanning.com

PART II
GENERAL INFORMATION

A. Request:

1. Rezoning from AG-2; IPD TO:(check all applicable)

☐ RPD - Residential ☒ MPD - Mixed Use ☐ MHPD - Mobile Home ☐ RVPD - Recreational Vehicle

☐ CPD – Commercial ☐ CFPD - Community Facilities ☐ IPD – Industrial ☐ AOPD - Airport Operations

2. Option Chosen: ☐ Option 1 ☐ Option 2

3. Other - Provide specific details. _____

B. Legal Description and Boundary Sketch: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

__X__ NO. Attach a legible copy of the legal description (label it Exhibit II-B-1.) and Certified sketch of description as set out in chapter 5J-17.053. (labeled Exhibit II-B-2.). **If the legal description is available on computer disc (Word or Word Perfect) please provide a copy at time of application.**

_____ YES. Property is identified as:

Subdivision Name: _____

Plat Book: _____ Page: _____ Unit: _____ Block: _____ Lot: _____

Section: _____ Township: _____ Range: _____ _____

Attach a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-B-3.

C. Project Street Address: 14260 - 14820 Bonita Beach Road SE, Bonita Springs, FL 34135

D. General Location of Property (referenced to major streets): North of Bonita Beach Road and 1 mile east of Bonita Grande Drive.

E. City of Bonita Springs Plan Information

1. City of Bonita Springs Land Use Classification: DR/GR & Resource Protection

2. Are you proposing any City of Bonita Springs amendments which could affect the subject property?

   ☐ NO ☒ Y ES If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-I") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

1. Is the property within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s?

   ☒ NO ☐ YES. If yes, specify the minimum elevation required for the first habitable floor).

   _____ NGVD (MSL)

2. Are there any environmentally sensitive lands such as, but not limited to: wetlands, mangrove forests, creek & river shorelines, sand dunes, xeric scrub, mature pine forests, or other unique land forms as defined in the Bonita Plan Goal 15 and it's Objectives and Policies, Objective 4.1, Policies 7.1.1 d. 2, 7.2.3, Goal 14 and Policies 14.1.1 through 14.3.5 and applicable sections of the Land Development Code (LDC). Are there any listed species occupied habitat as defined in the Bonita Plan or LDC on the subject property, Bonita Plan Policy 7.1.1 d. 2, 7.4.1 through 7.10.3, Objective 7.12 and Policies 7. 12.1 through 7.12.3, and applicable sections of the LDC?

   ☐ NO ☐ YES If yes, delineate these areas on a map or aerial photo and label it Exhibit II-F-1. Also, complete Exhibit II-F-2 attached hereto.

G. Present Use of Property: Is the property vacant? ☒ NO ☐ YES

If the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the proposed use of the building or structure(s)will be in compliance with all applicable requirements of the Land Development Regulations. **[Sec. 4-194(b)(3)]**

Briefly describe current use of the property: Mining, Single-Family Residential, Vacant

H. Property Dimensions

1. Width (average if irregular parcel): 3,600+/- Feet
2. Depth (average if irregular parcel): 2,983+/- Feet
3. Frontage on road or street: 3,000+/- Feet on Bonita Beach Road (Name of street)
4. Total land area: 204+/- Acres or Square Feet

I. Land Area Calculations

1. Undevelopable Areas:

   a. Freshwater wetland areas 114+/- AC

   b. Other wetland areas _____

   c. Submerged land subject to tidal influence: _____

   d. Total (a + b + c): 114+/- AC

2. Remaining developable land (H.4 less I.1.d): 90+/- AC

PART III
PROPOSED DEVELOPMENT

A. Nature of Request

1. Will the development contain living units? ☐ NO ☒ YES. If the answer is yes, please indicate the total number of living units proposed, by type:

299 Single Family _____ Mobile Homes _____ Recreational Vehicles

_____ Zero-Lot-Line _____ Duplex/Two Family _____ Townhouses

_____ Multiple Family 299 TOTAL ALL TYPES

2. If the development will contain living units, please complete Exhibit III-A-2 (attached) and enter the following information:

   a. PERMITTED total units (from Exhibit III-A-2): 552

   b. PROPOSED total units (from A-1. above): 299

   c. PROPOSED density (from Exhibit III-A-2): 299

3. Will the development contain non-residential areas? ☐ NO ☐ YES. If the answer is yes, please indicate the size [gross square footage (gsf) unless indicated otherwise] of each general class of uses below:

   Retail: 80,000 Total gsf

   Offices: 20,000 Total gsf

   Medical: _____ gsf Non-medical: 20,000 gsf

   Hotel/Motel: _____ Total units

   Size of units: _____ 0-425 sq. Ft. _____426-725 sq. Ft. _____ 726 or more sq. Ft.

   Industrial: _____ Total gsf

   Under roof: _____ gsf Not under roof: _____ gsf

   Mines, Quarries, or General Excavation: Acres to be excavated: _____

   Other-specify: _____

   Number of Beds (if applicable): _____ OR: _____gsf

4. Building Height

   45 Maximum height of buildings (in feet above grade)

   3 Number of Habitable Floors

5. Aviation Hazard: Do you propose any structures, lighting, or other features that might affect safe flight conditions?

   ☐ NO ☐ YES. If yes, please submit an explanation and label it Exhibit III-A-5.

B. Facilities

1. Fire District: Bonita Springs Fire District

2. Water Supply

   a. Estimated daily consumption of potable water:

Residential units:	74,750 gpd	Mobile Home units:	_____ gpd
Rec. Vehicle units:	_____ gpd	Commercial:	10,000 gpd
Industrial:	_____ gpd		

   b. Source of potable water: BSU

   c. Do you have a written agreement from the utility company to serve your project?

   ☐ NO ☐ YES. If yes, please submit a copy of the agreement.

   d. Source of Non-potable water: BSU

3. Sanitary Sewer Service

   a. Estimated daily production of wastewater:

Residential units:	74,750 gpd	Mobile Home units:	_____ gpd
Rec. Vehicles:	_____ gpd	Commercial:	10,000 gpd
Industrial:	_____ gpd		

   b. Is any special effluent anticipated? ☐ NO ☐ YES. If yes, please complete Exhibit III-B-3 (attached).

   c. Source of sanitary sewer service: _____

   d. Do you have a written agreement from the utility company to serve your project?

   ☐ NO ☒ YES. If yes, please submit a copy of the agreement.

   e. Will a private on-site disposal facility be used? ☒ NO ☐ YES. If yes, please complete Exhibit III-B-3 (attached).

   f. Are individual sewage disposal systems proposed? ☒ NO ☐ YES.

C. Transportation

1. Has this project been exempted from filing a Traffic Impact Statement?

   ☒ NO ☐ YES ☐ NOT REQUIRED (Exist. development). If it has been exempted, attach a copy of the exemption and label it Exhibit III-C.

PART IV - SUBMITTAL REQUIREMENTS

COPIES REQUIRED				Exhibit #	Item
DRI	PD	EXIST	MINOR		
15	15	15	15		Completed application [4-193(b)]
1	1	1	1		Application Fee [2-571]
1	1	1	1		Summary of Neighborhood Informational Meeting [4-28]
2	2	2	2	I-B-1	**Notarized** Authorization Form (if applicable) [4-194]
2	2	2	2	I-B-2	Green Sheet (If applicable)
2	2	2	2	I-B-3	List of Property Owners (If applicable) [4-194(a)(5)]
2	2	2	2	I-B-4	**Notarized** Covenant & Doc. of Unified Control [4-194(b)(1)(b)]
1	1	1	1	I-B-5	Surrounding Property Owners List [4-194(a)(6)]
2	2	2	2	I-B-6	Property Owners Map [4-194(a)(7)]
2	2	2	2	I-F	**Notarized** Disclosure Form (if applicable) [4-194(b)(1)]
2	2	2	2	I-G	Deed Restrictions & Narrative (if applicable) [4-194(b)(2)]
15	15	15	15	II-B-1	Legal Description [4-196(1)]
15	15	15	15	II-B-2	Certified sketch of description (if applicable) [4-196(1)]
2	2	2	2	II-B-3	Plat Book Page (if applicable) [4-196(1)]
15	15	15	15	II-D	Area Location Map [4-194(a)(4)]
15	15	15	15	II-E-1	Bonita Springs Plan Amendment (if applicable) [4-295(a)(5) & 4-370]
15	15	15	15	II-E-2	Narrative/how prop. complies with Bonita Comp Plan, etc. [4-295(a)(5)]
15	15	15	15	II-F-1	Environ. Sensitive Lands map (if app.) [4-325(c)]
4	4	4	4	II-F-2	Environmental Assessment [4-1339]
15	15	4	4	II-F-3	Exist. zoning & current land use map/photo [4-295(a)(4)a]
15	15	4	4	II-F-4	Soils, vegetation and ground cover maps [4-295(a)(4)c.]
15	15	4	4	II-F-5	Topography map (if available) [4-295(a)(4)c.]
15	15	-	-	III-A-2	Density Calcs (if applicable) [4-295(a)(6)c.]
15	15	-	-	III-A-5	Aviation Hazard (if applicable) [4-987 et seq.]
15	15	-	-	III-B-3	Sanitary Sewer Facilities (if applicable) [3-353]
6	6	-	6	III-C	Traffic Imp. Statement (if applicable) [4-295 (a)(7)]
6	6	-	6	III-C	TIS Exemption Form (if applicable) [4-295(a)(7)]
15	15	6	6	IV-A	Public transit routes map (if applicable) [4-295(a)(4)d.]
15	15	6	6	IV-C	Existing easements and r-o-w map. [4-295(a)(4)e.]
15	15	15	15	IV-D	Description of proposed development. [4-295(a)(6)]
15	15	15	15	IV-E	Master Concept Plan (Option 1) [4-295(a)(6)a]
15	15	15	15	IV-F	Master Concept Plan (Option 2) [4-295(a)(6)b]
1	1	1	1		11 inch by 17 inch copy of the Master Concept Plan
15	15	15	15	IV-G	Schedule of Uses [4-295(a)(8)]
15	15	15	15	IV-H	Schedule of Dev. & Justification [4-295(a)(9)]
4	4	-	-	IV-I	Surface Water Management Plan [4-295(b)(1)]
4	4	-	-	IV-J	Protected Species Management Plan [4-295(b)(2)]
15	15	15	15	IV-K	Program for phased development (if applicable) [4-295(b)(3)]
15	15	15	15	IV-L	Hazardous Material Emergency Plan (if applicable) [4-194)]
-	-	4	-	IV-M	Mobile Home Park Rezoning Information [4-195(d) et seq.]
3	3	3	3	IV-N	Aerial [4-295(a)(4)(b)]
3	3	3	3	IV-O	Map of Historical & Archaeological Sites [4-295(a)(4)(f)]
3	3	3	3	IV-P	Possible Impacts on Historical & Archaeological Sites[4-295(a)(4)(f)]
1	1	1	1	IV-Q	Application and Exhibits on CD-ROM

***At least one copy must be an original.**

PART V
APPLICANT'S SIGNATURE AND CERTIFICATION

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

STATE OF: _____ COUNTY OF: _____

Signature: _____

Signatory's Printed Name: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence ☐ or online notarization, this

_____ (day) of _____, (month) _____ (year), by _____ (name of

person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced: _____

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO._____ **CASE NO.**_____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

STATE OF: _____ COUNTY OF: LEE

Signature: _____

Signatory's Printed Name: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence ☐ or online notarization, this

_____ (day) of _____, (month) _____ (year), by _____ (name of

person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced: _____

EXHIBIT II-F-2
ENVIRONMENTAL ISSUES

A. **Topography**: Describe the range of surface elevations of the property:

See attached Environmental Report.

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Comprehensive Plan), flow ways, creek beds, sand dunes, other unique landforms [see the Comprehensive Plan for listed species occupied habitat (see Sec. 4-1337 et seq. of the Land Development Code).

See attached Environmental Report.

C. Preservation**/Conservation of Natural Features**: Describe how the lands listed in B. above will be protected by the completed project:

See attached Environmental Report.

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

N/A

EXHIBIT III-A-2
PRELIMINARY DENSITY CALCULATIONS*

A. Gross Residential Acres

1. Total land area: 204 acres
2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.): 0 acres
   a. R-O-W providing access to non-residential uses: 0 acres
   b. Non-residential use areas: 7.3 acres
3. Gross residential acres (Line A.1 less A.2): 196.7 acres
   a. Uplands areas 90 acres
   b. Freshwater Wetlands areas 114 acres
   c. Other Wetland areas 0 acres

B. Comprehensive Plan Land Use Classification: _____ (If more than one classification, calculations for each classification must be submitted)

Density Standards (from the Comprehensive Plan)

1. Maximum density for Land Use Classification: 2.77 units\gross res. acre
2. Maximum total density for Land Use Classification: 2.77 units\gross res. acre

MAXIMUM PERMITTED DWELLING UNITS

C. High Density Residential, High Density Mixed Use/Village, "Old 41" Town Center Mixed Use Redevelopment Overlay Area.

1. Standard density uplands units (A.3.a. times B.1) _____ units
2. Standard density wetlands units (A.3.b. & A.3.c. times B.1) _____ units
3. Total standard density units (sum of C.1 & C.2) _____ units
4. Max. Total density units [A.3.a. times ((B.1 plus 1/2 of (B.2 less B.1))] _____ units
5. **Sub-total permitted std. density units** (line C.3 or C.4 - whichever is less): 0 **Units Sub-total**

6. BONUS UNITS (REQUESTED)

   a. Low-moderate housing density: _____ units

   b. TDR units: _____ units

   c. **Sub-total (C.6.a plus C.6.b)** _____ units

7. **Total Permitted Units (C.5. plus C.6.c):** 0 _____ **Units Total**

   NOTE: may not exceed (A.3.a. times B.2) plus (A.3.b. and A.3.c. times .05).

* Subject to staff review and correction.

D. Moderate Density Mixed Use/Planned Development, Medium Density Multi-Family Residential, Medium Density Residential, Moderate Density Residential

1. Standard density uplands units (A.3.a. times B.1) _____ units
2. Standard density freshwater wetlands units (A.3.b. times B.1) _____ units
3. Total standard density units (sum of D.1 & D.2) _____ units
4. Maximum upland density (A.3.a. times 8) _____ units
5. **Total permitted units** (line D.3 or D.4 - whichever is less): 0 _____ **Units**

E. Suburban Density Residential, Low Density Residential, Estate Residential

1. Standard density uplands units (A.3.a. times B.1) _____ units
2. Standard density freshwater wetlands units (A.3.b times B.1) _____ units
3. Total standard density (sum of E.1 & E.2) _____ units
4. Maximum upland density (A.3.a. times 4) _____ units
5. **Total permitted units** (line E.3 or E.4 - whichever is less): 0 _____ **Units Total**

F. Conservation, Resource Protection, DRGR

1. Total acres of "Open Land" _____ acres
2. Maximum density (F.1 times 0.2*) _____ units
3. Total permitted units: 0 _____ units

EXHIBIT III-B-3
SANITARY SEWER FACILITIES

A. **Special Effluent**: If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

N/A

B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

N/A

2. Quality of the effluent:

N/A

3. Expected life of the facility:

N/A

4. Who will operate and maintain the internal collection and treatment facilities:

N/A

5. Receiving bodies or other means of effluent disposal:

N/A

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

N/A

2. Current water table conditions:

N/A

3. Proposed rate of application:

N/A

4. Back-up system capacity:

N/A

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as _____ and legally described in exhibit A attached hereto.
(street address)

The property described herein is the subject of an application for planned development zoning. We hereby designate _____ as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, City of Bonita Springs can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The City of Bonita Springs will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the City may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

STATE OF: _____ COUNTY OF: _____

Owner's Signature: _____

Owner's Printed Name: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence ☐ or online notarization, this

_____ (day) of _____, (month) _____ (year), by _____ (name of

person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced: _____

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as _____ (street address) and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for planned development zoning. We hereby designate RVi and Pavese Law Firm as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, City of Bonita Springs can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The City of Bonita Springs will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the City may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

STATE OF: Florida COUNTY OF: Lee

Owner's Signature: _____

Owner's Printed Name: Matt Price

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☒ or online notarization, this 27th (day) of May, (month) 2025 (year), by Matt Price (name of person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: Heather Rumbold

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

HEATHER RUMBOLD
MY COMMISSION # HH 132299
EXPIRES: June 21, 2025
Bonded Thru Notary Public Underwriters

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. Multiple **CASE NO.** _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock
Seagate Revana, LLC	100%
Matt Price	100%
9921 Interstate Commerce Drive, Fort Myers, FL 33913	

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)	Percentage of Stock
Seagate Revana, LLC	100%
Matt Price	100%
9921 Interstate Commerce Drive, Fort Myers, FL 33913	

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

STATE OF: Florida COUNTY OF: LEE

Signature: _____

Signatory's Printed Name: Matt Price

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☒ or online notarization, this 27th (day) of May, (month) 2025 (year), by Matt Price (name of person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: _____

HEATHER RUMBOLD
MY COMMISSION # HH 132299
EXPIRES: June 21, 2025
Bonded Thru Notary Public Underwriters

REVANA LAKES

(FKA DONMAL ASSEMBLAGE)

ADDITIONAL AGENTS

Company Name:	Pavese Law Firm		
Contact Person:	Neale Montgomery		
Address:	1833 Hendry Street		
City, State, Zip:	Fort Myers, FL 33902		
Phone Number:	239-332-2243	Email:	nealemontgomery@Paveselaw.com

Company Name:	Atwell Engineering		
Contact Person:	Jackie Larocque, P.E.		
Address:	28100 Bonita Grande Drive, Suite 305		
City, State, Zip:	Bonita Springs		
Phone Number:	(239) 405-7777	Email:	jlarocque@atwell-group.com

Company Name:	TR Transportation Consultants, Inc.		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Courte, Suite 5503		
City, State, Zip:	Fort Myers, FL, 33901		
Phone Number:	(239) 278-3090	E-mail:	tbt@trtrans.net

Company Name:	DexBender Environmental Consulting		
Contact Person:	Tyler King		
Address:	4470 Camino Real Way, Suite 101		
City, State, Zip:	Fort Myers, FL, 3396		
Phone Number:	(239) 334-3680	Email:	tking@dexbender.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

March 9, 2022

Patrick Murray
Planner
RVi Planning + Landscape Architecture
2600 Maitland Center Pkwy, Suite 262 • Maitland, FL 32751

In response to your request on March 9, 2022, the Florida Master Site File lists no cultural resources recorded at the 200+/- acre property located on the north side of Bonita Beach Rd SE, Florida.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Linda Doggett, Lee County Clerk of Circuit Court
INSTR. # 2021000000426, Doc Type D, Pages 4, Recorded 1/1/2021 at 5:42 PM, Deputy Clerk MCOSSAIRT ERECORD
Rec Fees: $35.50 Deed Doc: $42,000.00

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

Print Name: Janine Decker

Donmal, LLC
a Florida limited liability company

By: _____
Donal H. Malenick, Manager

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: _____

MARK J. PRICE
MY COMMISSION # GG 936573
EXPIRES: January 7, 2024
Bonded Thru Notary Public Underwriters

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.

INSTR # 2016000231518, Doc Type D, Pages 2, Recorded 11/01/2016 at 12:21 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $18.50 Deputy Clerk TBAER

THIS INSTRUMENT PREPARED BY:
BEACH ROAD & 29 LLC
P.O. BOX 366748
BONITA SPRINGS, FL 34136

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

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

WARRANTY DEED

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

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

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

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

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

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

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

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

Signed, sealed and delivered
In the presence of :

BEACH ROAD & 29 LLC, a Florida Limited Liability Company

Witness: GERARD LIANA

By: _____
Shiun Huey Lin, Member & Manager

Witness: DAVID SNEED

By: _____
James B. Kuhlman, Member & Manager

STATE OF FLORIDA
COUNTY OF LEE

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

Notary Public Signature

DAVID C. SNEED
MY COMMISSION # EE 833213
EXPIRES: January 7, 2017
Bonded Thru Budget Notary Services

Notary Public Printed Name

My Commission Expires:
(Seal)

Detail by Entity Name

Florida Limited Liability Company
BEACH ROAD & 29 LLC

Filing Information

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

Principal Address

4735 Pinfish Court
BONITA SPRINGS, FL 34134

Changed: 01/13/2021

Mailing Address

4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

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

Annual Reports

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

Document Images

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

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

Return to: Grantee

File No.: 2127-818150

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

TRUSTEE'S DEED

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: BYRON C BAILEY

Witness Signature

Print Name: JEFFREY HAMMICK

State of CT.

County of HARTFORD

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

NOTARY PUBLIC

Susan Kennedy

Notary Print Name

My Commission Expires: 6/30/2007



INSTR # 2014000260916, Doc Type D, Pages 1, Recorded 12/23/2014 at 03:05 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $623.00 Rec. Fee $10.00 Deputy Clerk CFELTMAN

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 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, 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 Jenczalik
Witness Printed Name Karin Jenczalik

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

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.

Debbie Jernas
Notary Public
Print Name: Debbie Jernas

My Commission Expires: 5-3-2021

NOTARY PUBLIC SEAL STATE OF INDIANA
DEBBIE JERNAS,
Notary Public
A Resident of Starke County, IN
My Commission Expires 5/03/2021

Detail by Entity Name

Florida Limited Liability Company
GOOD ENOUGH FARM LLC

Filing Information

Document Number	L14000144613
FEI/EIN Number	47-1848881
Date Filed	09/16/2014
State	FL
Status	ACTIVE

Principal Address

4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Mailing Address

4735 PINFISH COURT
BONITA SPRINGS, FL 34134

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

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

Document Images

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

8720
406
9120

OFF REC 1447 PG 2186

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

Warranty Deed

1339209

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 29 day of July 1980, **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 BERACI CLERK OF CIRCUIT COURT
AUG 15 10 07 AM '80
FLORIDA
VERIFIED

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.

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

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
Ronald Baker

Edd Felts (Seal)
EDD FELTS

(Seal)

Vallie Felts (Seal)
VALLIE FELTS

(Seal)

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 1980.

Nancy Baker
Notary Public

My commission expires:

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 15 '80
8.70
I.D. 11229

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 14820 BONITA BEACH RD SE (street address) and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for planned development zoning. We hereby designate Pavese Law Firm & RVI Planning + Lan as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, City of Bonita Springs can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The City of Bonita Springs will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the City may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

Owner

JULIE SHIUAN HWEY LIN, JAMES B KUHLMAN
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 18 day of April 2022, by James Kuhlman / Julie Shiuan Hwey Lin, who is personally known to me or who has produced _____ as identification.

Notary Public

(Name typed, printed or stamped)
(Serial Number, if any)

DAVID C. SNEED
Commission # HH 040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 33-47-26-B3-00001.0040 **CASE NO.** PD21-77531-BOS

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock
BEACH ROAD & 29 LLC	
4735 PINFISH CT.	
BONITA SPRINGS, FL 34134	
LIN, JULIE SHIUNHUEY	50 %
KUHLMAN, JAMES B.	50 %

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____
(Applicant)

JUNE SHIUNHWEY LIN , JAMES KUHLMAN
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument acknowledged before me this 18 day of April 2022, by James Kuhlman / June Shiunhwey Lin, who is personally known to me or who has produced _____ as identification.

_____
Signature of Notary Public

(SEAL)

DAVID C. SNEED
Printed Name of Notary Public
Commission # HH 040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

PART V

AFFIDAVIT

I, Beach Road & 29 LLC certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of the City of Bonita Springs Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application.

Signature of Owner or Owner-authorized Agent — Date: 4/18/2022

MGR JAMES KUHLMAN
MGR JULIE SHONHEY LIN
Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 18 day of April 2022, by James Kuhlman - Julie Shonhey Lin, who is personally known to me or who has produced _____ as identification.

(SEAL)

Signature of notary public

DAVID C. SNEED
Commission # HH 040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

Printed name of notary public

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 14650 BONITA BEACH RD SE (street address) and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for planned development zoning. We hereby designate Pavese Law Firm & RVI Planning + Lan as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, City of Bonita Springs can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The City of Bonita Springs will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the City may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

Owner

CRAIG HAINES
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 12 day of May 2022, by Craig Haines PL, who is personally known to me or who has produced as identification.

SHANE BASSO
Notary Public - State of Florida
Commission # GG 946502
My Comm. Expires Jan 12, 2024

Notary Public
Shane Basso
(Name typed, printed or stamped)
(Serial Number, if any)

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____
(Applicant)

CRAIG HAINES
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument acknowledged before me this 12 day of May 2022, by Craig Haines, who is personally known to me or who has produced DL as identification.

(SEAL)

SHANE BASSO
Notary Public - State of Florida
Commission # GG 946502
My Comm. Expires Jan 12, 2024

_____
Signature of Notary Public

Shane Basso
Printed Name of Notary Public

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please be advised that Craig Haines, owner of the Subject Property, hereby authorizes RVi Planning and Landscape Architecture and Pavese Law Firm, to act on its behalf in applying for a City of Bonita Springs Comprehensive Plan Amendment. This authority to represent our interest includes any and all documents required as part of the Comprehensive Plan Amendment petition submitting on behalf of Seagate Revana, LLC.

STRAP NUMBER(S) or LEGAL DESCRIPTION

STRAP #: **33-47-26-B3-00001.0370**

Signature of Owner

Craig Haines

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12 day of May, 2022, by Craig Haines, who is personally known to me, or has produced DL as identification and who did not take an oath.

(Notary Seal)

SHANE BASSO
Notary Public - State of Florida
Commission # GG 946502
My Comm. Expires Jan 12, 2024

Signature of Notary Public

Commission No.
GG 946502

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

PART V

AFFIDAVIT

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

5-12-22

Signature of Owner or Owner-authorized Agent — Date

CRAIG HAINES

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 12 day of May 2022, by Craig Haines, who is personally known to me or who has produced DL as identification.

(SEAL)

SHANE BASSO
Notary Public - State of Florida
Commission # GG 946502
My Comm. Expires Jan 12, 2024

Signature of notary public

Shane Basso

Printed name of notary public

EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 14430 & 11450 BONITA BEACH RD SE (street address) and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for planned development zoning. We hereby designate Pavese Law Firm & RVI Planning + Lan as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, City of Bonita Springs can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The City of Bonita Springs will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the City may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

Owner

JULIE SHUNTHUEY LIN
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 18 day of April 2022, by Julie Shunthuey Lin, who is personally known to me or who has produced _____ as identification.

Notary Public

(Name typed, printed or stamped DAVID C. SNEED
(Serial Number, if any) Commission # HH 040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 33-47-26-00-0000.1012C, 33-47-26-E **CASE NO.** PD21-77531-BOS

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock
GOOD ENOUGH FARM LLC 4735 PINFISH COURT BONITA SPRINGS. FL 34134	
LIN, JULIE SHIUNHUEY	100 %

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

_____
_____
_____
_____
_____
_____
_____
_____
_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____
(Applicant)

JULIE SHIUN-HUEY LIN
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument acknowledged before me this 18 day of April 2022, by Julie Shiun-huey Lin, who is personally known to me or who has produced _____ as identification.

_____
Signature of Notary Public

(SEAL)

_____
Printed Name of Notary Public

DAVID C. SNEED
Commission # HH 040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

PART V

AFFIDAVIT

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

Signature of Owner or Owner-authorized Agent — Date: 4/18/2022

MGR Julie Shiunhuey Lin
Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 18 day of April 2022 by Julie Shiunhuey Lin, who is personally known to me or who has produced _____ as identification.

Signature of notary public

(SEAL)

Printed name of notary public: DAVID C. SNEED
Commission # HH 040217
Expires January 7, 2025
Bonded Thru Budget Notary Services

PART V

AFFIDAVIT

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

Signature of Owner or Owner-authorized Agent — Date: 10/8/21

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 NOTARY My Comm. Expires December 1, 2024 No. HH 68469 PUBLIC STATE OF FLORIDA

Signature of notary public

Zlatina Grozeva

Printed name of notary public

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

REVISED MAY 2025

I. POTABLE WATER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

II. SANITARY SEWER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

III. DRAINAGE

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

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

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

IV. PARKS, RECREATION & OPEN SPACE

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

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

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

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

TOTAL ACRES REQUIRED: 0.21 acres

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

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

TOTAL ACRES REQUIRED: 5.25 acres

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

V. SCHOOLS

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

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

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

High Schools

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

TOTAL EXISTING DEMAND: 4 students

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

Elementary Schools

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

Middle Schools

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

High Schools

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

TOTAL PROPOSED DEMAND: 75 students

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

Bonita Springs Utilities, Inc.

Serving Our Members For Over 50 YEARS

March 31, 2025

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

Sent via e-mail: acrespo@rviplanning.com

Re: Revana Lakes

Dear Ms. Larocque,

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

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

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

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

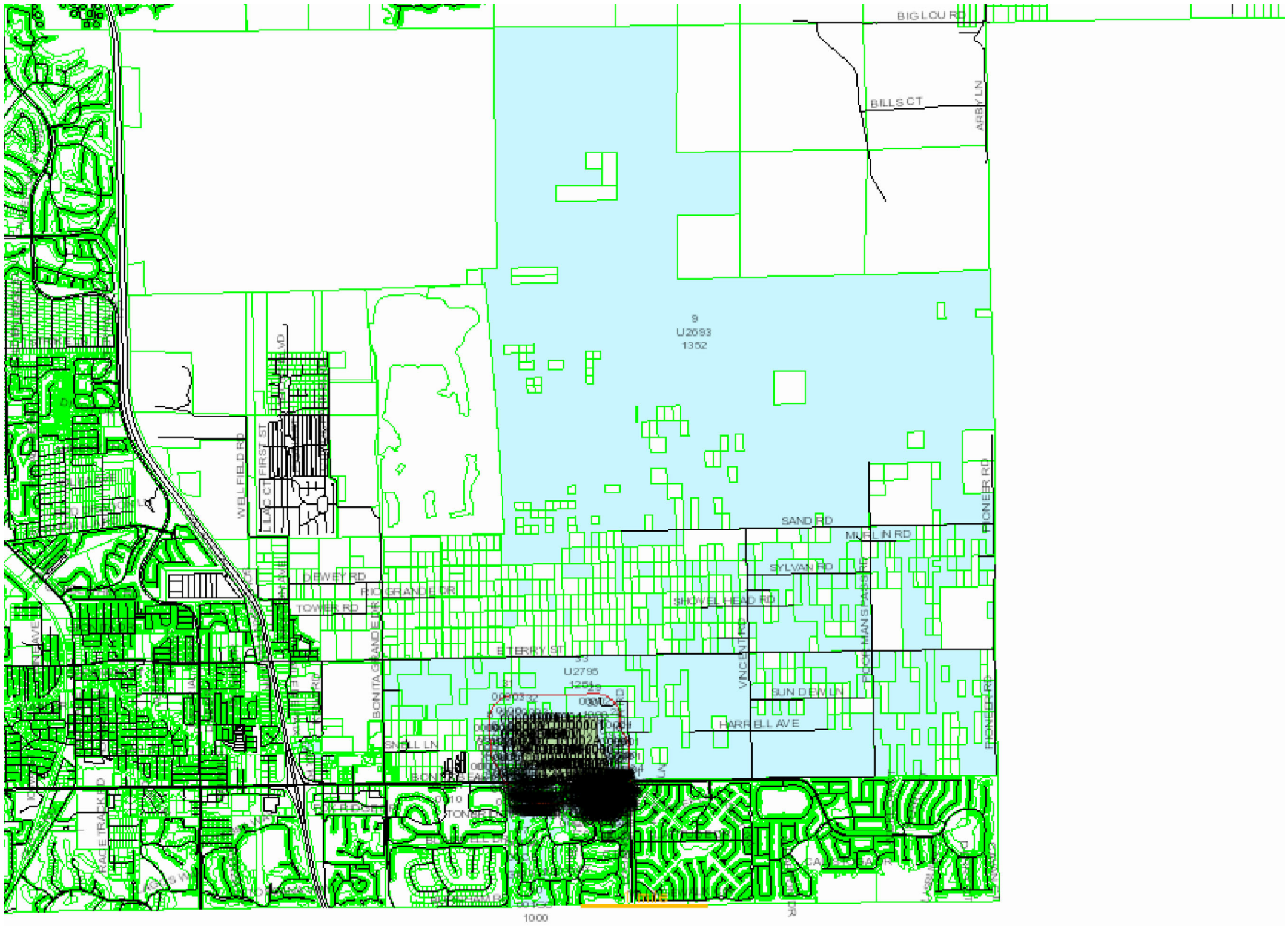
If there are any proposed utility infrastructure installations, then the appropriate meetings and submittals per the Bonita Springs Utilities specifications shall be required.

Respectfully,
Bonita Springs Utilities, Inc.

Kim Hoskins, P.E.
Director of Engineering

RAVENA LAKES
List of STRAP Numbers
in Project Boundary

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


BIG LOU RD
BILLS CT
ARBY LN
9
U2693
1352
WELLFIELD RD
FIRST ST
LILAC CT
SAND RD
MURLIN RD
PIONEER RD
SYLVAN RD
TOWNE RD
RIO GRANDE DR
SHOVEL HEAD RD
VINCENT RD
BONITA GRANDE DR
U2795
1251
SUNDEW LN
HARRELL AVE
1000

CRISAFULLI INVESTMENT GROUP LL
6184 JAYS WAY
MILTON FL 32570

CRISAFULLI INVESTMENT GROUP LL
6184 JAYS WAY
MILTON FL 32570

CRISAFULLI INVESTMENT GROUP LL
6184 JAYS WAY
MILTON FL 32570

CRISAFULLI INVESTMENT GROUP LL
6184 JAYS WAY
MILTON FL 32570

BROWN DAVID
25295 PINSON DR
BONITA SPRINGS FL 34135

DACHUK DONALD
13060 RIO GRANDE DR
BONITA SPRINGS FL 34135

GLASE GOLF INC
27730 FAYGIN LN
BONITA SPRINGS FL 34135

JAKS LLP
677 MYRTLE RD
NAPLES FL 34108

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

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

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

FRISBEE DENNIS
6600 SW 4TH ST
PEMBROKE PINES FL 33023

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

BONITA SPRINGS ISLAMIC CENTER
27721 FAYGIN LN
BONITA SPRINGS FL 34135

FERCHAU MARY ELLEN +
48715 COUNTY RD X
SAGUACHE CO 81149

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

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

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

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

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LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

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

POOLE STANLEY R TR
2 FARM LN
ROCKPORT MA 01966

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

PINNACLE TOWERS INC
4017 WASHINGTON RD PMB 353
MCMURRAY PA 15317

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

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

DESENA EMELIA TR
14137 TIVOLI TER
BONITA SPRINGS FL 34135

HOWELL LEN & JOAN
14129 TIVOLI TER
BONITA SPRINGS FL 34135

CUNNINGHAM CAROL A +
14121 TIVOLI TER
BONITA SPRINGS FL 34135

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LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

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

POOLE STANLEY R TR
2 FARM LN
ROCKPORT MA 01966

POKLEMBA DEBRA S
28049 E BROOK DR
BONITA SPRINGS FL 34135

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

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

ANTONOPOULOS EVELYN H TR
14133 TIVOLI TER
BONITA SPRINGS FL 34135

PERFETTO ROBERT J TR
PO BOX 366174
BONITA SPRINGS FL 34136

MILLER GINA M +
14117 TIVOLI TER
BONITA SPRINGS FL 34135

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

PENNACCHIA DANTE R TR
14105 TIVOLI TER
BONITA SPRINGS FL 34135

SCIACCHETANO VICTOR + LOIS
14093 TIVOLI TER
BONITA SPRINGS FL 34135

JONATHAN F GRULL TRUST +
4106 FALLS RD
MANCHESTER MD 21102

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

CAVALLI MARIO & ELENA
14067 TIVOLI TER
BONITA SPRINGS FL 34135

NAYLOR WILLIAM W &
14059 TIVOLI TER
BONITA SPRINGS FL 34135

CONGO ELLEN TR
14051 TIVOLI TER
BONITA SPRINGS FL 34135

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

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

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

MASON LESLIE A
24 SANDY RIDGE RD
STERLING MA 01564

ARMBRUSTER PATRICIA ANN
14087 TIVOLI TER
BONITA SPRINGS FL 34135

PETRANDO SUSAN A TR
14079 TIVOLI TER
BONITA SPRINGS FL 34135

FRANZ JANICE E
14071 TIVOLI TER
BONITA SPRINGS FL 34135

FIORDALISO ARTHUR R &
14063 TIVOLI TER
BONITA SPRINGS FL 34135

ROTHSTEIN NEAL
14055 TIVOLI TER
BONITA SPRINGS FL 34135

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

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

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

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

EBELHAR LARRY &
14038 TIVOLI TER
BONITA SPRINGS FL 34135

QUINN GREGORY M &
34 SPRING RD
NEEDHAM MA 02494

ABERNATHY JOHN M
14054 TIVOLI TER
BONITA SPRINGS FL 34135

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

HAMM HARRY C JR
1764 MEADOWCREST DR
PITTSBURGH PA 15241

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

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

MUSHINSKI STEPHEN J &
14094 TIVOLI TER
BONITA SPRINGS FL 34135

KOWALCHUK EDWARD L TR
14102 TIVOLI TER
BONITA SPRINGS FL 34135

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TIVOLI TERRACE PROPERTIES LLC
14034 TIVOLI TER
BONITA SPRINGS FL 34135

ZELLER PAMELA J TR
14042 TIVOLI TER
BONITA SPRINGS FL 34135

MISKULIN FREDERICK J &
14050 TIVOLI TER
BONITA SPRINGS FL 34135

MCKINNEY DAWNE E TR
14058 TIVOLI TER
BONITA SPRINGS FL 34135

ADELBERG PAUL
19 DOLPHIN COVE QUAY
STAMFORD CT 06902

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

DARDY WILLIAM A TR
14082 TIVOLI TER
BONITA SPRINGS FL 34135

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

NUTTALL DAVID W TR
14098 TIVOLI TER
BONITA SPRINGS FL 34135

DESANDRE DAVID C TR
49518 VILLA DR
NOVI MI 48374

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

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

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

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

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

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

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

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

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

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

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ARNOFF GAIL P
420 EAST GLENGARY CIR
CLEVELAND OH 44143

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

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

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

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

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

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

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

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

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

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

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MAHMOUD HAYTHAM M &
29002 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

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

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

BIEGEL ANDREW +
29020 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

GYURAK CSABA &
29026 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

CONWAY DANIEL J
29032 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

UMAROV KHASAN &
29038 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

SAGGIO KEITH
29044 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

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

IANUALE STEVEN
19 BOBOLINK CT
WAYNE NJ 07470

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WALLACE DOUGLAS V &
6912 LOBELIA DR
NEW ALBANY OH 43054

SAUNDERS KIRK BRANT &
29012 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

WEINGARTNER CHERYL A +
364 JOSHUA TREE DR
COLLEGEVILLE PA 19426

SMITH CHRISTOPHER A
29024 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

LONG JOSEPH & CAROL
29030 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

ARCIERE JEFFREY & CAMILLE
29036 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

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

CARABELLI LOUIS JAMES +
29048 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

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

CORFIAS CATHY A
29060 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

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FISCHBACH GIESELE
29062 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

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

GEIBLINGER JOHANN & MARTA
29074 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

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

HAGEN MASSIMO F TR
7 BALDWIN RD
LONDONDERRY NH 03053

CASSADY JAMES GARY II
29092 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

BARBOUNIS CONSTANTINE G TR
8741 HIDEAWAY HARBOR CT
NAPLES FL 34120

COLLINSON ANTHONY D
29051 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

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

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

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BROAD TIMOTHY W TR
46 HAWTREE WAY
GROTON MA 01450

CIRIACO ANTHONY +
PO BOX 420
ERIE CO 80516

HOWARTH MATTHEW I &
29078 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA MN 55305

BOYLAN DEBRA L
29090 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

BROPHY DANIEL D
29096 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

WALKER BRENDA L
29057 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

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

LUTKOWSKI ANDREW K &
16712 GILROY ST
BONITA SPRINGS FL 34135

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

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SAMAHA MONICA L
29031 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

UNKNOWN HEIRS OF
GARY GREASER
3710 PEMBROOKE DR
RICHMOND TX 77406

SULLIVAN KATHERINE M
29019 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

PORCO PAUL
75 KNOLL RD
SOUTHAMPTON NY 11968

DOERFLER FREDERICK J
28000 BOCCACCIO WAY
BONITA SPRINGS FL 34135

SETTINERI CYNTHIA
28020 BOCCACCIO WAY
BONITA SPRINGS FL 34135

BRUMM RICHARD
28040 BOCCACCIO WAY
BONITA SPRINGS FL 34135

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

B&O FL LLC
63 CAMERON WAY
REHOBOTH MA 02769

DITTAMORE CHARLES TR
28072 BOCCACCIO WAY
BONITA SPRINGS FL 34135

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CHIRICO PATRICIA M
29029 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA MN 55305

FERNANDEZ BERTA +
29017 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

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

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA MN 55305

ROHDENBURG MICHAEL
422 S WEST AVE
ELMHURST IL 60126

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

PHELPS DENNIS + JANET
28062 BOCCACCIO WAY
BONITA SPRINGS FL 34135

SHANDY REAL ESTATE INC
4003 UPOLO LN
NAPLES FL 34119

BENNETT ERNEST J
28074 BOCCACCIO WAY
BONITA SPRINGS FL 34135

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EBLAN CHERYL
28078 BOCCACCIO WAY
BONITA SPRINGS FL 34135

FREDERICKSEN ROBIN
28084 BOCCACCIO WAY
BONITA SPRINGS FL 34135

GRAHAM CONSTANCE J TR
28094 BOCCACCIO WAY
BONITA SPRINGS FL 34135

POLAND JENNA N &
1656 SCITUATE AVE
CRANSTON RI 02921

BRADLEY PEGGY
28123 BOCCACCIO WAY
BONITA SPRINGS FL 34135

VARGA KATHLEEN NORA
JEAN FLEURY
8980 MADRID CIR
NAPLES FL 34104

BARDEN WILLIAM J &
28111 BOCCACCIO WAY
BONITA SPRINGS FL 34135

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

CARMODY MARIA A +
17113 HILLCREST MEADOW DR
CHESTERFIELD MO 63005

SIMON ARTHUR E
80 BARBERRY DR
OCEAN NJ 07712

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WAYSACK ROBERT D TR
28080 BOCCACCIO WAY
BONITA SPRINGS FL 34135

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

MGN REAL ESTATE LLC
3958 BERING CT
NAPLES FL 34119

PHILLIPS DENNIS K TR
3400 ALDERSGATE RD
DAYTON OH 45440

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

CALABRIA JOHN J &
28115 BOCCACCIO WAY
BONITA SPRINGS FL 34135

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

OPORTUS SERGIO CHACON &
28103 BOCCACCIO WAY
BONITA SPRINGS FL 34135

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

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

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

RICCIOLI CARMINE A &
28081 BOCCACCIO WAY
BONITA SPRINGS FL 34135

EVANS MICHAEL J &
28077 BOCCACCIO WAY
BONITA SPRINGS FL 34135

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

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

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

CHOATE WILFORD L TR
28055 BOCCACCIO WAY
BONITA SPRINGS FL 34135

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

LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA MN 55305

COX KENNETH S &
535 EDGEWOOD DR
NEW CASTLE IN 47362

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LINDBERG HOLDINGS LLC
13415 LARKIN DR
MINNETONKA MN 55305

SKIZAS KENNETH & RACHEL
28079 BOCCACCIO WAY
BONITA SPRINGS FL 34135

JACKSON GARDNER III TR
28075 BOCCACCIO WAY
BONITA SPRINGS FL 34135

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

SECOL STEPHAN H & DOROTHY
3 BOXWOOD DR
OCEAN NJ 07712

WALKER GREGORY K &
28059 BOCCACCIO WAY
BONITA SPRINGS FL 34135

HAWLEY KAREN TR
28045 BOCCACCIO WAY
BONITA SPRINGS FL 34135

SZYMANSKI NANCY LAWS
28025 BOCCACCIO WAY
BONITA SPRINGS FL 34135

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

TOUGAS THOMAS REED &
14820 CARDUCCI CT
BONITA SPRINGS FL 34135

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NELSON JAMES E
14810 CARDUCCI CT
BONITA SPRINGS FL 34135

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

POMPOSELLO NANCY +
28130 GROSSETTO WAY
BONITA SPRINGS FL 34135

BONFIELD PHYLLIS MARY TR
28110 GROSSETTO WAY
BONITA SPRINGS FL 34135

WARD JANE +
10 ISABEL CT
ALBANY NY 12205

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

HEINS JANET
PO BOX 354
PECONIC NY 11958

LOCKWALD MEGEN MARIE
28020 GROSSETTO WAY
BONITA SPRINGS FL 34135

MOORE DENNIS & FAITH
28005 GROSSETTO WAY
BONITA SPRINGS FL 34135

CHATER GARY +
28244 JEWEL FISH LN
BONITA SPRINGS FL 34135

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WESKALNIES CURTIS L &
14800 CARDUCCI CT
BONITA SPRINGS FL 34135

ECHTERLING THOMAS R TR
28150 GROSSETTO WAY
BONITA SPRINGS FL 34135

PRAINO ROBERT
28120 GROSSETTO WAY
BONITA SPRINGS FL 34135

FAGAN LEONA M
28100 GROSSETTA WAY
BONITA SPRINGS FL 34135

VICANEK MICHAL
28080 GROSSETTO WAY
BONITA SPRINGS FL 34135

DODDS DAVID WILLIAM &
28060 GROSSETTO WAY
BONITA SPRINGS FL 34135

CAPRARELLI JOSEPH +
103 MADISON AVE
CRANSTON RI 02920

KNOWLES TRACY
28010 GROSSETTO WAY
BONITA SPRINGS FL 34135

TERRA NOSTRA ENTERPRISES INC
619 ROUTE 523
WHITEHOUSE STATION NJ 08889

TYNION DANIEL & HANNAH
28035 GROSSETTO WAY
BONITA SPRINGS FL 34135

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

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

MAHER TIMOTHY J &
28155 GROSSETTO WAY
BONITA SPRINGS FL 34135

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

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

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

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

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PALM BEACH GARDENS FL 33418

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

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STRELL STACEY LYNN
28125 GROSSETTO WAY
BONITA SPRINGS FL 34135

STOVALL INGER BENEDIKTE
PO BOX 1177
BONITA SPRINGS FL 34133

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

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

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

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4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

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PALM BEACH GARDENS FL 33418

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4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

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

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

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

SORRENTO CONDOMINIUM ASSOCIATI
28051 SOSTA LN
BONITA SPRINGS FL 34135

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

SORRENTO CONDOMINIUM ASSN

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

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

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

LIGUORI SORRENTO LLC
11 NEWTON ST
SAYVILLE NY 11782

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

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

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

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

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

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

MARTINEZ KARLEY
28090 SOSTA LN #2
BONITA SPRINGS FL 34135

YU XUELI
6 DEER HAVEN DR
HAYDENVILLE MA 01039

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

MCQUILLAN MITCHELL &
5000 EVANS RD
HOLLY MI 48442

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

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CAPOBIANCO PAUL +
515 FIRST AVE
BAYPORT NY 11705

NEUNER SUZANNE
28078 SOSTA LN #1
BONITA SPRINGS FL 34135

MILLER MARCI & JOSEPH J
266 PEEL RD
LANGHORNE PA 19047

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

PERKO KATHLEEN
28074 SOSTA LN #3
BONITA SPRINGS FL 34135

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

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

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

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

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

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

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

OCCIANO BETH
28078 SOSTA LN #4
BONITA SPRINGS FL 34135

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

TENREIRO KELLI
28074 SOSTA LN #4
BONITA SPRINGS FL 34135

DUSOLD DAVID R +
53 ORCHARD LN
SPRINGFIELD IL 62712

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

CHESKIN BRYAN LEIGH
26987 WILDWOOD PINES LN
BONITA SPRINGS FL 34135

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

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

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

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

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

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

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

HORINE JOSEPH
28055 SOSTA LN
BONITA SPRINGS FL 34135

KUEPER KIMBERLY MARIE &
801 PIONEER CT
BREESE IL 62230

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

RIEDESEL CHARLES & SUSAN
6596 LEE RD
DANE WI 53529

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

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

BOOK JEFFREY
28054 SOSTA LN #2
BONITA SPRINGS FL 34135

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

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

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

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

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

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

MONTEIRO CHRISTOPHER &
27 LANDERS RD
STONEHAM MA 02180

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

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

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

DESIMONE DIANE M &
270 PARK LN
GRAND ISLAND NY 14072

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

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

MCDOWELL JONATHAN
28075 SOSTA LN #1
BONITA SPRINGS FL 34135

ZERILLI STEVEN & LISA
43 LOOP DR
SAYVILLE NY 11782

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

PRUE CATHY
28079 SOSTA LN #3
BONITA SPRINGS FL 34135

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

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

LAROSA DAVID FRANCIS &
2547 MONARCH WAY
BEL AIR MD 21015

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

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

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

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

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

MASTRIPOLITO ROBERT &
111 RAMBLEWOOD DR
GLENMOORE PA 19343

ROUILLE DENNIS A
PO BOX 2303
SOUTH BURLINGTON VT 05407

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

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

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

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

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

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

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

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

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

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

SHEDD CAPITAL PARTNERS LLC
129 KNOCKDERRY LN
INVERNESS IL 60067

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SILANO JOCELYN
28087 SOSTA LN #4
BONITA SPRINGS FL 34135

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

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

RINIKER EDWIN HENRY &
6232 GREENBRIAR LN
CEDAR RAPIDS IA 52404

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

SHIELDS WARREN K +
3131 WILDWOOD DR
MC DONALD OH 44437

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

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

OLSEN ROBERT & ROBIN
105 CANTERBURY LN
MORGANVILLE NJ 07751

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

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

JUAREZ CYNTHIA
28013 SOSTA LN #1
BONITA SPRINGS FL 34135

SAPONJA MILAN & DIJANA
2886 VISTA CT
UNIONTOWN OH 44685

JOHNSON DONALD ALLEN +
10234 QUEEN AVE S
BLOOMINGTON MN 55431

GEFFNER DAVID & CINDY TR
135 SUNSET DR
SAYVILLE NY 11782

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

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

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

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

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

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

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

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

LEWIS RICHARD &
1387 SHIRE CIR
INVERNESS IL 60067

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

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

GEMME RAYMOND L &
PO BOX 433
GUILDERLAND NY 12084

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

GASBARRE ANN MARIE
456 TRAILWOOD CT
WEBSTER NY 14580

SHAPIRO AUDREY
28000 SOSTA LN #2
BONITA SPRINGS FL 34135

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

PACHORI ZUBIN TR
18101 LAGOS WAY
NAPLES FL 34110

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

SOMMER VINCENT P TR
948 PRAIRIE HILL CT
CARY IL 60013

SHANKLETON TRACY
28008 SOSTA LN #3
BONITA SPRINGS FL 34135

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

DHRUV PROPERTIES LLC
4242 CAPE MAY DR
MARLBORO NJ 07746

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

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

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

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

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

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

BENNETT MICHAEL & MEGGIN
93 SEJON DR
SAYVILLE NY 11782

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

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

FILINUK JOSEPH & SUSAN
20 MAPLEWOOD LN
MANTUA NJ 08051

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

FORREST TODD & LISA
1074 BUINEVERE DR
ROCHESTER NY 14626

ALLYN WANDA
28022 SOSTA LN #2
BONITA SPRINGS FL 34135

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

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

EKBERG ERIC J & MARYANN
9 ROBERT DR
WARWICK NY 10990

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

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

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REUSS LARRY TR
655 FIELD CLUB RD
PITTSBURGH PA 15238

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

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

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

RANDO GREGORY
28030 SOSTA LN #4
BONITA SPRINGS FL 34135

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

REVISED MAY 2025

Table 1: CURRENT FUTURE LAND USE DENSITY CALCULATION

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

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

Table 2: Residential Land Area - Urban Fringe Community

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

Table 3: Commercial Land Use Area - Urban Fringe Community

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

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



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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RVi
2600 Maitland Center Pkwy
Suite 262
Maitland, FL 32751
Tel: 407.775.6500
www.rviplanning.com

REVANA LAKES • TOPOGRAPHY MAP

- Lee County, FL
- Date: 4/12/2022
- # 1116-100
- Seagate Development Group

Subject Boundary
1' Contours

SEAGATE DEVELOPMENT GROUP
Artistry. Transparency. Sincerity.

0 100 200 400 600
1 inch = 200 Feet
24" x 36"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Revana Lakes
Mixed-Use Planned Development

Exhibit IV-H
Schedule of Deviations & Justification Narrative

Deviation 1 seeks relief from LDC Section 3-331(d)(3)(a), which requires stormwater retention/detention lakes to have a maximum depth of 20' below control elevation to allow for a maximum depth of 40' for the existing mining lakes.

> **Justification: The property has historically been utilized as a mining and excavation operation, which has resulted in excavation activities occurring on the property to a maximum depth of 40+/- feet. This deviation is sought only for the mine lakes that are created by the active mining operation. This deviation is not applicable to any new non-mine lakes excavated for purposes of providing stormwater management, which will maintain a maximum depth of 20 feet per the LDC. This deviation simply memorializes existing conditions that were not created by the Applicant.**

Deviation 2 seeks relief from LDC Section 3-331(d)(4), which requires a 4:1 (H:V) maximum slope between the top of bank and 6 feet below average wet season water to allow for placement of riprap on in accordance with LDC 7-359(g) and MCP typical section, and / or installation of a seawall that can replace the 4:1 slope in accordance with LDC 7-359(b)(1) and MCP typical section for the existing mining lakes.

> **Justification: This deviation applies to the lake bank slopes of the mining lakes associated with the previous mining and excavation operations. The two (2) large existing mining lakes are the result of historical mining activities.**
>
> **In order to achieve the lake bank slopes required by LDC Section 3-331(d)(4), additional excavation of the mining lakes slopes will be completed to a depth of 6-feet below the average wet season water table, with a 4:1 slope being excavated landward to a top of bank elevation. The addition of riprap or seawall as requested by this deviation would allow for the 4:1 slope to be protected adjacent to the proposed development area. The maximum length/percentage of shoreline length for the seawall will be 2.52% or 354.95 ft. Without the requested deviation, the 4:1 slope mine lake slope would be susceptible to erosion and destabilization from wind driven wave activity over the large mine lake area and could pose a potential threat to the health, safety, and welfare of future property owners along the slopes of the mine lakes. By providing the ability to better stabilize the mine lake banks during large storm events, the mine lakes will be enhanced for stability as part of the proposed planned development.**

Deviation 3 seeks relief from LDC Section 3-331(d)(4) & 3-420(1), which requires sinuous design of shorelines of retention areas, to allow for a non-sinuous lake shoreline for lakes identified on the master concept plan.

Justification: The Applicant is requesting approval of this deviation due to the spatial constraints associated with a heavily impacted site that contains existing mining lakes as well as a 100' canal easement the deviation is necessary to provide sufficient developable area that meets the proposed setbacks as well additional 31 +/- acres or 15% over the code required minimum open space of 40%. The non-sinuous lakes will exceed LDC Code requirements for littoral planting providing a minimum of three (3) native wetland herbaceous plants per linear foot of lake shoreline and 10% of each lake shoreline dedicated as feeding shelves at a 10:1 slope. All lakes will meet the requirements regarding littorals identified in the Comprehensive Plan for the Urban Fringe Community, identified in the LDC and other code requirements, except where the deviation is being requested.

Furthermore, as identified in the proposed conditions and as shown in the supplemental plan view exhibit the non-sinuous lake shorelines littorals shall be planted in an undulating pattern to mimic a sinuous shoreline. This would meet the intent of the LDC and Urban Fringe Community designation requirement by exceeding the one plant per linear foot of lake shoreline requirement. The undulating plantings will not impact the lake ecology but instead would create a greater feeding area for water-dependent avian species than would have been achieved through linear plantings along a non-sinuous lake shoreline. The developer will work with the City to establish a littoral planting plan that meets the intent of the sinuosity requirement.

Approval of this deviation will not negatively impact public health, safety or welfare as the proposed condition of undulating littoral plantings will achieve the intent of the sinuous lake shoreline requirement both within the LDC and the Comprehensive Plan as it will provide a greater number of herbaceous plants within the littoral zones and feeding shelf areas for water dependent avian species.

Deviation 4 seeks relief from LDC Section 4-1665(d)(1), which allows for model homes for a period of time not exceeding three (3) years from the date of issuance of certificate of occupancy (CO) for the model home, to allow for five (5) years from the date of CO issuance.

Justification: Approval of this deviation will allow for the model homes to remain open for a longer period of time, which allows for the MPD to continue sales throughout the duration of the project build-out. As noted above this is a relatively large project of "higher end" custom homes, and sales may span multiple real estate cycles.

Deviation 5 seeks relief from LDC Section 4-1732(4)(n)1. And 2., which requires Recreation facilities, indoor, 1. Gymnasiums, health clubs and similar type recreational establishments wherein large floor areas are required to accommodate equipment for individual users. Four parking spaces per 1,000 square feet of total floor area. 2. All other indoor recreational facilities not specifically listed: One parking space per 100 square feet of total floor area, to permit indoor recreational parking requirements to be calculated at 1 space per 1,000 square feet of floor area.

Justification: The Applicant is requesting approval of this deviation in order to to reduce unnecessary impervious areas within the MPD, as well as encourage and facilitate non-vehicular travel such as walking and biking to the amenity center.

Operationally the existing LDC minimum parking requirements for an amenity center do not contemplate a private amenity center for a residential community. The minimum parking requirement of either 1 space per 250 sf or 1 space per 100 sf depending on use is based on commercial indoor recreational uses like YMCA and Dave & Buster's where increased vehicular use is envisioned. The reduction of parking needs by the residential amenity center is remedied by the fact that the majority, approximately 70%, of the dwelling units will be within ¼ of a mile of the recreational facilities, which is generally accepted as "within walking distance." Given these design provisions, the reduced recreational parking spaces for the private, on-site recreational uses is appropriate as a majority of the residents will either walk, bike or use golf carts to get to the amenity center.

Placing the commercial parking requirements on a residential amenity center creates unnecessary parking that will consume a large amount of land as it also requires the expansion of typical vehicular use areas such as drive aisles. It requires expensive maintenance. It creates runoff and flooding problems. It makes communities less walkable by requiring walkers to traverse a desert of parking that may never be used. It constitutes a colossal subsidy to those who drive cars, at the expense of anyone who doesn't. Lifestyles are changing and traditional parking ratios are outdated. The City's comprehensive plan and LDC encourage and promote walkability, connectivity, pedestrian activity, and complete streets as being proposed by this development. Approval of this deviation will not negatively impact public health, safety, or welfare but would allow for a design that is more inviting to pedestrian traffic within this community.

Deviation 6 seeks relief from LDC Section 4-1892(7), which permits a 3.5-foot encroachment into a side yard setback when a 7.5-foot side yard setback is provided to permit more than a 3.5-foot encroachment with a 5-foot side yard setback.

Justification: A 5-foot side yard setback is standard industry setback for a single-family residential lot. Industry practice is to maintain 6 to 12 inches of separation for house foundation and mechanical equipment pads. For context, generators that run on natural gas must provide a greater separation based on Florida Building Code and the minimum width required for a concrete pad to contain pool equipment is 40 inches with a pool heater; thus the required code separation cannot be met for industry standard side yard setbacks of 5 feet.

The Applicant proposes to maintain a 1-foot minimum side yard setback and 6-foot minimum separation (front to back) between mechanical equipment pads on adjacent houses to allow for a meandering side yard drainage flow and associated maintenance. 10' minimum separation between principal structures will be maintained. A Homeowners Association (HOA) will be enacted for the residential community, which will be responsible for maintaining landscaping, irrigation and drainage on the individual single-family lots. This mechanism will

ensure the HOA will be able to maintain proper drainage and there will be no adverse impacts to the future MPD.

At the time of local development order approval, site and drainage plans must be submitted that show the location of mechanical equipment on the property and adjacent properties with full measurements to demonstrate compliance with this condition for properties that utilize the reduced setback.

Deviation 7 seeks relief from LDC Section 6-111(b)(1), which limits temporary announcement signs to 1 sign per frontage not to exceed 32 square feet and 6 feet in height, to allow for a maximum of 2 signs along the Bonita Beach Road frontage.

Justification: Approval of this deviation will assist in providing enhanced awareness of the community for the traveling public due to the property's location on an arterial roadway with significant distance between both project entrances. This is also appropriate considering the substantial frontage on Bonita Beach Road.

Deviation 8 seeks relief from LDC Section 3-330, which requires a 20-foot-wide easement for a watercourse, drainageway, canal, lake, pond, or stream; to allow a 0-foot-wide easement, where a bulkhead treatment is provided or where an accessory structure such as a viewing platform protrudes into the waterbody. This deviation shall apply to amenity sites within the MPD.

Justification: This deviation will enhance the design of the MPD by allowing amenity sites to be located closer to waterbodies. This creates an attractive feature that is commonly found in master-planned residential subdivisions. Furthermore, this would promote pedestrian activity by providing a destination that connects pedestrians and water which has been shown to increase the interest in walking and biking. Approval of this deviation will not negatively impact the public health, safety, or welfare as the design will ensure access for maintenance of the lake.

REVANA LAKES MPD
EXHIBIT IV-I
STORMWATER MANAGEMENT PLAN NARRATIVE

Conceptually, the stormwater management system will provide an on-site water detention system through a series of lakes and interconnect pipes maximizing the quality and attenuation requirements by temporarily detaining stormwater runoff, and allowing opportunities for treatment processes to occur, prior to the slow controlled discharge of the treated water through the control structure to the ultimate outfall of the Kehl Canal to the north of the site.

The stormwater management system will be consistent with the rules and regulations governing the SFWMD Environmental Resource Permitting requirements. Will demonstrate at the time of development order approval that water leaving the development will meet or exceed the requirements set forth in South Florida Water Management District Environmental Resource Permit for the project in terms of discharge rates and water quality.

The developer shall enter into an agreement with the SFWMD and any other appropriate entity prior to the first site certification for the first phase of construction for the project to provide for the long-term maintenance of the portion of the Kehl Canal that abuts the northern property line. Maintenance activities will include regular clearing of debris within the canal, and canal slope maintenance/erosion control and the removal of exotic vegetation along the southern bank abutting the property.

A Lake Management Plan shall be provided for review and approval by the city staff prior to issuance of the first development order. The Lake Management Plan shall incorporate the Lake Maintenance Plan and incorporate the Water Quality Monitoring Plan.

A Landscape Management Plan will be provided for review and approval by city staff prior to issuance of the first development order. A list of BMP's must be included in the Landscape Management Plan to address potential degradation of surface or groundwater due to use of regulated substances on site.

REVANA LAKES MPD
Schedule of Uses

REVISED OCTOBER 2025

Maximum of 299 Dwelling Units, 100,000 square feet of commercial and office floor area.

Residential Tract A

Accessory uses and structures
Administrative offices
Consumption on Premises
Clubs
    Country
    Private
Dwelling units:
    Single-Family
    Zero-Lot Line
Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
    Water Retention
Food and Beverage Services, accessory only to Club
Health Club or Spa, accessory only to Club
Models:
    Display Center/Sales Center
    Model Home
    Model Unit
Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
    Personal
    Private – On-Site
Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Residential Tract B

Accessory uses and structures
Administrative offices
Consumption on Premises

Clubs:
    Country
    Private
Dwelling units:
    Single-Family
    Two-Family Attached
    Townhouse
    Zero-Lot Line
    Multi-Family Building
Entrance Gates and Gatehouse
Essential Services
Essential Services – Group I Only
Excavation:
    Water Retention
Food and Beverage Services, Limited to use of a club
Health Club or Spa, accessory only to Club
Models:
    Display Center/Sales Center
    Model Home
    Model Unit
Parks, Group I
Parking Lot, Accessory
Real Estate Sales Office
Recreation Facilities
    Personal
    Private – On-Site
Residential Accessory Uses
Signs in accordance with Chapter 6, except where a deviation is approved
Temporary Uses, including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures

Commercial Tract C

Administrative offices
Animals: Clinic
ATM (automatic teller machine)
Auto parts store, no installation service
Bait and tackle shop
Banks and financial establishments (4-408(c)(3)): Group I
Boats:
    Boat parts store
Business services (4-408(c)(5)):
    Group I
Cleaning and maintenance services (4-408(c)(7))
Clothing stores, general (4-408(c)(8))
Clubs: Country, Commercial, Fraternal, Membership organization and Private Consumption on premises
Convenience food and beverage store
Day care center, adult, child

Drive-through facility for any permitted use
Drugstore, pharmacy
Entrance gates and gatehouse
Essential services
Essential service facilities (4-408(c)(13)):
    Group I
    Group II
Excavation:
    Water Retention
Fire station
Food and beverage service, limited
Food stores (4-408(c)(16)):
    Group I only
Government maintenance facility
Hardware store
Health care facility (4-408(c)(19)):
    Group I
    Group IV
Hobby, toy, game shops (4-408(c)(20))
Household and office furnishings (4-408(c)(21)):
    Group I
    Group II
Laundry or dry cleaning (4-408(c)(22)): Group I
Lawn and garden supply store
Library
Nonstore retailers (4-408(c)(28)), all groups
Package store
Parks (4-408(c)(30)):
    Groups I
    Group II
    Group III
Parking lot:
    Accessory
    Temporary
Personal services (4-408(c)(31)):
    Group I
    Group II
    Group III
    Group IV
Pet shop
Pharmacy
Place of worship
Plant nursery
Police or sheriff's station
Recreation facilities
    Commercial (4-408(c)(35)):
        Group I
        Group III
        Group IV

- Personal
- Religious facilities
- Rental or leasing establishments:
  - Group I
  - Group II
- Repair shops (4-408(c)(37)):
  - Group I
- Residential accessory uses (4-408(c)(39))
- Restaurants (4-408(c)(40)):
  - Group I
  - Group II
  - Group III
- Signs in accordance with chapter 6
- Specialty retail shops (4-408(c)(44)):
  - Group I
  - Group II
  - Group III
- Supermarket
- Temporary Uses, including Temporary Sales Office, Temporary Construction Office
- Variety store
- Wireless communication facility

TR TRANSPORTATION CONSULTANTS, INC

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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

REVANA LAKES MPD

PROJECT NO. F2503.01

PREPARED BY:
TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901
239-278-3090

Revised:
November 21, 2025

TRANSPORTATION CONSULTANTS, INC

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VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

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I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the City of Bonita Springs for projects seeking approval for zoning. This report has been completed in compliance with guidelines established in the City of Bonita Springs Traffic Impact Statement Guidelines. The development site is located on the north side of Bonita Beach Road and just to the west of Logan Boulevard in the City of Bonita Springs, Florida. The site location is illustrated on **Figure 1**.

The developer is proposing to rezone the approximate 204.5-acre subject site to Mixed Use Planned Development (MPD) to permit the development of up 299 residential dwelling units and 100,000 square feet of commercial uses consisting of 80,000 square feet of retail uses and 20,000 square feet of professional office uses. Access to the subject site is proposed to Bonita Beach Road via two connections. The western connection will be limited to a right-in/right-out only connection. The eastern connection will be located at the full median opening opposite of Matteotti View, which currently serves the Palmira residential community to the south.

Methodology meeting notes were previously exchanged with the City of Bonita Springs Staff to discuss the requirements for the rezoning traffic study. The latest methodology meeting notes are attached to this Memorandum for reference. This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various surrounding intersections will be completed and analysis conducted to determine the impacts of the development on the surrounding streets and intersections.



F2203.18/Rezoning TIS

TR TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
REVANA LAKES MPD

Figure 1

II. EXISTING CONDITIONS

The subject site is currently vacant. The subject site is generally bordered by vacant land to the east, west and north, and by Bonita Beach Road to the south.

Bonita Beach Road is a four-lane divided arterial that borders the subject site to the south. Bonita Beach Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED DEVELOPMENT

The subject site is proposed to be rezoned to Mixed Use Planned Development (MPD) to permit the development of up to 299 residential dwelling units and 100,000 square feet of commercial uses consisting of 80,000 square feet of retail uses and 20,000 square feet of professional office uses. **Table 1** summarizes the land uses utilized for the purposes of this analysis.

Table 1
Land Uses
Revana Lakes MPD

Land Use	Intensity
Residential Housing	299 Dwelling Units
Retail	80,000 Sq. Ft.
Office	20,000 Sq. Ft.

Access to the subject site is proposed to Bonita Beach Road via two connections. The western connection will be limited to a right-in/right-out only connection. The eastern connection will be located at the full median opening opposite of Matteotti View, which currently serves the Palmira residential community to the south.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 821 (Shopping Plaza W/ Supermarket) was utilized for the trip generation purposes of the proposed commercial retail uses, Land Use Code 710 (General Office Building) was utilized for the trip generation purposes of professional office uses and Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of residential uses. The equations utilized from these land uses are contained in the Appendix of this report for reference. **Table 2** indicates the anticipated weekday A.M. and P.M. peak hour trip generation of the subject site. The anticipated daily trip generation of the subject site is also indicated within Table 2.

Table 2
Trip Generation – Total Trips
Revana Lakes MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Single-Family Detached Housing (299 Dwelling Units)	50	152	202	175	103	278	2,764
Retail (80,000 Sq. Ft.)	175	107	282	352	380	732	7,570
Office (20,000 Sq. Ft.)	37	5	42	7	37	44	286
Total Trips	**262**	**264**	**526**	**534**	**520**	**1,054**	**10,620**

However, the total trips generated by the project shown in Table 2 will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the proposed development. This interaction is called "internal capture". In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding roadways. ITE, in conjunction with a study conducted by the NCHRP (National Cooperative Highway Research Program), has summarized the internal trip

capture reductions between various land uses. For uses shown in Table 2, there is data in the ITE report for interaction between the retail, office and residential uses.

An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE ***Trip Generation Handbook***, 3rd Edition. The resultant analysis indicates that there will be an internal trip capture reduction of two percent (2%) in the A.M. peak hour and twenty-five percent (25%) in the PM peak hour between the retail, office and residential uses. The summary sheets utilized to calculate these internal capture rates for the weekday AM peak hour and PM peak hour are included in the Appendix of this report for reference.

Pass-by traffic was also taken into account for the proposed retail uses on site. Consistent with previous analysis approved by Lee County, thirty percent (30%) of the total retail project traffic was assumed to be pass-by traffic.

It is important to note that the proposed retail uses on site will primarily serve the surrounding residential area. Therefore, the majority of the commercial retail related trips will be to/from the surrounding residential neighborhoods as shown on the attached commercial trip distribution map as part of the methodology meeting notes.

Table 3 and **Table 4** indicate the total retail/office and residential external trip generation of the subject site based on the proposed rezoning request, respectively. **Table 5** indicates the total external trip generation (Table 3 + Table 4) of the subject site based on the proposed rezoning request. The Level of Service analysis will be evaluated based on the trip generation shown in Table 5.

Table 3
Trip Generation – Commercial New Trips
Revana Lakes MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Retail/Office Trips	212	112	324	359	417	776	7,856
Less Internal Capture (2% AM/ 25% PM)	-5	-3	-8	-48	-91	-139	-1,964
Total Trips (Less Internal Capture)	**207**	**109**	**316**	**311**	**326**	**637**	**5,892**
Less Retail Pass-By	-42	-42	-84	-91	-91	-182	-1,703
New Commercial Trips	**165**	**67**	**232**	**220**	**235**	**455**	**4,189**

*Internal capture trips were obtained from the attached internal capture matrices.

Table 4
Trip Generation – Residential New Trips
Revana Lakes MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Residential Trips	50	152	202	175	103	278	2,764
Less Internal Capture (2% AM/ 25% PM)	-1	-3	-4	-82	-39	-121	-691
New Residential Trips	**49**	**149**	**198**	**93**	**64**	**157**	**2,073**

*Internal capture trips were obtained from the attached internal capture matrices.

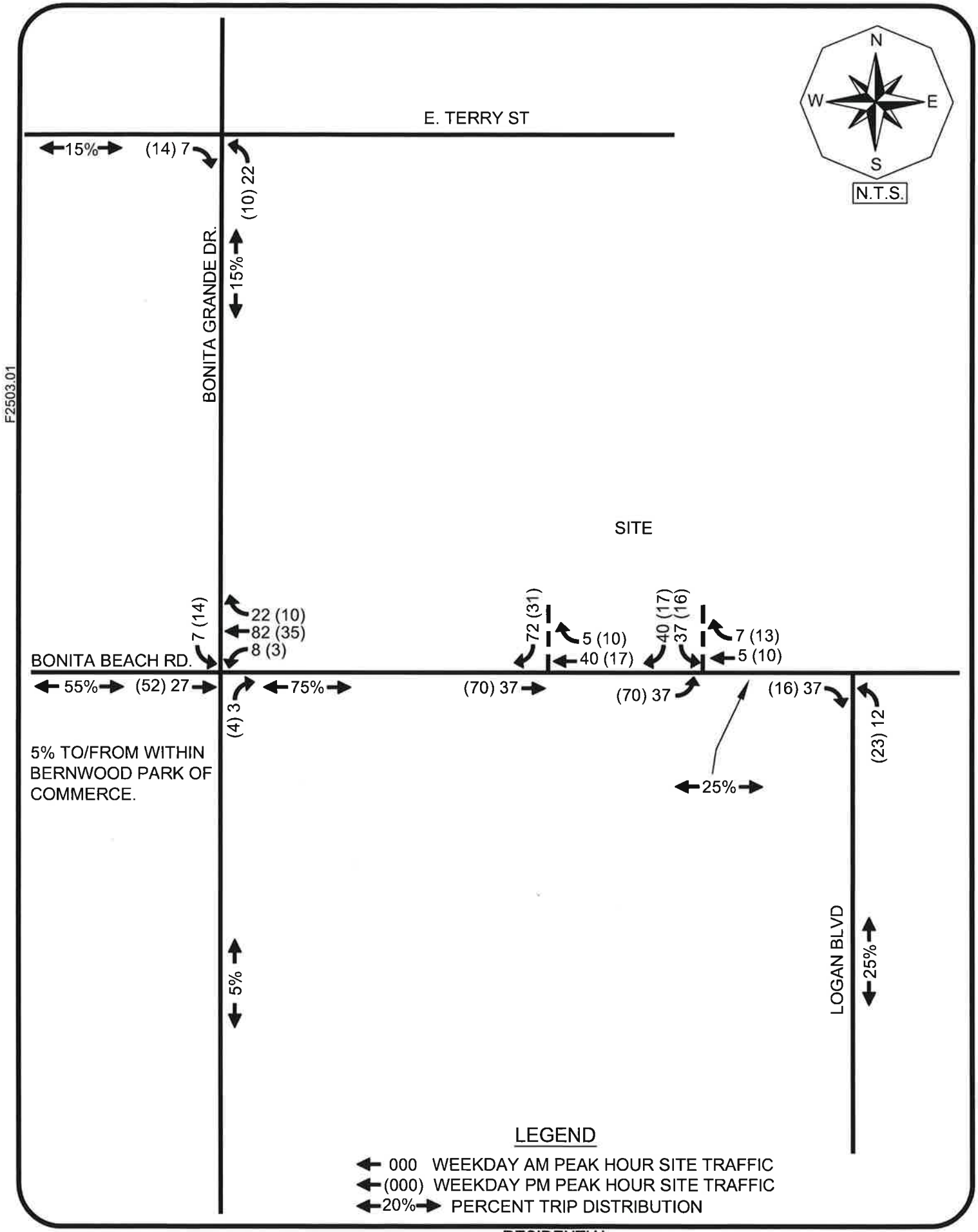
Table 5
Trip Generation – Net New Trips
Revana Lakes MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
New Retail/Office Trips	165	67	232	220	235	455	4,189
New Residential Trips	49	149	198	93	64	157	2,073
Net New Trips	**214**	**216**	**430**	**313**	**299**	**612**	**6,262**

V. TRIP DISTRIBUTION

The residential and commercial trips shown in Table 3 and Table 4 were then distributed to the surrounding roadway network based on the assumed trip distribution as part of the attached methodology meeting notes. It is important to note that the trip distribution for the residential and commercial components of the site will be different as the residential land uses are considered as trip "producers" while the commercial land uses as trip "attractors". Due to the location of the proposed neighborhood commercial development and the amount of residential dwelling units in the immediate area, it was assumed that the majority of the project trips associated with the commercial land use will travel to/from the surrounding residential area. As previously emphasized, the proposed commercial development will primarily serve the surrounding residential area. The commercial trip distribution percentages utilized are shown in the attached methodology meeting notes.

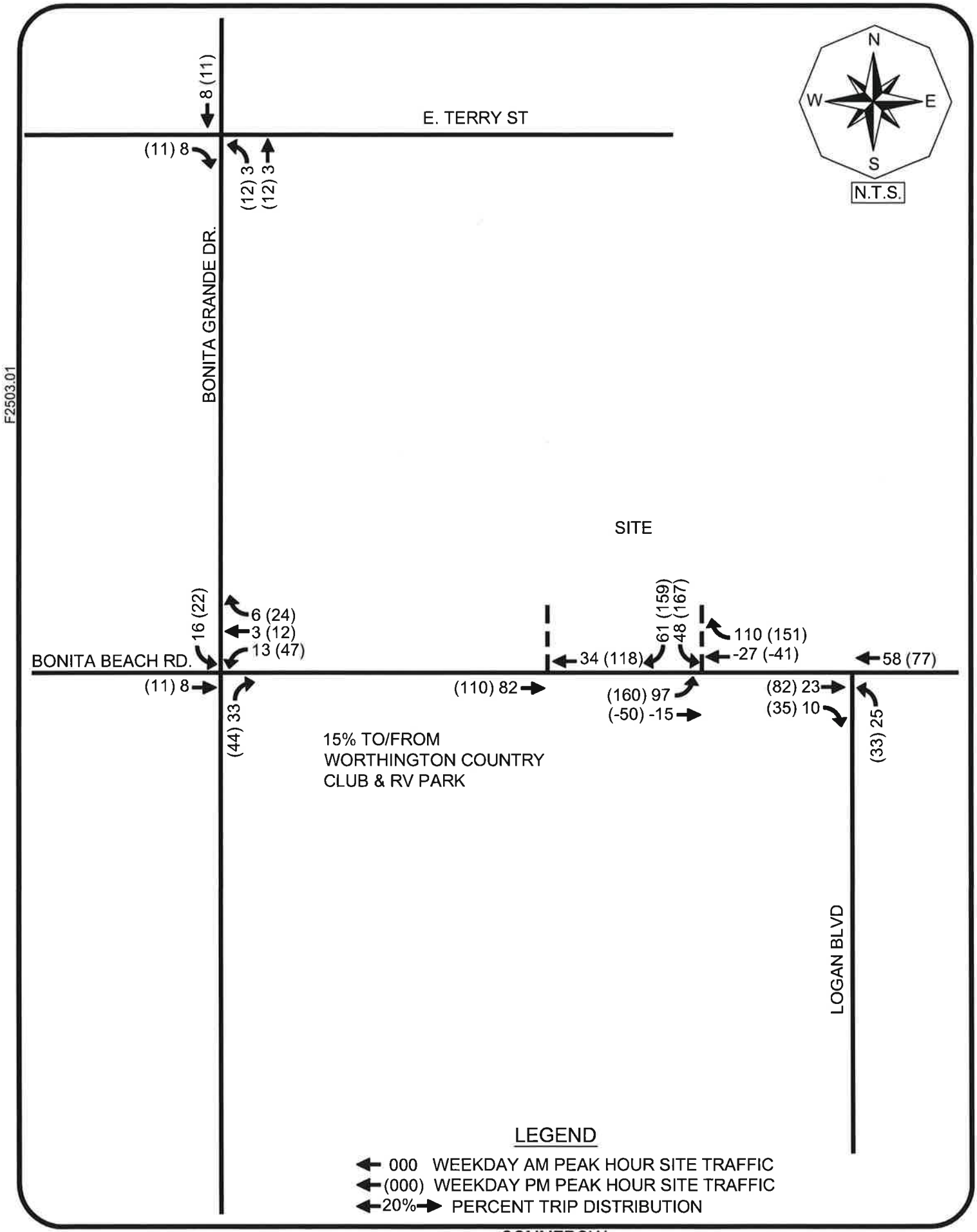
Figure 2 illustrates the percent project distribution and site traffic assignment of the residential related trips to the surrounding roadway network (Table 4). Figure A-1 and Figure A-2, included in the Appendix of this report, illustrate the percent project traffic distribution and assignment of the new and pass-by commercial related trips, respectively (Table 3). **Figure 3** illustrates the resulting assignment of all commercial project related trips (net new + pass-by). **Figure 4** illustrates the cumulative traffic assignment (Figure 2 + Figure 3) of all project related trips.



TR TRANSPORTATION CONSULTANTS, INC

RESIDENTIAL
TRIP DISTRIBUTION SITE & TRAFFIC ASSIGNMENT
REVANA LAKES MPD

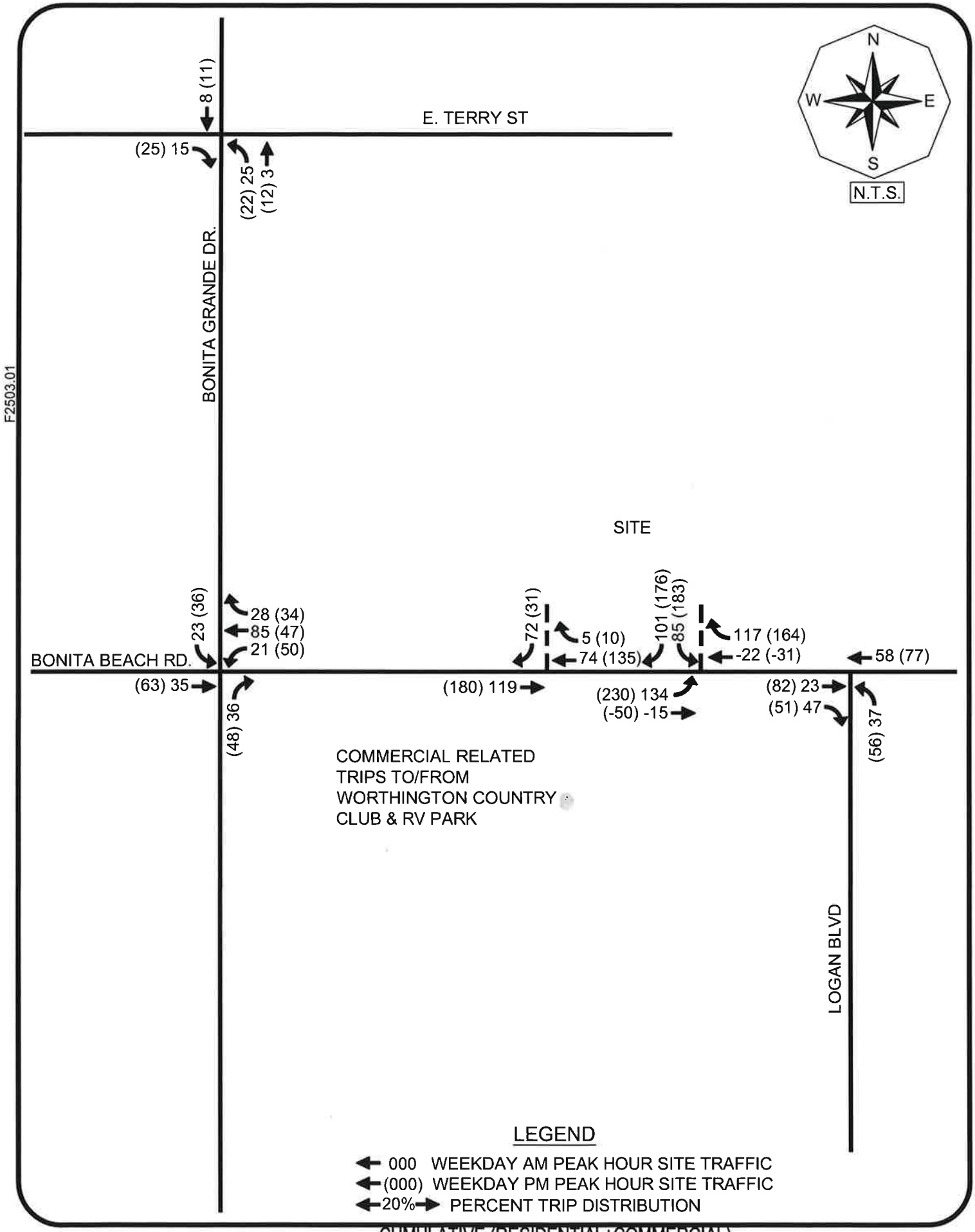
Figure 2



TR TRANSPORTATION CONSULTANTS, INC

COMMERCIAL
NET NEW+PASS-BY TRIP TRAFFIC ASSIGNMENT
REVANA LAKES MPD

Figure 3



TR TRANSPORTATION CONSULTANTS, INC

CUMULATIVE (RESIDENTIAL+COMMERCIAL)
SITE TRAFFIC ASSIGNMENT
REVANA LAKES MPD

Figure 4

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the City of Bonita Springs Traffic Impact Statement Guidelines, Table 1A, in the Appendix, was created. This table indicates which roadway links will exceed 2% or 3% of the directional peak hour capacity of the Level of Service Standard.

The Level of Service threshold volumes for County and City maintained roadways were derived based on the attached Lee County's ***Generalized Peak Hour Directional Service Volumes*** table. The Level of Service threshold volumes for State maintained roadways were derived based on the attached FDOT's ***Generalized Peak Hour Directional Service Table***. Based on Table 1A, the proposed development is anticipated to significantly impact East Terry Street between Imperial Parkway and Bonita Grande Drive, Bonita Grande Drive between East Terry Street and Bonita Beach Road, Logan Boulevard south of Bonita Beach Road, and Bonita Beach Road adjacent to the site.

VI. FUTURE TRAFFIC CONDITIONS

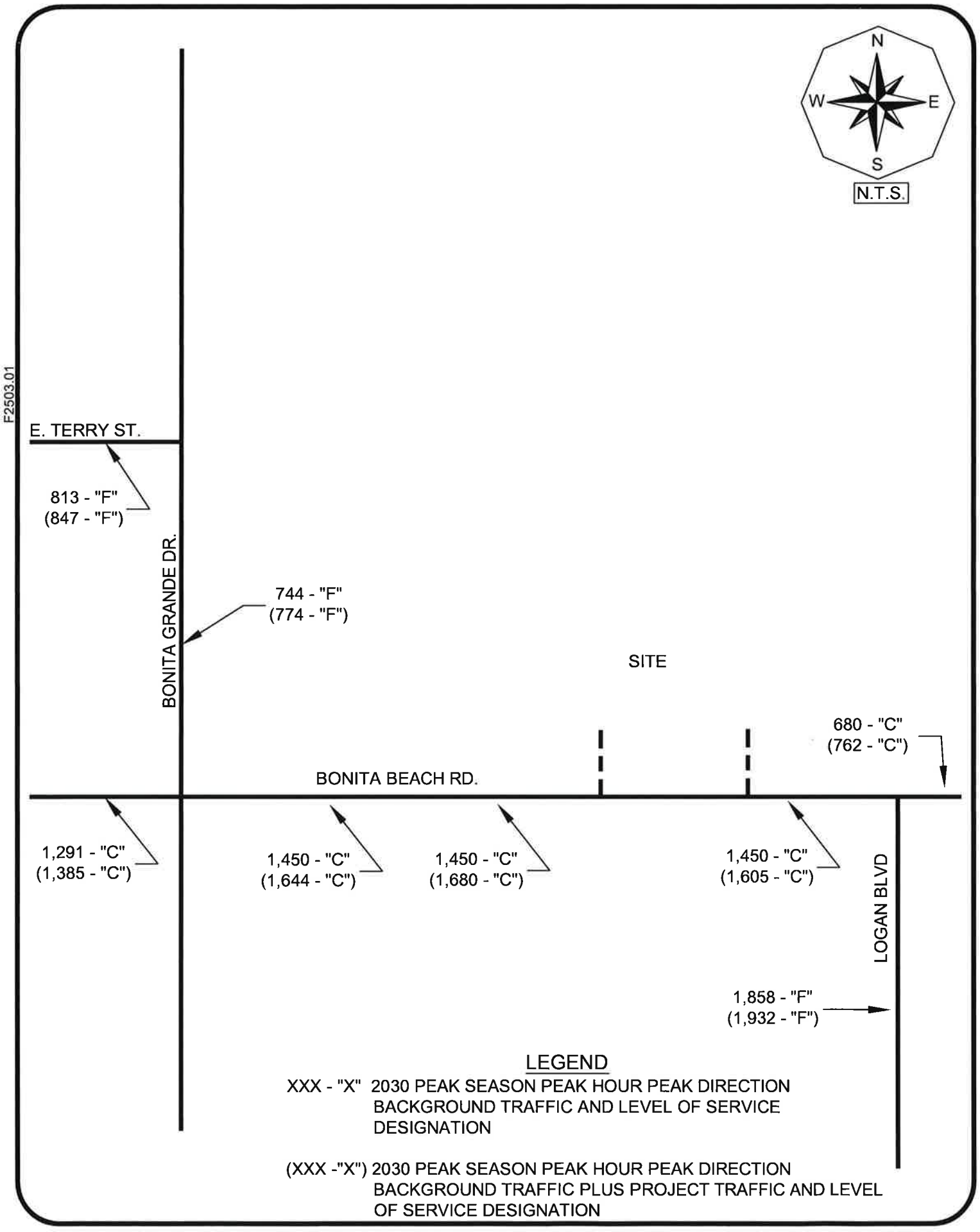
A horizon year analysis of 2030 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. The existing roadway link traffic data was obtained from the 2025 ***City of Bonita Springs Traffic Count Report*** by taking the highest Peak Season, Peak Direction volume from the three (3) day average counts as provided for each count station in the traffic count report. To determine the future 2030 background traffic conditions, the existing peak season, peak direction traffic volumes from the ***2025 City's Traffic Count Report*** were adjusted by the appropriate growth rates. The growth rate calculations are shown in **Table 2A**, which were formulated based on the latest 5-years' worth of historical traffic data from the 2025 ***City of Bonita Springs Traffic Count Report*** and FDOT's **Florida Traffic Online** resource. These projected volumes were then compared with the 2025 existing plus vested traffic volumes. The more conservative of the two volumes was then utilized as the 2030 background traffic volume.

Based on the projected project traffic distribution, the roadway link data was analyzed for the year 2030 without the proposed amendment and year 2030 with the proposed amendment. Traffic data obtained from the City's Traffic Count Report is attached to this report for reference.

Figure 5 indicates the year 2030 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 5 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hour with the development traffic added to the roadways. This figure was derived from **Table 2A** contained in the Appendix. Note, the peak hour - peak direction vested trips were obtained from the 2025 ***City of Bonita Springs Vested Trip Table*** that is attached to the Appendix of this report for reference.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

In comparing the links' functional classification and calculated 2030 traffic volumes to the Service Volume Tables, it was determined that the proposed development will not cause any roadway link to fall below the minimum acceptable Level of Service standards. It is important to note that some roadway segments analyzed was shown to operate at a poor Level of Service in the 2030 background (without the proposed development) traffic conditions. These roadway segments are East Terry Street between Bonita Grande Drive and Bonita Beach Road, Bonita Grande Drive between East Terry Street and Bonita Beach Road as well as Logan Boulevard south of Bonita Beach Road. Bonita Beach Road adjacent to the site was shown to operate at acceptable Level of Service "C" in 2030 both with and without the project traffic. As previously mentioned, the proposed development is not projected to cause any roadway segments within the study area to operate at a poor Level of Service. Figure 5 and attached Table 2A summarize the results of the Level of Service Analysis.



2030 LEVEL OF SERVICE ANALYSIS
REVANA LAKES MPD

Figure 5

Intersection analysis was conducted utilizing the ***SYNCHRO***© software to determine the operational characteristics of the signalized intersection of Bonita Beach Road and Bonita Grande Drive as well as the proposed site access drive intersections along Bonita Beach Road. Intersection analysis was also conducted using ***HCS***© software at the existing roundabout at Bonita Beach Road intersection with Logan Boulevard as well as at the future roundabout at the Bonita Grande Drive intersection with East Terry Street. The intersection analysis was based on the projected 2030 weekday AM and PM peak hour traffic conditions both with and without the project traffic added to the intersection. The analysis at the Bonita Grande Drive and East Terry Street intersection included future build-out traffic volumes from the Bonita Grande Mine RPD (DOS23-105312-BOS). Traffic counts were conducted at all intersections on March 6, 2025. A copy of the raw turning movement count data is included in the Appendix of this report for reference.

The peak hour turning movements were then adjusted for peak season conditions based on peak season factor data as provided by FDOT in their ***Traffic Information Online*** resource. The FDOT peak season correction factor is included in the Appendix of this report for reference. The peak hour peak season traffic volumes were then increased by a standard two percent (2%) growth rate factor along with the vested traffic volumes to determine the projected 2030 background turning movement volumes. The turning volumes projected to be added to the intersection as illustrated on Figure 4 were then added to the 2030 background volumes to estimate the future 2030 traffic volumes with the project. These volumes are based on the data from the spreadsheet contained in the Appendix of this report titled *Development of Future Year Background Turning Volumes*. A summary of the intersection analysis is illustrated on **Table 6** and **Table 7.**

Table 6
Peak Hour Intersection Level of Service Summary
@ Signals & Roundabouts

Intersection		Projected 2030 Background + Vested Trips	Projected 2030 Background + Vested Trips + Project Trips
		LOS	LOS
Bonita Beach Rd/ Bonita Grande Dr (Traffic Signal)	AM	D	D
	PM	D	D
E. Terry St/ Bonita Grande Dr (Future Roundabout)	AM	B	B
	PM	C	D
Bonita Beach Rd/ Logan Blvd (Existing Roundabout)	AM	A	A
	PM	B	B

Table 7
Peak Hour Intersection Level of Service Summary
@ Project Driveways

Intersection	Time Period (Peak Hour)	Approach	Projected 2030 Background + Vested Trips + Project Trips
			LOS
Bonita Beach Rd/ W. Site Access	AM	SB	B
	PM		C
Bonita Beach Rd/ E. Site Access	AM	EB	A
	PM		A
	AM	WB	A
	PM		A
	AM	NB	F
	PM		F
	AM	SB	F
	PM		F

The results of the intersection analysis as shown on Table 6 indicate that the signalized intersection of Bonita Beach Road and Bonita Grande Drive, roundabout at intersection of Bonita Beach Road and Logan Boulevard as well as a future roundabout at intersection of Bonita Grande Drive and East Terry Street will operate at an acceptable LOS both with and without the proposed development traffic in the 2030 weekday A.M. and P.M. peak hour traffic conditions.

Based upon the results of the intersection analysis at the proposed site access connections along Bonita Beach Road, all major movements on Bonita Beach Road were shown to operate at acceptable Level of Service in 2030 weekday A.M. and P.M. peak hour traffic conditions. The minor street approaches at Bonita Beach Road intersection with eastern driveway opposite of Matteotti View were shown to operate at poor Level of Service. This intersection will be analyzed again during the Development Order process with the City of Bonita Springs and Lee County. Therefore, no intersection improvements will be warranted based on the intersection analysis conducted as part of this report. SYNCHRO© and HCS© summary sheets are included in the Appendix of this report for reference.

Turn lane improvements at the site access drives intersections will be evaluated at the time the project seeks a Local Development Order approval.

VIII. CONCLUSION

The proposed mixed-use development is located on the north side of Bonita Beach Road and just to the west of Logan Boulevard in the City of Bonita Springs, Florida. Based on the results of the Level of Service analysis, it was determined that the proposed development will not cause any roadway links to fall below the minimum acceptable Level of Service standards. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

The results of the intersection analysis indicate that the signalized intersection of Bonita Beach Road and Bonita Grande Drive, roundabout at intersection of Bonita Beach Road and Logan Boulevard as well as a future roundabout at intersection of Bonita Grande Drive and East Terry Street will operate at an acceptable LOS both with and without the proposed development traffic in the 2030 weekday A.M. and P.M. peak hour traffic conditions.

The results of the intersection analysis at the proposed site access connections along Bonita Beach Road indicate all major movements on Bonita Beach Road to operate at acceptable Level of Service in 2030 weekday A.M. and P.M. peak hour traffic conditions. The minor street approaches at Bonita Beach Road intersection with eastern driveway opposite of Matteotti View were shown to operate at poor Level of Service. This intersection will be analyzed again during the Development Order process with the City of Bonita Springs and Lee County. Therefore, no intersection improvements will be warranted based on the intersection analysis conducted as part of this report.

Site specific turn lane improvements will be evaluated at the time the project seeks a Local Development Order approval.

APPENDIX

METHODOLOGY MEETING NOTES

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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Mr. Tom Ross, P.E.
Jacobs

FROM: Yury Bykau, P.E.
Senior Project Manager

DATE: March 26, 2025

RE: Revana Lakes CPA & Rezone
CPA/Rezone Traffic Impact Statement Methodology
City of Bonita Springs

This memorandum summarizes the methodology that will be utilized for the traffic impact analysis to be prepared by TR Transportation Consultants, Inc. for the Comprehensive Plan Amendment and rezoning application to permit up to 299 residential dwelling units and 80,000 square feet of commercial retail uses on an approximately 204.5-acre property located in the City of Bonita Springs. See attached preliminary site plan.

Access to the subject site will be provided to Bonita Beach Road via two connections (1 full access and 1 right-in/right-out only). The TIS will be prepared consistent with the methodology outlined in City of Bonita Springs Resolution No. 17-76.

TRIP GENERATION

The trip generation will be completed utilizing the Institute of Transportation Engineer's (ITE) report, ***Trip Generation Manual,*** 11th Edition. Land Use Code 210 (Single-Family Detached Housing) will be utilized for the trip generation purposes of the proposed residential uses and Land Use Code 821 (Shopping Plaza W/ Supermarket) will be utilized for the trip generation purposes of the commercial retail uses. Note, the proposed residential development was assumed to consist of all single-family units for the worst-case trip generation scenario. **Table 1** summarizes the proposed uses on the subject site.

Table 1
Land Uses
Revana Lakes CPA

Land Use	Intensity
Residential Housing	299 Dwelling Units
Commercial/Retail	80,000 Sq. Ft.

TRIP DISTRIBUTION

The trip distribution for the project trips was estimated manually and was based on the available roadway network and commuting patterns in the area. See attached *3-Mile Radius Maps* for assumed trip distribution. Note, the trip distribution for the residential component of the site will be different than for the commercial component of the site.

STUDY AREA

The study area for Comprehensive Plan Amendment traffic study will consist of arterial and collector roads within a 3-mile radius of the site. This is consistent with the traffic studies prepared in Lee County for Comprehensive Plan Amendment applications. See attached *3-Mile Radius Maps*.

The study area for the Rezoning traffic study will consist of arterial and collector roads where the project related trips equals or exceeds 2% or 3% of the directional peak hour capacity of the level of service standard for each roadway segment.

SHORT RANGE & REZONING ANALYSIS (5-YEAR HORIZON)

This analysis will determine the effect of the land use change and rezoning based on the 5-year horizon traffic scenarios. Existing traffic conditions will be based on the traffic data as reported in the 2024 City of Bonita Springs Traffic Count Report prepared by FTE.

Analysis scenarios will be as follows:

- Existing traffic within the study area
- 2030 Future Background Traffic Conditions (Including Vested Trips)
- 2030 Future Background Traffic Conditions plus AM/PM peak hour project trips added to the links.

LONG RANGE (20-YEAR HORIZON) ANALYSIS

This analysis will determine the effect of the land use change based on the long range (20-year horizon) traffic scenarios. The future long range Level of Service analysis will be based on base 2045 loaded network volumes obtained from the D1RPM model. The 2045 background peak hour, peak season, peak direction volumes will be determined by adjusting the 2045 base volumes obtained from the D1RPM model by the appropriate K

& D factors. The K & D factors will be obtained from the 2024 City of Bonita Springs Traffic Count Report

INTERSECTION ANALYSIS

Intersection analysis will be conducted at the proposed site access drive intersections along Bonita Beach Road as well as at the signalized intersection of Bonita Beach Road with Bonita Grande Drive. Intersection analysis may also be conducted at Bonita Grande Drive intersection with E. Terry Street as well as Bonita Beach Road intersection with Logan Boulevard

Attachments



ATWELL

REVANA LAKES

PRELIMINARY SITE PLAN #2a


3-MILE RADIUS MAP
RESIDENTIAL DISTRIBUTOIN
Legend
Site
Bonita Springs
Imperial Pkwy
E Terry St
Bonita Grande Dr
Bonita Beach Rd SE
Rd SE
41 Rd
Livingston Rd
Google Earth
2 mi
N


3-MILE RADIUS MAP
COMMERCIAL DISTRIBUTOIN
Legend
Bonita Springs
Site
Google Earth
2 mi
N

TABLES 1A & 2A

TABLE 1A
PROJECT'S AREA OF IMPACT
REVANA LAKES MPD

Residential

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 198 VPH IN= 49 OUT= 149

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 157 VPH IN= 93 OUT= 64

Commercial

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 232 VPH IN= 165 OUT= 67

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 455 VPH IN= 220 OUT= 235

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT RESIDENTIAL PROJECT TRAFFIC	PERCENT COMMERCIAL PROJECT TRAFFIC	RESIDENTIAL PROJECT TRAFFIC	COMMERCIAL PROJECT TRAFFIC	CUMULATIVE PROJECT TRAFFIC	2% / 3% IMPACT
Bonita Beach Road	E. of Valencia Bonita Blvd	4LD	0	250	1,840	1,960	1,960	0%	15%	0	35	35	1.8%
	E. of Villagewalk Blvd	4LD	0	250	1,840	1,960	1,960	0%	25%	0	59	59	3.0%
	E. of Logan Blvd	4LD	0	250	1,840	1,960	1,960	0%	35%	0	82	82	4.2%
	E. of Site	4LD	0	250	1,840	1,960	1,960	25%	50%	37	118	155	7.9%
	W. of Site	4LD	0	250	1,840	1,960	1,960	75%	50%	112	118	230	11.7%
	W. of Southampton Dr.	4LD	0	250	1,840	1,960	1,960	75%	35%	112	82	194	9.9%
	W. of Bonita Grande Dr.	4LD	0	250	1,840	1,960	1,960	55%	5%	82	12	94	4.8%
	W. of I-75	6LD	0	400	2,840	2,940	2,940	25%	0%	37	0	37	1.3%
	W. of Imperial Pkwy	6LD	0	400	2,840	2,940	2,940	15%	0%	22	0	22	0.7%
Bonita Grande Dr	S. of E. Terry St	2LN	0	0	310	660	740	15%	10%	22	24	46	6.2%
E. Terry St	W. of Bonita Grande Dr	2LN	0	0	310	660	740	15%	5%	22	12	34	4.6%
	W. of Imperial Pkwy	4LD	0	0	770	1,510	1,600	10%	0%	15	0	15	0.9%
Imperial Pkwy	N. of E. Terry St	4LD	0	270	1,970	2,100	2,100	5%	0%	7	0	7	0.3%
	S. of Bonita Beach Rd	4LD	0	250	1,840	1,960	1,960	10%	0%	15	0	15	0.8%
Logan Blvd	S. of Bonita Beach Rd	2LD	0	140	800	860	860	10%	25%	15	59	74	8.6%
I-75	N. of Bonita Beach Rd	8LF	0	4,956	6,825	8,495	8,914	15%	0%	22	0	22	0.2%
	S. of Bonita Beach Rd	8LF	0	4,956	6,825	8,495	8,914	10%	0%	15	0	15	0.2%

* Level of Service Thresholds were obtained from the Lee County Generalized Peak Hour Directional Service Volumes tables (April. 2016)

* Level of Service Thresholds for I-75 were taken from the FDOT's Generalized Peak Hour Directional Service Volume Table. Note, these volumes were adjusted by a factor of 1.05 for ramp metering consistent with FDOT.

TABLE 2A
TRAFFIC COUNTS AND CONCURRENCY CALCULATIONS
REVANA LAKES MPD

ROADWAY	SEGMENT	FTE STA #	2020/2021 ADT	2025 ADT	YRS OF GROWTH [1]	ANNUAL RATE [1]	2025 PK HR PK SEASON PEAK DIRECTION VOLUME [2]	LOS	VESTED TRAFFIC [3]	SOLIS GRANDE PULTE PROJECT VESTED TRAFFIC [3]	BASED ON VESTED 2030 BACKGROUND VOLUME [4]	LOS	BASED ON AGR 2030 BACKGROUND VOLUME [5]	LOS	CUMULATIVE PROJECT TRAFFIC [6]	2030 BACKGROUND + PROJECT VOLUME	LOS
Bonita Beach Road	E. of Villagewalk Blvd	0025	12,200	13,500	4	2.56%	599	C	42	0	641	C	**680**	C	59	739	C
	E. of Logan Blvd	0025	12,200	13,500	4	2.56%	599	C	42	0	641	C	**680**	C	82	762	C
	E. of Site	0019	18,800	22,600	5	3.75%	1,206	C	83	8	1,297	C	**1,450**	C	155	1,605	C
	W. of Site	0019	18,800	22,600	5	3.75%	1,206	C	83	8	1,297	C	**1,450**	C	230	1,680	C
	E. of Bonita Grande Dr.	0019	18,800	22,600	5	3.75%	1,206	C	83	8	1,297	C	**1,450**	C	194	1,644	C
	W. of Bonita Grande Dr.	0018	22,500	25,200	5	2.29%	1,045	C	225	21	**1,291**	C	1,170	C	94	1,385	C
Bonita Grande Dr	S. of E. Terry St	1202	9,100	10,600	5	3.10%	625	D	111	8	**744**	F	728	E	46	774	F
E. Terry St	W. of Bonita Grande Dr	1203	7,900	9,400	5	3.54%	609	D	196	8	**813**	F	725	E	34	847	F
Logan Blvd	S. of Bonita Beach Rd	0024	4,300	9,300	5	16.68%	859	D	0	8	N/A	N/A	**1,858**	F	74	1,932	F

[1] Annual Growth Rates were formulated based on historical traffic data.

[2] The 2025 Peak Hour Peak Season Peak Direction Volumes for all roadways were taken from the 2025 City of Bonita Springs Traffic Count Report.

[3] Vested traffic data provided for Bonita Beach Road, Bonita Grande Dr, and E. Terry Street (April 2024).

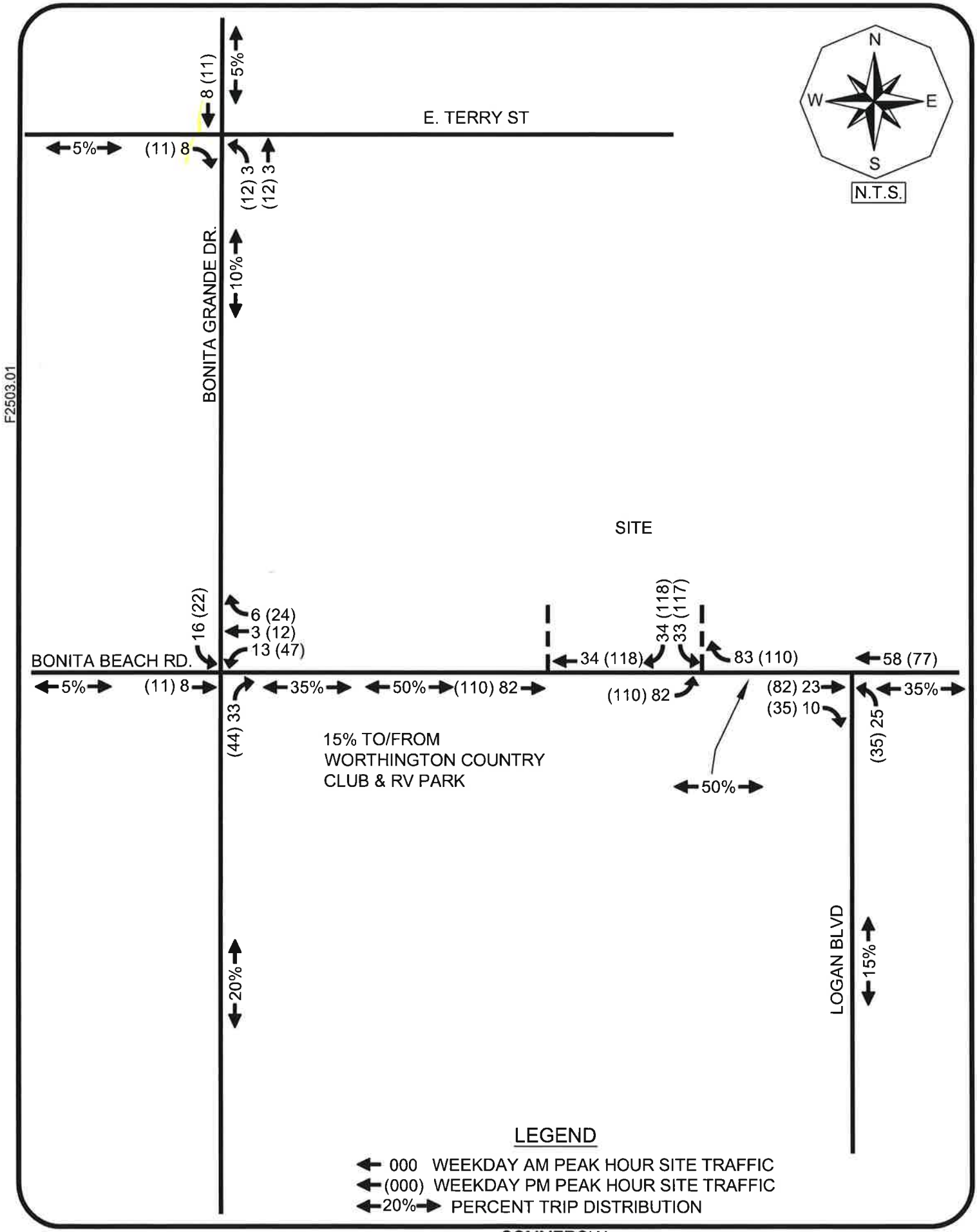
[3] Vested traffic as obtained from the recently constructed Solis Grande (Pulte) project at the northeast corner of Bonita Beach Rd/Bonita Grrade Dr by Lee County.

[4] The 2030 background traffic volume was obtained by adding vested traffic to the 2025 Peak Hour Peak Season Peak Direction volumes.

[5] The 2030 background traffic volumes aas obtained by adjusting the 2025 Peak Hour Peak Season Peak Direction Volume by Annual Growth Rate.

[6] Obtained from Table 1A.

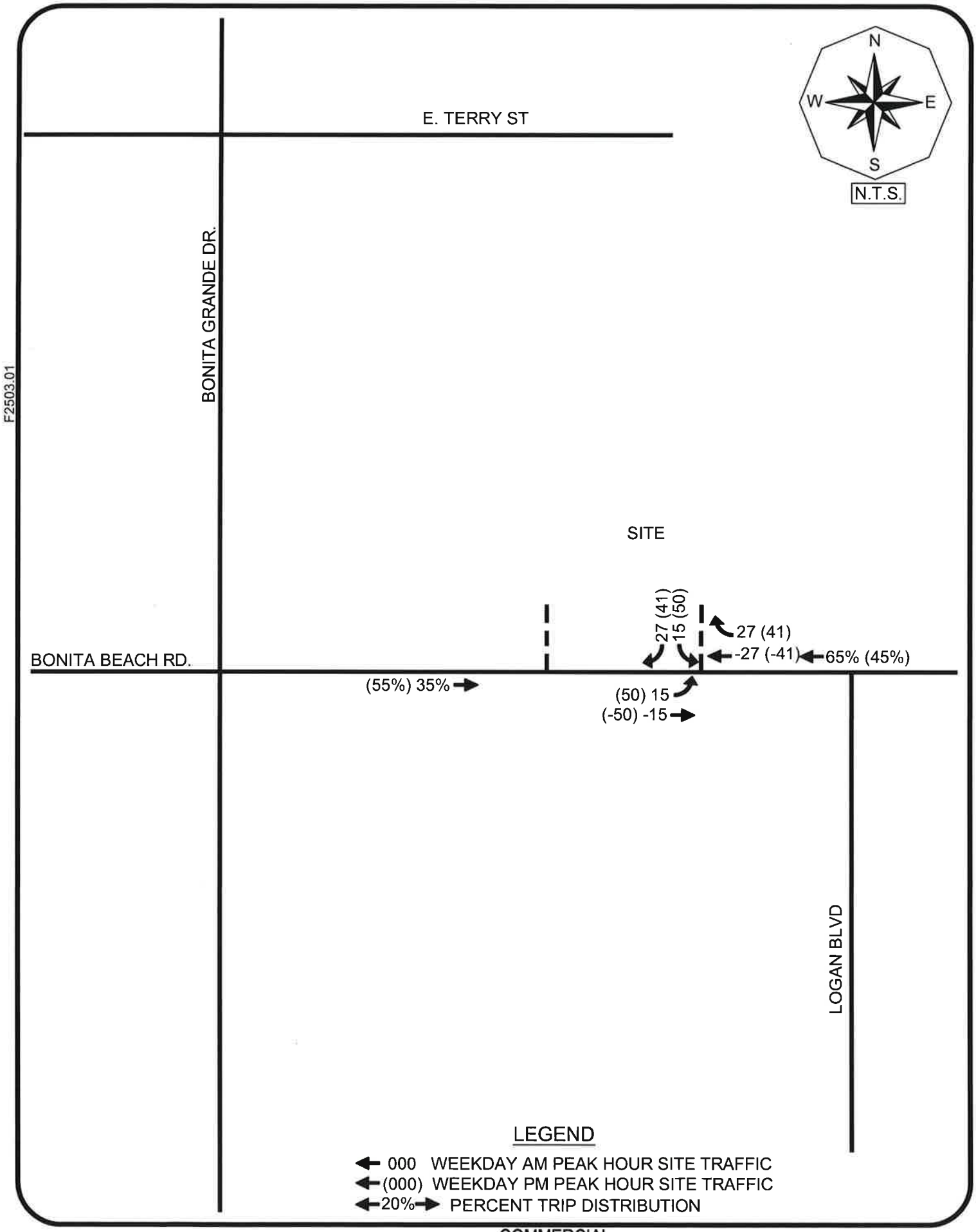
SUPPLEMENTAL FIGURES A-1 & A-2



TRANSPORTATION CONSULTANTS, INC

COMMERCIAL
TRIP DISTRIBUTION SITE & TRAFFIC ASSIGNMENT
OF NEW TRIPS
REVANA LAKES MPD

Figure A-1



TR TRANSPORTATION CONSULTANTS, INC

COMMERCIAL
TRIP DISTRIBUTION SITE & TRAFFIC ASSIGNMENT
OF PASS-BY TRIPS
REVANA LAKES MPD

Figure A-2

LEE COUNTY GENERALIZED SERVICE VOLUMES

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

FDOT GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES

Limited Access

Freeway Generalized Service Volume Tables

(Core Urbanized)

Peak Hour Directional

	B	C	D	E
2 Lane	2,400	3,170	3,970	4,150
3 Lane	3,390	4,600	5,810	6,130
4 Lane	4,340	6,060	7,700	8,170
5 Lane	5,480	7,450	9,680	10,390
6 Lane	6,630	9,220	11,520	12,760

Peak Hour Two-Way

	B	C	D	E
4 Lane	4,360	5,760	7,220	7,550
6 Lane	6,160	8,360	10,560	11,150
8 Lane	7,890	11,020	14,000	14,850
10 Lane	9,960	13,550	17,600	18,890
12 Lane	12,050	16,760	20,950	23,200

AADT

	B	C	D	E
4 Lane	51,300	67,800	84,900	88,800
6 Lane	72,500	98,400	124,200	131,200
8 Lane	92,800	129,600	164,700	174,700
10 Lane	117,200	159,400	207,100	222,200
12 Lane	141,800	197,200	246,500	272,900

(Urbanized)

	B	C	D	E
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610

	B	C	D	E
4 Lane	4,550	6,000	7,400	7,710
6 Lane	6,490	8,910	11,050	11,560
8 Lane	8,580	11,820	14,710	15,440
10 Lane	10,530	14,580	18,220	19,290

	B	C	D	E
4 Lane	50,600	66,700	82,200	85,700
6 Lane	72,100	99,000	122,800	128,400
8 Lane	95,300	131,300	163,400	171,600
10 Lane	117,000	162,000	202,400	214,300

(Transitioning)

	B	C	D	E
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800

	B	C	D	E
4 Lane	4,420	5,780	6,890	7,110
6 Lane	6,400	8,490	10,200	10,670
8 Lane	8,420	11,220	13,530	14,240
10 Lane	10,350	13,890	16,760	17,820

	B	C	D	E
4 Lane	45,100	59,000	70,300	72,600
6 Lane	65,300	86,600	104,100	108,900
8 Lane	85,900	114,500	138,100	145,300
10 Lane	105,600	141,700	171,000	181,800

(Rural)

	B	C	D	E
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

	B	C	D	E
4 Lane	3,650	5,040	5,950	6,640
6 Lane	5,130	7,250	8,670	9,950
8 Lane	6,600	9,490	11,380	13,270

	B	C	D	E
4 Lane	34,800	48,000	56,700	63,200
6 Lane	48,900	69,000	82,600	94,800
8 Lane	62,900	90,400	108,400	126,400

Adjustment Factors

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist

TRAFFIC DATA FROM 2025 CITY OF BONITA SPRINGS TRAFFIC COUNT REPORT

TABLE 2 HISTORIC TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL

FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						Counts performed by FTE or obtained from Lee County													
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20	March-21	March-22	Feb-23	Feb-24	Feb-25
1224	0496	Arnoyal Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	5500	6300	6100	6300	6700	6300	6200	6800	6000	6400	6400
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	31300	31000	32000	32400	31600	31600
0016	0007	Bonita Beach Rd E of Vanderbilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400	26800	30200	23900	26300	27500
1229	0221	Bonita Beach Rd East of Arnoyal Rd	N/A	27000	25200	25600	26300	26300	22900	23600	N/A	N/A	N/A	32300	31100	28800	32800	35500	32500	34000	34100	33200	33100
0006	N/A	Bonita Beach Rd W of Arnoyal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900	33000	35600	35200	34400	34700
1230	N/A	Bonita Beach W of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37500	36100	34900	41000	41600	40200	47000	43200	39500	41700
0012**	N/A	Bonita Beach Rd E of Barefoot Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19400	19000	21300	22900	20400	23500	14300	20000	20500
0007**	N/A	Bonita Beach Rd W of Vanderbilt Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25300	24200	26800	28600	25400	29300	20100	24200	25400
1202	0519	Bonita Grande Dr N of Bonita Beach Rd	5400	7400	7100	8200	6800	5300	5300	5600	6100	5500	6200	6600	6300	7200	7900	9100	9100	10400	10200	10400	10600
1213	N/A	Cockleshell Dr N of Shangri-La Rd	N/A	N/A	N/A	N/A	N/A	N/A	1900	1900	2300	1700	1900	3900	3700	2100	1600	2200	2000	2100	1900	1100	2300
1207	N/A	Dean St E of Lime St	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	2700	3000	2900	2600	3400	3500	3600	4100	4600	4700	4600
1208	N/A	Dean St W of Matheson Ave	N/A	N/A	N/A	N/A	N/A	N/A	2800	2300	2400	2000	2000	2500	2400	2100	2600	2600	2800	3300	3700	3800	3800
1205	N/A	E Terry St E of I-75	N/A	N/A	N/A	N/A	N/A	N/A	8100	7900	7900	7800	8100	9000	8600	8700	10100	11200	10200	12200	12900	12500	13100
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	U/C	10000	13000	14400	14300	14800	13400	12700	14800	14200	13200	15700	16700	14300	16800	16800	15200	13600
1203	N/A	E Terry St W of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	4600	4500	4600	4400	4500	5600	5400	5700	6900	7900	7300	8900	9000	9000	9400
0013**	N/A	Estero Blvd N of Hickory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	9300	10000	10600	9500	11000	7600	9400	9800
0015**	N/A	Estero Blvd N of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8600	9000	9600	9700	9100	10100	7100	8700	9000
0014**	N/A	Estero Blvd S of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8800	9100	9700	10100	8900	10400	7100	8900	9300
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16300	17400	19600	20600	23300	21100	23300	27400	25000	23400	26500	26200	27800	28100
1226	N/A	Imperial Pkwy N/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15000	15900	15300	15700	19900	18500	16600	20500	21400	21500	23000
0004	N/A	Imperial Pkwy S of Tropic Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20200	20500	25100	23100	21400	24500	25700	25500	25900
1227	N/A	Imperial Pkwy S/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13800	17200	16600	18000	21400	20000	18000	21600	22600	22600	23700
1209	N/A	Matheson Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	1500	2100	2100	1600	2000	2000	2100	2100	2300	2400	2400
1204	N/A	Morton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5300	5500	5900	5700	5600	6600	6600	6000	6800	7300	6800	7000
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	12600	13700	14000	14000	13000	11600	N/A	15200	14600	14100	14900	14700	14200	15200	17600	17500	17600	18900	19300	18400	18600
1222	N/A	Old 41 Rd N of Bonita Beach Rd	16500	18500	17600	17400	18300	13200	15400	15000	14700	13500	13100	9000	8700	10500	12200	12400	12900	13600	13900	13500	14400
1220	N/A	Old 41 Rd N of E/W Terry St	22000	24600	26300	26700	23500	19900	23800	23700	28300	25200	20700	18400	17700	19000	11900	22000	20100	23100	22100	21400	27800
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	13200	N/A	12000	12500	12200	12100	12000	11900	11500	11800	13500	14200	13700	15000	15100	14800	14800
1228	N/A	Old 41 S/O Bernwood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13900	13300	13700	15700	16300	15500	16900	16900	17500	17500
0002	N/A	Paradise Rd N of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900	3500	3600	3500	3600	3800	5700	4900
0001	N/A	Pennsylvania Ave E of Los Amigos Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3100	3500	4200	3600	3100	3600	3700	3500	3600
1221	0494	Pennsylvania Ave W of Old 41 Rd	4100	4000	4900	4500	4300	3000	6300	6400	6000	5600	4400	5400	3500	4300	4800	5900	4100	5100	5000	4600	4700
0003	N/A	Tropical Acers Dr N of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400	500	500	600	400	600	700	800
1212	N/A	Shangri-La Rd E of Old US 41	N/A	N/A	N/A	N/A	N/A	N/A	5000	5100	5100	4900	4600	5800	5600	6300	7100	7500	6600	7200	6700	7700	7800
0010	N/A	US-41, N of Shopping Center Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	49200	45600	54200	50600	49300	49600	53500	49700	50800
0009	N/A	US-41, S of Beaumont Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35600	35500	44000	41100	39500	41700	43500	40000	41700
0008	N/A	Vanderbilt Dr N of Woods Edge Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6900	8400	9500	10200	8900	10200	9200	10100	10400

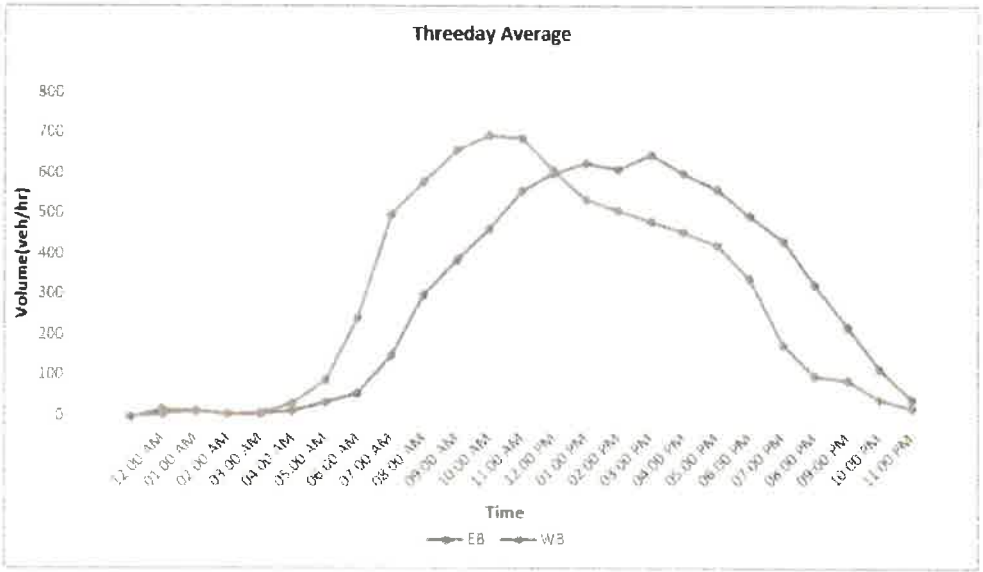
FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						Counts performed by FTE or obtained from Lee County														
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20	March-21	March-22	Feb-23	Feb-24	Feb-25
1219	N/A	W Terry St E of US 41	13300	12000	11400	12200	12200	11600	12700	12800	13900	11000	12400	13300	12800	11700	12700	13100	11200	11700	13200	12500	13900
1225	N/A	Woods Edge Pkwy W of US 41	N/A	N/A	N/A	N/A	N/A	N/A	4500	5000	3900	5300	4200	4500	4400	4100	5100	5600	5800	5400	5200	5500	5700
1210	N/A	Longfellow Ln W of Imperial Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	500	300	300	200	U/C	600	500	N/A	800	600	700	700	900	1100	1000
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3700	50300	46600	43600	46400	47400	46600	49800
0018	N/A	Lake St between Kens Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18300	21400	22500	22900	25300	25600	25000	25200
0019	N/A	Bonita Beach Rd E of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9700	15900	18800	18900	21200	22200	21600	22600
0020	N/A	Lake St between Kens Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	900	800	900	900	800	1200	1100	1300
0021	N/A	Quails Walk E of Lake St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500	400	500	500	500	400	700	400
0022	N/A	Imperial Shores Blvd S. of Vanda Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2200	2200	2500	2600	0	1900	2100
0023	N/A	Tarpon Avenue E of Sherry Ln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	800	700	700	900	1500	900	800
0024	N/A	Logan Blvd S of Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4300	5400	7200	7900	7800	9300
0025	N/A	Bonita Beach Rd E of Logan Blvd		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12200	13200	14300	13600	13500
1231	N/A	W Terry St W of Old 41 Rd		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13500	14600	13400	17400
1232	N/A	Old 41 Rd S of E/W Terry St		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14000	14700	13900	14400

** Collected weekend counts also

0025-Bonita Beach Rd E. of Logan Blvd
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331

Time	Tuesday 2/18/2025		Wednesday 2/19/2025		Thursday 2/20/2025		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	19	14	15	0	13	6	16	7
01:00 AM	17	6	18	18	8	10	14	11
02:00 AM	6	3	7	5	6	4	6	4
03:00 AM	7	10	5	7	6	12	6	10
04:00 AM	9	28	11	34	16	27	12	30
05:00 AM	37	89	33	87	38	89	36	88
06:00 AM	58	230	50	250	56	240	55	240
07:00 AM	151	529	163	492	133	476	149	499
08:00 AM	307	594	296	605	299	540	301	580
09:00 AM	389	669	387	660	389	648	388	659
10:00 AM	494	657	471	728	418	703	461	696
11:00 AM	545	680	564	643	565	736	558	686
12:00 PM	628	603	572	588	597	631	599	607
01:00 PM	653	561	598	535	632	508	628	535
02:00 PM	600	533	631	485	606	516	612	511
03:00 PM	656	523	659	473	625	447	647	481
04:00 PM	572	448	587	484	638	432	599	455
05:00 PM	555	414	573	434	552	419	560	422
06:00 PM	485	343	509	348	488	330	494	340
07:00 PM	445	181	418	154	433	191	432	175
08:00 PM	362	110	310	90	305	102	326	101
09:00 PM	226	92	200	88	230	87	219	89
10:00 PM	103	40	126	38	125	44	118	41
11:00 PM	35	18	46	19	48	22	43	20
Day Total	7359	7375	7249	7265	7226	7220	7278	7287
Combine Totals	14734		14514		14446		14565	

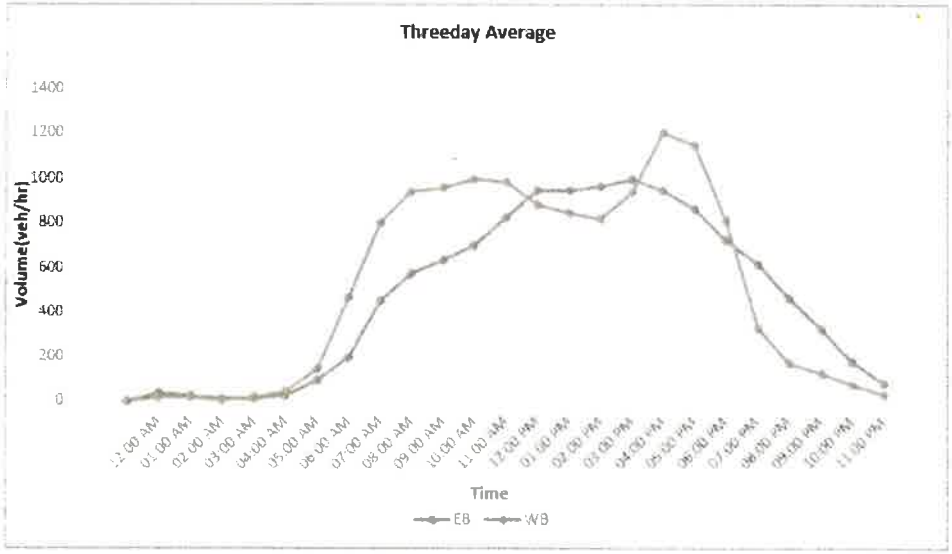


0019-Bonita Beach Rd E. of Bonita Grande Dr
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331

FTE

Time	Tuesday 2/18/2025		Wednesday 2/19/2025		Thursday 2/20/2025		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	31	20	32	8	39	15	34	14
01:00 AM	27	9	27	21	20	15	25	15
02:00 AM	14	3	9	7	6	6	10	5
03:00 AM	8	15	8	9	8	15	8	13
04:00 AM	23	47	18	42	23	40	21	43
05:00 AM	90	144	98	137	97	139	95	140
06:00 AM	204	447	184	469	200	474	196	463
07:00 AM	425	840	498	744	412	805	445	796
08:00 AM	559	950	581	947	557	917	566	938
09:00 AM	659	968	604	948	626	961	630	959
10:00 AM	678	985	698	1053	706	992	694	993
11:00 AM	795	952	826	949	848	1052	823	984
12:00 PM	938	886	879	827	1013	917	943	877
01:00 PM	950	861	840	826	1038	845	943	844
02:00 PM	928	826	984	797	981	857	964	818
03:00 PM	986	972	1011	926	991	907	996	935
04:00 PM	982	1246	916	1230	979	1148	942	1206
05:00 PM	868	1168	858	1107	863	1172	863	1149
06:00 PM	717	833	736	797	714	797	722	811
07:00 PM	625	318	602	312	616	361	614	330
08:00 PM	489	198	436	164	453	150	459	168
09:00 PM	310	120	321	132	339	120	323	124
10:00 PM	164	58	200	78	164	76	176	71
11:00 PM	58	30	80	32	92	33	77	32
Day Total	11478	12844	11446	12562	11784	12784	11569	12730
Combine Totals	24322		24008		24568		24299	

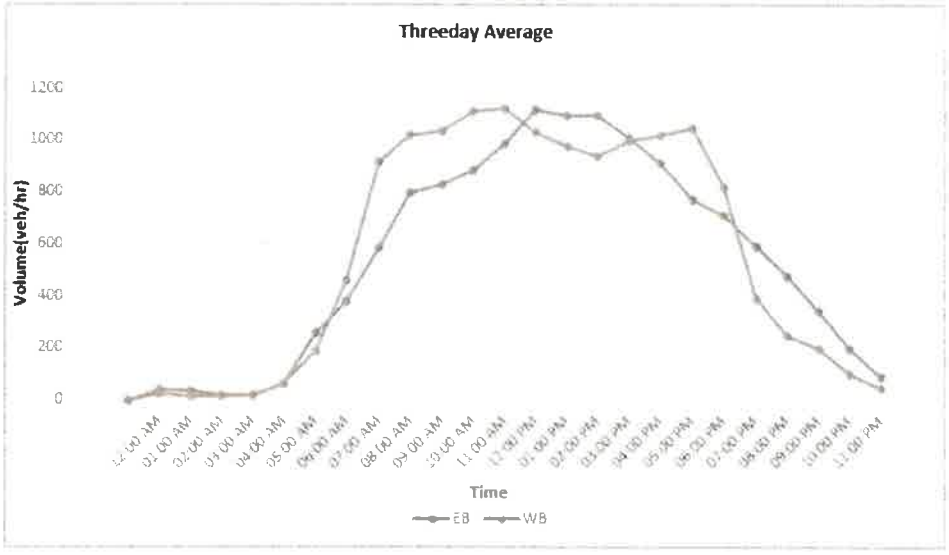


Bonita Springs

0018-Bonita Beach Rd between Hunters Ridge Blvd and Bonita Grande Dr
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331

Time	Tuesday 2/18/2025		Wednesday 2/19/2025		Thursday 2/20/2025		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	40	22	42	17	38	34	40	24
01:00 AM	33	11	38	24	31	12	34	16
02:00 AM	21	11	19	16	15	11	18	13
03:00 AM	19	19	24	15	19	24	21	19
04:00 AM	63	65	49	58	84	73	65	64
05:00 AM	250	190	268	186	250	183	256	186
06:00 AM	377	434	362	469	399	484	379	462
07:00 AM	539	935	631	876	593	940	588	917
08:00 AM	768	1084	778	1006	846	1022	797	1021
09:00 AM	861	1040	770	1058	852	1020	828	1039
10:00 AM	854	1089	888	1097	912	1157	885	1114
11:00 AM	966	1109	983	1054	1014	1203	988	1122
12:00 PM	1131	1026	1047	991	1177	1083	1118	1033
01:00 PM	1044	929	1013	1011	1241	990	1099	977
02:00 PM	1082	972	1119	986	1095	965	1099	941
03:00 PM	992	999	1024	1032	1014	972	1010	1001
04:00 PM	842	968	934	1046	961	1055	912	1023
05:00 PM	753	1070	769	1063	790	1003	771	1045
06:00 PM	706	852	715	813	716	790	712	818
07:00 PM	615	365	567	383	591	420	591	389
08:00 PM	480	253	448	253	505	237	478	248
09:00 PM	325	183	324	189	364	221	338	198
10:00 PM	173	77	231	113	188	115	197	102
11:00 PM	63	40	99	56	114	49	92	48
Day Total	12997	13693	13142	13707	13809	14063	13316	13821
Combine Totals	26690		26849		27872		27137	

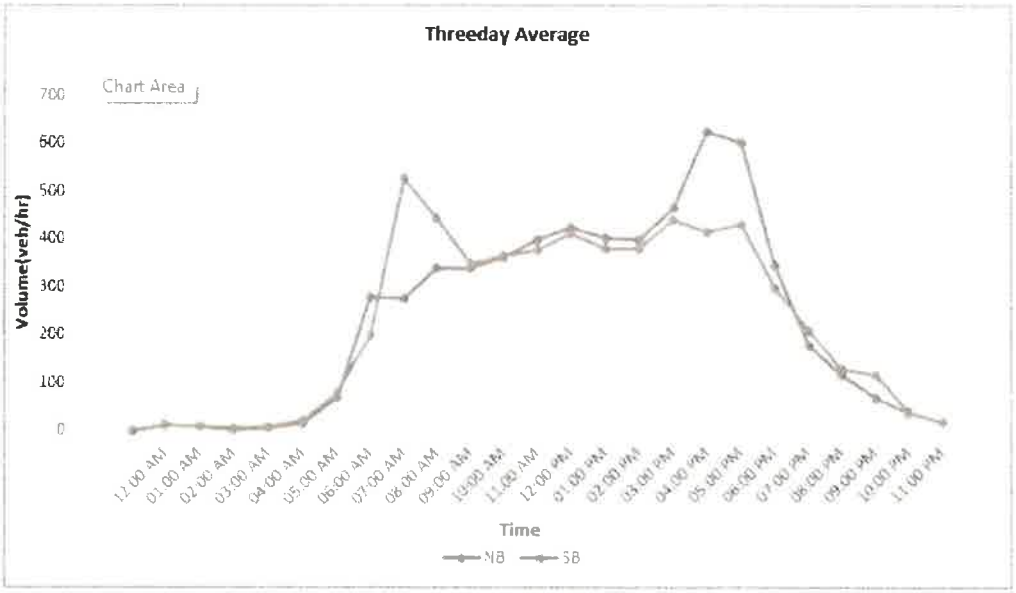


1202-Bonita Grande Dr N of Bonita Beach Rd
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331

FTE

Time	Tuesday 2/18/2025		Wednesday 2/19/2025		Thursday 2/20/2025		Threeday Average	
	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	12	3	14	11	5	16	10	10
01:00 AM	5	9	11	10	11	9	9	9
02:00 AM	2	6	2	2	3	3	2	4
03:00 AM	6	8	4	7	3	6	4	7
04:00 AM	17	19	10	20	19	27	15	22
05:00 AM	70	89	59	75	72	74	67	79
06:00 AM	266	180	275	207	293	204	278	197
07:00 AM	268	520	270	504	287	553	275	526
08:00 AM	321	448	314	451	381	437	339	444
09:00 AM	345	359	302	343	368	340	338	347
10:00 AM	333	357	374	343	374	390	360	363
11:00 AM	367	356	376	342	457	430	400	376
12:00 PM	403	414	386	374	483	450	424	413
01:00 PM	379	338	377	381	454	416	403	378
02:00 PM	370	350	388	377	439	413	398	380
03:00 PM	459	448	467	429	470	443	465	440
04:00 PM	647	414	641	409	588	424	625	416
05:00 PM	611	451	600	401	596	435	602	429
06:00 PM	339	313	338	304	355	275	344	297
07:00 PM	175	195	154	204	204	224	178	208
08:00 PM	119	122	100	144	126	119	115	128
09:00 PM	65	117	69	107	69	120	68	115
10:00 PM	26	36	42	47	45	37	38	40
11:00 PM	16	20	16	11	22	17	18	16
Day Total	5621	5567	5589	5503	6124	5862	5778	5644
Combine Totals	11188		11092		11986		11422	



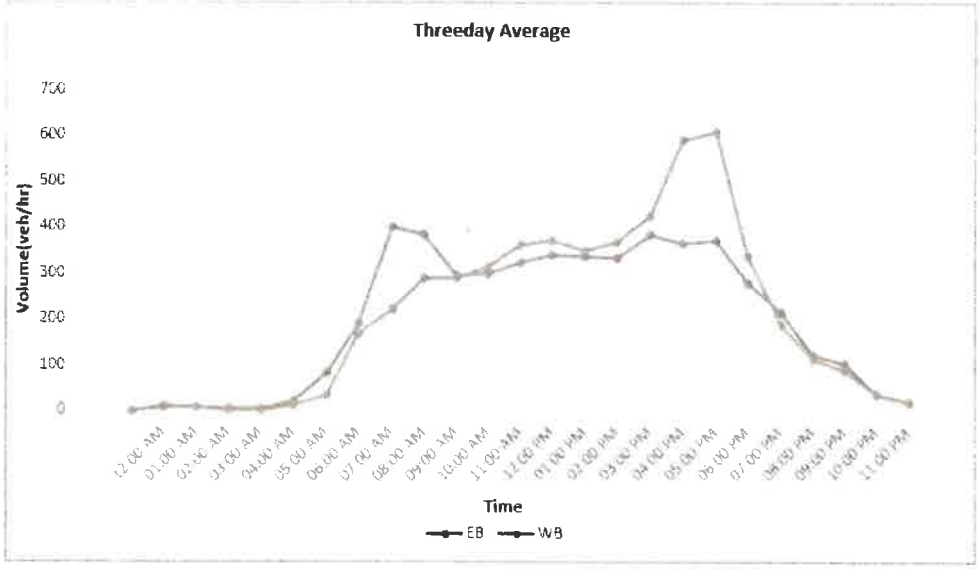
Bonita Springs

1203-E Terry St W of Bonita Grande Dr
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331

FTE

Time	Tuesday 2/18/2025		Wednesday 2/19/2025		Thursday 2/20/2025		Threeday Average	
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	3	12	8	12	17	5	9	10
01:00 AM	9	5	9	10	9	11	9	9
02:00 AM	6	2	2	2	3	3	4	2
03:00 AM	6	2	6	3	6	1	6	2
04:00 AM	17	13	18	9	24	10	20	11
05:00 AM	89	31	81	28	74	37	81	32
06:00 AM	181	153	193	174	195	172	190	166
07:00 AM	386	221	400	216	407	222	398	220
08:00 AM	403	289	408	283	398	289	383	287
09:00 AM	300	307	305	268	281	284	295	286
10:00 AM	288	281	306	337	295	320	296	313
11:00 AM	308	320	303	357	357	400	323	359
12:00 PM	317	337	326	355	373	415	339	369
01:00 PM	295	330	345	329	361	389	334	349
02:00 PM	316	354	354	363	327	385	332	367
03:00 PM	386	414	362	423	401	437	383	425
04:00 PM	354	601	361	594	374	569	363	588
05:00 PM	380	624	351	601	375	602	369	609
06:00 PM	288	328	292	326	254	351	278	335
07:00 PM	209	182	196	180	239	197	215	186
08:00 PM	118	115	137	103	115	125	123	114
09:00 PM	111	90	87	76	112	98	103	88
10:00 PM	36	24	40	40	30	42	35	35
11:00 PM	18	15	11	17	19	27	16	20
Day Total	4824	5050	4901	5106	4986	5391	4904	5182
Combine Totals	9874		10007		10377		10086	



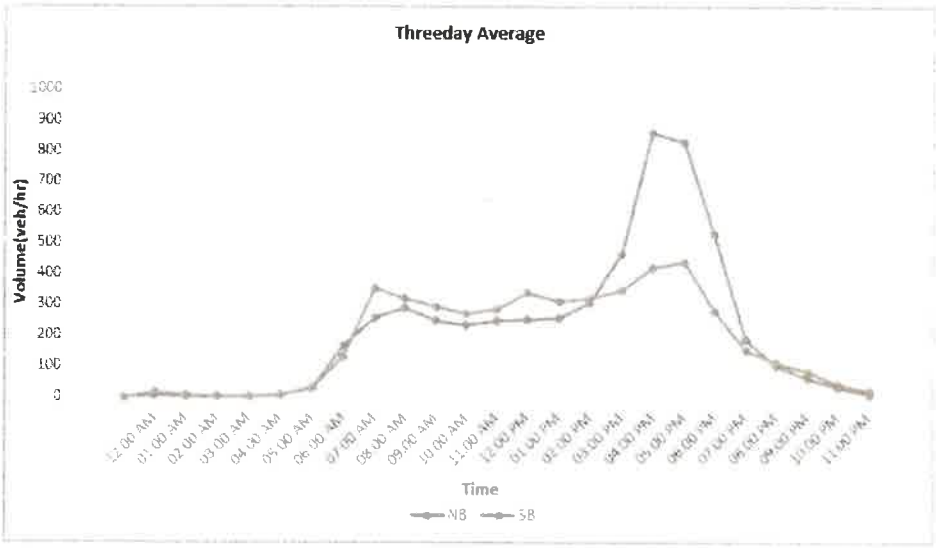
Bonita Springs

0024-Logan Blvd S. of Bonita Beach Rd
Bonita Springs, FL

8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331

FTE

Time	Tuesday 2/18/2025		Wednesday 2/19/2025		Thursday 2/20/2025		Threeday Average	
	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	10	17	4	8	5	20	6	15
01:00 AM	1	8	5	8	3	3	3	6
02:00 AM	2	2	5	2	4	3	4	2
03:00 AM	4	4	2	3	3	2	3	3
04:00 AM	10	8	5	6	8	8	8	7
05:00 AM	34	31	28	34	31	27	31	31
06:00 AM	163	129	164	139	169	130	165	131
07:00 AM	281	371	240	377	246	308	256	352
08:00 AM	283	312	276	364	308	287	289	321
09:00 AM	247	295	265	293	228	285	247	291
10:00 AM	229	255	239	275	230	274	233	268
11:00 AM	240	281	227	280	276	292	248	284
12:00 PM	240	301	231	267	281	441	251	336
01:00 PM	251	280	247	248	277	402	258	310
02:00 PM	300	329	314	313	311	324	308	322
03:00 PM	494	345	458	341	447	356	466	347
04:00 PM	877	424	848	396	852	441	859	420
05:00 PM	801	461	781	400	903	447	828	436
06:00 PM	585	284	507	267	488	289	527	280
07:00 PM	190	153	181	135	197	167	189	152
08:00 PM	110	109	91	110	102	115	101	111
09:00 PM	62	82	62	87	65	85	63	85
10:00 PM	28	45	33	51	45	34	35	43
11:00 PM	13	15	12	18	15	34	13	22
Day Total	5455	4541	5225	4416	5494	4774	5391	4577
Combine Totals	9996		9641		10268		9968	



Bonita Springs

CITY OF BONITA SPRINGS VESTED TRIP TABLE

City of Bonita Springs Vested Trip Table (as of April 2024)

ID	Roadway	From	To	AM Vested Trips		PM Vested Trips	
				N / E	S / W	N / E	S / W
1000	Arroyal Rd	Bonita Beach Rd	Pennsylvania Ave	0	0	2	2
2000	Bonita Beach Rd	Hickory Blvd	West Ave	0	0	0	0
3000	Bonita Beach Rd	West Ave	Vanderbilt Dr	7	12	13	10
4000	Bonita Beach Rd	Vanderbilt Dr	US 41	55	42	60	63
5000	Bonita Beach Rd	US 41	Arroyal Rd	27	36	54	46
6000	Bonita Beach Rd	Arroyal Rd	Wisconsin St	25	49	62	44
7000	Bonita Beach Rd	Wisconsin St	Old 41	67	78	92	82
8000	Bonita Beach Rd	Old 41	Imperial Pkwy	93	144	152	115
9000	Bonita Beach Rd	Imperial Pkwy	I-75	120	148	145	128
10000	Bonita Beach Rd	I-75	Bonita Grande Dr	138	220	225	177
11000	Bonita Beach Rd	Bonita Grande Dr	Logan Blvd Ext	83	27	46	72
12000	Bonita Beach Rd	East of Logan Blvd	--	42	13	22	35
13000	Bonita Grande Dr	Bonita Beach Rd	E Terry St	88	64	88	111
14000	Cockleshell Dr	Shangri-La Rd	Strike Ln	29	10	20	33
15000	Coconut Road	West of US 41	US 41	67	33	67	104
16000	Dean St	Old 41 Rd	Matheson Ave	2	1	2	2
17000	Dean St	Matheson Ave	Imperial Pkwy	0	0	0	0
18000	Estero Blvd	Hickory Blvd	New Pass Bridge	0	0	0	0
19000	Estero Blvd	New Pass Bridge	Lover's Key State Pa	0	0	0	0
20000	Estero Blvd	Lover's Key State Pa	Little Carlos Pass Bri	0	0	0	0
21000	Imperial Pkwy	Collier Co Line	Bonita Beach Rd	50	19	51	34
22000	Imperial Pkwy	Bonita Beach Rd	E Terry St	66	70	97	76
23000	Imperial Pkwy	E Terry St	Shangri-La Rd	43	60	57	76
24000	Imperial Pkwy	Shangri-La Rd	Coconut Rd	25	26	26	45
25000	Imperial Shores Blvd	Bonita Beach Rd	Tarpon Ave	0	0	0	0
26000	Logan Blvd	South of Bonita Bea	County Line	0	0	0	0
27000	Longfellow Ln	Matheson Ave	Imperial Pkwy	0	0	0	0
28000	Luke St	Bonita Beach Rd	Quails Walk	0	0	0	0
29000	Matheson Ave	Dean St	Longfellow Ln	0	0	0	0
30000	Morton Ave	E Terry St	Tower Rd	44	22	27	54
31000	Old 41 Rd	Collier Co Line	Bonita Beach Rd	10	20	25	17
32000	Old 41 Rd	Bonita Beach Rd	Terry St	78	90	110	110
33000	Old 41 Rd	Terry St	Shangri-La Rd	51	97	123	123
34000	Old 41 Rd	Shangri-La Rd	Bernwood Pkwy	72	32	100	121
35000	Old 41 Rd	Bernwood Pkwy	US 41	54	20	59	67
36000	Paradise Rd	Shangri-La Rd	Wood Ibis Ave	101	34	69	116
37000	Pennsylvania Ave	Arroyal Rd	Wisconsin St	0	0	0	0
38000	Pennsylvania Ave	Wisconsin St	Old 41 Rd	4	4	5	4
39000	Quails Walk	Luke St	Windsor Rd	0	0	0	0
40000	Shangri-La Rd	Old 41 Rd	Imperial Pkwy	102	35	76	123
41000	Tarpon Ave	Imperial Shores Blvd	Luke St	0	0	0	0
42000	W Terry St	US 41	Old 41 Rd	112	60	110	121
43000	E Terry St	Old 41 Rd	Imperial Pkwy	84	57	107	88
44000	E Terry St	Imperial Pkwy	Morton Ave	160	97	196	147
45000	E Terry St	Morton Ave	Bonita Grande Dr	149	50	156	116
46000	Tropical Acres Dr	Shangri-La Rd	Jolea Ave	0	0	0	0
47000	US 41	Collier Co Line	Bonita Beach Rd	14	32	34	25
48000	US 41	Bonita Beach Rd	W Terry St	49	34	49	56
49000	US 41	W Terry St	Bernwood Pkwy	44	14	26	45
50000	US 41	Bernwood Pkwy	Old 41 Rd	39	18	22	34
51000	US 41	Old 41 Rd	Coconut Rd	48	95	98	65
52000	Vanderbilt Dr	Collier Co Line	Bonita Beach Rd	8	10	12	11
53000	Woods Edge Pkwy	Vanderbilt Dr	US 41	0	0	0	0

VESTED TRAFFIC VOLUMES

SOLIS GRANDE

(PULTE PROJECT)

TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT ANALYSIS

FOR

SOLIS GRANDE

(F/K/A RACETRAC BONITA RESIDENTIAL)
LEE COUNTY, FLORIDA

PROJECT NO. F2204.12

PREPARED BY:
TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

REVISED:
August 22, 2023

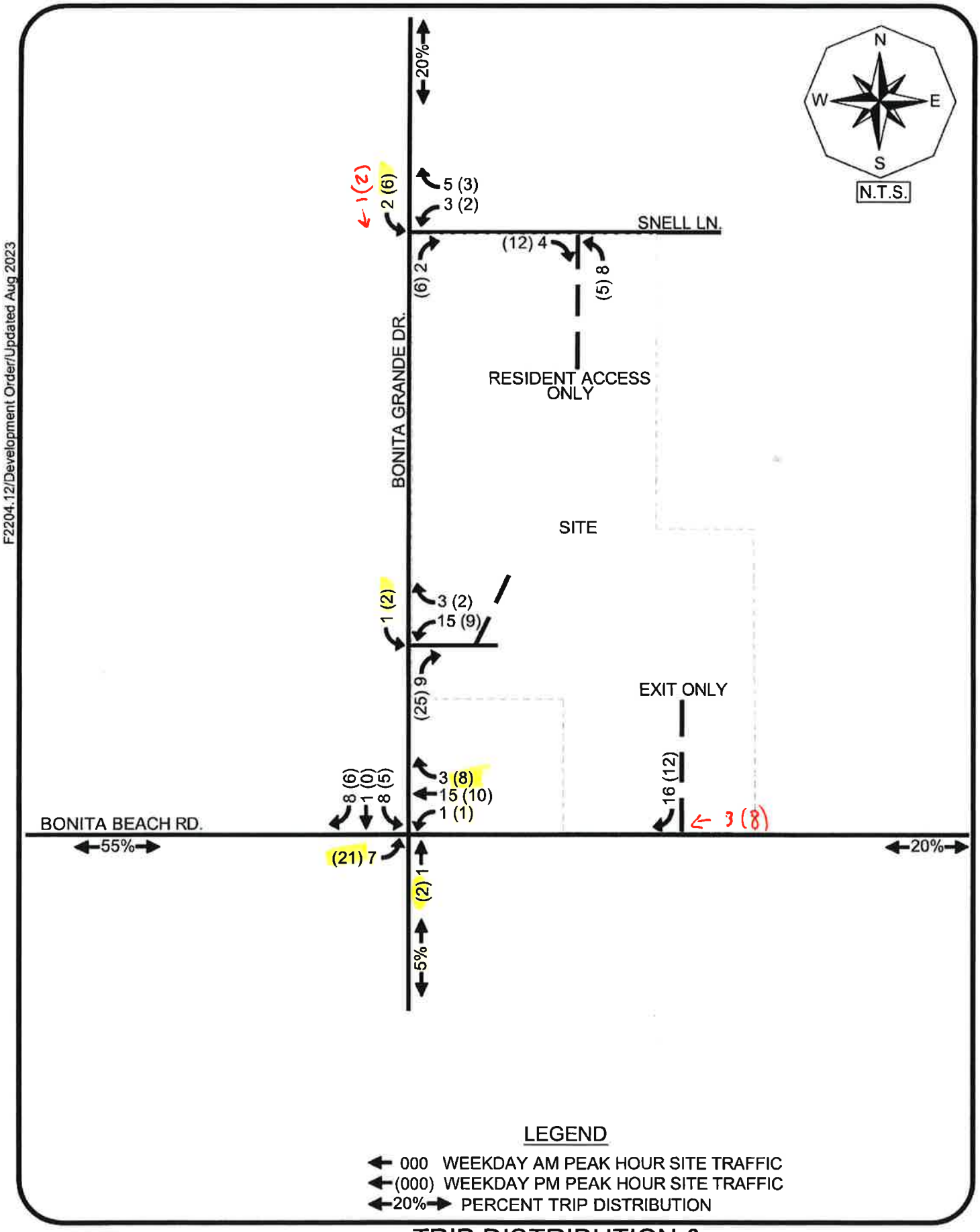
Table 2
Trip Generation
Solis Grande

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single Family Attached Housing (118 Dwelling Units)	14	42	56	39	28	67	849

The trips as a result of the proposed development shown in Table 2 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. Also shown on Figure 2 is the site traffic assignment to the proposed site access drives and adjacent intersections.

V. PROJECT IMPACT

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines **Table 1A**, in the Appendix, was created. Table 1A indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. The Level of Service Threshold volumes for both Bonita Beach Road and Bonita Grande Drive were obtained from the Lee County ***Link Specific Service Volumes on Arterials***. Based on Table 1A, **none** of the roadway segments analyzed are anticipated to be significantly by the proposed development of the subject site.



F2204.12/Development Order/Updated Aug 2023

TR TRANSPORTATION CONSULTANTS, INC

TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT SOLIS GRANDE

Figure 2

FDOT PEAK SEASON FACTOR

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1200 LEE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.94 PSCF
1	01/01/2023 - 01/07/2023	0.99	1.05
2	01/08/2023 - 01/14/2023	0.99	1.05
3	01/15/2023 - 01/21/2023	0.99	1.05
* 4	01/22/2023 - 01/28/2023	0.97	1.03
* 5	01/29/2023 - 02/04/2023	0.95	1.01
* 6	02/05/2023 - 02/11/2023	0.94	1.00
* 7	02/12/2023 - 02/18/2023	0.92	0.98
* 8	02/19/2023 - 02/25/2023	0.92	0.98
* 9	02/26/2023 - 03/04/2023	0.92	0.98
*10	03/05/2023 - 03/11/2023	0.92	0.98
*11	03/12/2023 - 03/18/2023	0.92	0.98
*12	03/19/2023 - 03/25/2023	0.93	0.99
*13	03/26/2023 - 04/01/2023	0.94	1.00
*14	04/02/2023 - 04/08/2023	0.94	1.00
*15	04/09/2023 - 04/15/2023	0.95	1.01
*16	04/16/2023 - 04/22/2023	0.97	1.03
17	04/23/2023 - 04/29/2023	0.99	1.05
18	04/30/2023 - 05/06/2023	1.00	1.06
19	05/07/2023 - 05/13/2023	1.02	1.09
20	05/14/2023 - 05/20/2023	1.04	1.11
21	05/21/2023 - 05/27/2023	1.05	1.12
22	05/28/2023 - 06/03/2023	1.06	1.13
23	06/04/2023 - 06/10/2023	1.07	1.14
24	06/11/2023 - 06/17/2023	1.08	1.15
25	06/18/2023 - 06/24/2023	1.08	1.15
26	06/25/2023 - 07/01/2023	1.08	1.15
27	07/02/2023 - 07/08/2023	1.08	1.15
28	07/09/2023 - 07/15/2023	1.08	1.15
29	07/16/2023 - 07/22/2023	1.07	1.14
30	07/23/2023 - 07/29/2023	1.07	1.14
31	07/30/2023 - 08/05/2023	1.06	1.13
32	08/06/2023 - 08/12/2023	1.06	1.13
33	08/13/2023 - 08/19/2023	1.05	1.12
34	08/20/2023 - 08/26/2023	1.05	1.12
35	08/27/2023 - 09/02/2023	1.05	1.12
36	09/03/2023 - 09/09/2023	1.05	1.12
37	09/10/2023 - 09/16/2023	1.05	1.12
38	09/17/2023 - 09/23/2023	1.04	1.11
39	09/24/2023 - 09/30/2023	1.03	1.10
40	10/01/2023 - 10/07/2023	1.02	1.09
41	10/08/2023 - 10/14/2023	1.01	1.07
42	10/15/2023 - 10/21/2023	1.00	1.06
43	10/22/2023 - 10/28/2023	0.99	1.05
44	10/29/2023 - 11/04/2023	0.99	1.05
45	11/05/2023 - 11/11/2023	0.99	1.05
46	11/12/2023 - 11/18/2023	0.98	1.04
47	11/19/2023 - 11/25/2023	0.98	1.04
48	11/26/2023 - 12/02/2023	0.99	1.05
49	12/03/2023 - 12/09/2023	0.99	1.05
50	12/10/2023 - 12/16/2023	0.99	1.05
51	12/17/2023 - 12/23/2023	0.99	1.05
52	12/24/2023 - 12/30/2023	0.99	1.05
53	12/31/2023 - 12/31/2023	0.99	1.05

* PEAK SEASON

TRAFFIC COUNTS

BONITA BEACH ROAD @ BONITA GRANDE DRIVE

Bonita Beach Rd @ Bonita Grande Dr
Bonita Springs Florida
Thursday, March 6, 2025

Time	Southbound Bonita Grande Dr						Westbound Bonita Beach Rd						Northbound Bonita Grande Dr						Eastbound Bonita Beach Rd						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
7:00 AM	0	24	7	54	0	*85*	0	5	118	17	0	*140*	0	19	4	8	0	*31*	0	29	61	19	0	*109*	365
7:15 AM	0	35	13	76	0	*124*	1	7	165	19	0	*192*	0	21	6	10	0	*37*	0	29	77	15	0	*121*	474
7:30 AM	0	42	19	84	0	*145*	0	13	181	13	0	*207*	0	22	5	7	0	*34*	0	29	83	23	0	*135*	521
7:45 AM	0	51	21	65	0	*137*	3	15	126	21	0	*165*	0	29	5	11	0	*45*	0	29	89	20	0	*138*	485
Hourly Total	0	152	60	279	0	*491*	4	40	590	70	0	*704*	0	91	20	36	0	*147*	0	116	310	77	0	*503*	1845
8:00 AM	0	59	17	56	0	*132*	0	15	162	29	0	*206*	0	31	12	7	0	*50*	0	26	81	37	0	*144*	532
8:15 AM	0	57	10	85	0	*152*	2	16	165	23	0	*206*	0	34	15	9	0	*58*	0	37	93	36	0	*166*	582
8:30 AM	0	40	19	64	0	*123*	1	18	188	33	0	*240*	0	42	11	11	0	*64*	0	27	93	45	0	*165*	592
8:45 AM	0	48	29	72	0	*149*	1	26	154	23	0	*204*	0	36	6	10	0	*52*	0	47	107	40	0	*194*	599
Hourly Total	0	204	75	277	0	*556*	4	75	669	108	0	*856*	0	143	44	37	0	*224*	0	137	374	158	0	*669*	2305
TOTAL	0	356	135	556	0	*1047*	8	115	1259	178	0	*1560*	0	234	64	73	0	*371*	0	253	684	235	0	*1172*	4150
Cars	0	341	133	426	0	*900*	8	113	1223	174	0	*1518*	0	225	64	60	0	*349*	0	182	653	224	0	*1059*	3826
Heavy Vehicles	0	15	2	130	0	*147*	0	2	36	4	0	*42*	0	9	0	13	0	*22*	0	71	31	11	0	*113*	324
Heavy Vehicle %	0.00%	4.21%	1.48%	23.38%	0.00%	*14.04%*	0.00%	1.74%	2.86%	2.25%	0.00%	*2.69%*	0.00%	3.85%	0.00%	17.81%	0.00%	*5.93%*	0.00%	28.06%	4.53%	4.68%	0.00%	*9.64%*	7.81%

Bonita Beach Rd @ Bonita Grande Dr
Bonita Springs Florida
Thursday, March 6, 2025
AM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
8:00 AM	0	59	17	56	0	*132*	0	15	162	29	0	*206*	0	31	12	7	0	*50*	0	26	81	37	0	*144*	532
8:15 AM	0	57	10	85	0	*152*	2	16	165	23	0	*206*	0	34	15	9	0	*58*	0	37	93	36	0	*166*	582
8:30 AM	0	40	19	64	0	*123*	1	18	188	33	0	*240*	0	42	11	11	0	*64*	0	27	93	45	0	*165*	592
8:45 AM	0	48	29	72	0	*149*	1	26	154	23	0	*204*	0	36	6	10	0	*52*	0	47	107	40	0	*194*	599
Peak Hour Total	0	204	75	277	0	*556*	4	75	669	108	0	*856*	0	143	44	37	0	*224*	0	137	374	158	0	*669*	2305
Peak Hour Heavy Vehicles	0	6	1	41	0	48	0	2	16	3	0	*21*	0	3	0	4	0	7	0	50	13	6	0	*69*	145
Peak Hour Heavy Vehicles %	0.00%	2.94%	1.33%	14.80%	0.00%	8.63%	0.00%	2.67%	2.39%	2.78%	0.00%	2.45%	0.00%	2.10%	0.00%	10.81%	0.00%	3.13%	0.00%	36.50%	3.48%	3.80%	0.00%	10.31%	6.29%
PHF	0.000	0.864	0.647	0.815	0.000	*0.914*	0.500	0.721	0.890	0.818	0.000	*0.892*	0.000	0.851	0.733	0.841	0.000	*0.875*	0.000	0.729	0.874	0.878	0.000	*0.862*	0.962

Bonita Beach Rd @ Bonita Grande Dr
Bonita Springs Florida
Thursday, March 6, 2025

Time	Southbound Bonita Grande Dr						Westbound Bonita Beach Rd						Northbound Bonita Grande Dr						Eastbound Bonita Beach Rd						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
4:00 PM	0	50	12	43	0	*105*	1	13	171	44	0	*229*	0	45	28	32	0	*105*	1	28	138	18	0	*185*	624
4:15 PM	0	56	20	31	0	*107*	0	15	185	48	0	*248*	0	41	24	36	0	*101*	1	46	163	15	0	*225*	681
4:30 PM	0	51	16	34	0	*101*	1	15	174	55	0	*245*	0	45	26	30	0	*101*	0	46	119	19	0	*184*	631
4:45 PM	0	67	15	51	0	*133*	0	18	166	49	0	*233*	0	43	19	38	0	*100*	1	44	137	11	0	*193*	659
Hourly Total	0	224	63	159	0	*446*	2	61	696	196	0	*955*	0	174	97	136	0	*407*	3	164	557	63	0	*787*	2595
5:00 PM	0	60	21	51	0	*132*	0	25	196	44	0	*265*	0	49	33	32	0	*114*	1	47	184	23	0	*255*	766
5:15 PM	0	54	19	22	0	*95*	3	25	183	46	0	*257*	0	44	14	29	0	*87*	0	37	148	17	0	*202*	641
5:30 PM	0	52	18	40	0	*111*	2	25	140	49	0	*216*	0	37	24	26	0	*87*	0	44	130	11	0	*185*	599
5:45 PM	0	51	12	30	0	*93*	0	31	190	33	0	*254*	0	38	25	20	0	*83*	4	41	128	20	0	*193*	623
Hourly Total	0	217	71	143	0	*431*	5	106	709	172	0	*992*	0	168	96	107	0	*371*	5	169	590	71	0	*835*	2629
TOTAL	0	441	134	302	0	*877*	7	167	1406	368	0	*1947*	0	342	193	243	0	*778*	8	333	1147	134	0	*1622*	5224
Cars	0	432	134	292	0	*858*	7	166	1380	341	0	*1894*	0	333	190	241	0	*764*	8	313	1132	132	0	*1585*	5101
Heavy Vehicles	0	9	0	10	0	*19*	0	1	25	27	0	*53*	0	9	3	2	0	*14*	0	20	15	2	0	*37*	123
Heavy Vehicle %	0.00%	2.04%	0.00%	3.31%	0.00%	*2.17%*	0.00%	0.60%	1.78%	7.34%	0.00%	*2.72%*	0.00%	2.63%	1.55%	0.82%	0.00%	*1.80%*	0.00%	6.01%	1.31%	1.49%	0.00%	*2.28%*	2.35%

Bonita Beach Rd @ Bonita Grande Dr
Bonita Springs Florida
Thursday, March 6, 2025
PM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
4:15 PM	0	56	20	31	0	*107*	0	15	185	48	0	*248*	0	41	24	36	0	*101*	1	46	163	15	0	*225*	681
4:30 PM	0	51	16	34	0	*101*	1	15	174	55	0	*245*	0	45	26	30	0	*101*	0	46	119	19	0	*184*	631
4:45 PM	0	67	15	51	0	*133*	0	18	166	49	0	*233*	0	43	19	38	0	*100*	1	44	137	11	0	*193*	659
5:00 PM	0	60	21	51	0	*132*	0	25	196	44	0	*265*	0	49	33	32	0	*114*	1	47	184	23	0	*255*	766
Peak Hour Total	0	234	72	167	0	*473*	1	73	721	196	0	*991*	0	178	102	136	0	*416*	3	183	603	68	0	*857*	2737
Peak Hour Heavy Vehicles	0	5	0	9	0	*14*	0	0	11	17	0	*28*	0	8	3	1	0	*12*	0	15	8	2	0	*25*	79
Peak Hour Heavy Vehicles %	0.00%	2.14%	0.00%	5.39%	0.00%	*2.96%*	0.00%	0.00%	1.53%	8.67%	0.00%	*2.83%*	0.00%	4.49%	2.94%	0.74%	0.00%	*2.88%*	0.00%	8.20%	1.33%	2.94%	0.00%	*2.92%*	2.89%
PHF	0.000	0.873	0.857	0.819	0.000	*0.889*	0.250	0.730	0.920	0.891	0.000	*0.935*	0.000	0.906	0.773	0.895	0.000	*0.912*	0.750	0.973	0.819	0.739	0.000	*0.840*	0.893

TRAFFIC COUNTS
BONITA BEACH ROAD @
MATTEOTTI VIEW

Bonita Beach Rd @ Matteotti View
Bonita Springs Florida
Thursday, March 6, 2025

Time	Southbound 0						Westbound Bonita Beach Rd						Northbound Matteotti View						Eastbound Bonita Beach Rd						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
7:00 AM	0	0	0	0	0	*0*	0	0	117	0	0	*117*	0	22	0	9	0	*31*	2	0	73	4	0	*79*	227
7:15 AM	0	0	0	0	0	*0*	1	1	166	0	0	*168*	0	20	0	7	0	*27*	1	0	109	5	0	*115*	310
7:30 AM	0	0	0	0	0	*0*	0	0	182	0	0	*182*	0	25	0	5	0	*30*	1	0	121	4	0	*126*	338
7:45 AM	0	0	0	0	0	*0*	1	3	138	0	0	*142*	0	15	0	7	0	*22*	4	0	121	9	0	*134*	298
Hourly Total	0	0	0	0	0	*0*	2	4	603	0	0	*609*	0	82	0	28	0	*110*	8	0	424	22	0	*454*	1173
8:00 AM	0	0	0	0	0	*0*	0	0	182	0	0	*182*	0	28	0	7	0	*35*	2	0	133	9	0	*144*	361
8:15 AM	0	0	0	0	0	*0*	0	3	177	0	0	*180*	0	35	0	10	0	*45*	2	0	128	9	0	*139*	364
8:30 AM	0	0	0	0	0	*0*	1	1	177	0	0	*179*	0	35	0	11	0	*46*	0	0	129	12	0	*141*	366
8:45 AM	0	0	0	0	1	*0*	1	1	175	0	0	*177*	0	28	0	5	0	*33*	0	0	140	11	0	*151*	361
Hourly Total	0	0	0	0	1	*0*	2	5	711	0	0	*718*	0	126	0	33	0	*159*	4	0	530	41	0	*575*	1452
TOTAL	**0**	**0**	**0**	**0**	**1**	***0***	**4**	**9**	**1314**	**0**	**0**	***1327***	**0**	**208**	**0**	**61**	**0**	***269***	**12**	**0**	**954**	**63**	**0**	***1029***	**2625**
Cars	0	0	0	0	0	*0*	4	8	1270	0	0	*1282*	0	207	0	59	0	*266*	12	0	902	60	0	*974*	2522
Heavy Vehicles	0	0	0	0	1	*0*	0	1	44	0	0	*45*	0	1	0	2	0	*3*	0	0	52	3	0	*55*	103
Heavy Vehicle %	0.00%	0.00%	0.00%	0.00%	100.00%	*0.00%*	0.00%	11.11%	3.35%	0.00%	0.00%	*3.39%*	0.00%	0.48%	0.00%	3.28%	0.00%	*1.12%*	0.00%	0.00%	5.45%	4.76%	0.00%	*5.34%*	**3.92%**

Bonita Beach Rd @ Matteotti View
Bonita Springs Florida
Thursday, March 6, 2025
AM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
8:00 AM	0	0	0	0	0	*0*	0	0	182	0	0	*182*	0	28	0	7	0	*35*	2	0	133	9	0	*144*	361
8:15 AM	0	0	0	0	0	*0*	0	3	177	0	0	*180*	0	35	0	10	0	*45*	2	0	128	9	0	*139*	364
8:30 AM	0	0	0	0	0	*0*	1	1	177	0	0	*179*	0	35	0	11	0	*46*	0	0	129	12	0	*141*	366
8:45 AM	0	0	0	0	1	*0*	1	1	175	0	0	*177*	0	28	0	5	0	*33*	0	0	140	11	0	*151*	361
Peak Hour Total	0	0	0	0	1	*0*	2	5	711	0	0	*718*	0	126	0	33	0	*159*	4	0	530	41	0	*575*	1452
Peak Hour Heavy Vehicles	0	0	0	0	1	*0*	0	0	25	0	0	*25*	0	1	0	1	1	*2*	0	0	9	1	0	*10*	37
Peak Hour Heavy Vehicles %	0.00%	0.00%	0.00%	0.00%	100.00%	*0.00%*	0.00%	0.00%	3.52%	0.00%	0.00%	*3.48%*	0.00%	0.79%	0.00%	3.03%	0.00%	*1.26%*	0.00%	0.00%	1.70%	2.44%	0.00%	*1.74%*	2.55%
PHF	0.000	0.000	0.000	0.000	0.250	*0.000*	0.500	0.417	0.977	0.000	0.000	*0.998*	0.000	0.900	0.000	0.750	0.000	*0.864*	0.500	0.000	0.946	0.854	0.000	*0.952*	0.992

Bonita Beach Rd @ Matteotti View
Bonita Springs Florida
Thursday, March 6, 2025

Time	Southbound 0						Westbound Bonita Beach Rd						Northbound Matteotti View						Eastbound Bonita Beach Rd						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
4:00 PM	0	0	0	0	0	*0*	0	6	262	0	1	*268*	1	9	0	11	1	*21*	4	0	175	17	0	*196*	485
4:15 PM	0	0	0	0	0	*0*	1	5	258	0	0	*264*	0	19	0	6	0	*25*	1	0	205	13	0	*219*	508
4:30 PM	0	0	0	0	0	*0*	1	9	274	0	0	*284*	0	18	0	8	0	*26*	1	0	183	18	0	*202*	512
4:45 PM	0	0	0	0	0	*0*	2	10	272	0	0	*284*	0	8	0	2	0	*10*	0	0	176	18	0	*194*	488
Hourly Total	0	0	0	0	0	*0*	4	30	1066	0	1	*1100*	1	54	0	27	1	*82*	6	0	739	66	0	*811*	1993
5:00 PM	0	0	0	0	0	*0*	1	10	251	0	0	*262*	0	20	0	9	0	*29*	1	0	254	25	0	*280*	571
5:15 PM	0	0	0	0	0	*0*	1	11	299	0	0	*311*	0	15	0	11	0	*26*	8	0	174	26	0	*208*	545
5:30 PM	0	0	0	0	0	*0*	1	6	239	0	0	*246*	0	25	0	10	0	*35*	1	0	189	15	0	*205*	486
5:45 PM	0	0	0	0	0	*0*	0	5	268	0	0	*273*	0	16	0	7	0	*23*	1	0	166	14	0	*181*	477
Hourly Total	0	0	0	0	0	*0*	3	32	1057	0	0	*1092*	0	76	0	37	0	*113*	11	0	783	80	0	*874*	2079
TOTAL	**0**	**0**	**0**	**0**	**0**	*0*	**7**	**62**	**2123**	**0**	**1**	*2192*	**1**	**130**	**0**	**64**	**1**	*195*	**17**	**0**	**1522**	**146**	**0**	*1885*	**4072**
Cars	0	0	0	0	0	*0*	7	60	2062	0	1	*2129*	0	127	0	63	1	*190*	9	0	1510	145	0	*1664*	3903
Heavy Vehicles	0	0	0	0	0	*0*	0	2	61	0	0	*63*	1	3	0	1	0	*5*	8	0	12	1	0	*21*	89
Heavy Vehicle %	0.00%	0.00%	0.00%	0.00%	0.00%	*0.00%*	0.00%	3.23%	2.87%	0.00%	0.00%	*2.87%*	100.00%	2.31%	0.00%	1.56%	0.00%	*2.56%*	47.06%	0.00%	0.79%	0.68%	0.00%	*1.25%*	2.19%

Bonita Beach Rd @ Matteotti View
Bonita Springs Florida
Thursday, March 6, 2025
PM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
4:30 PM	0	0	0	0	0	*0*	1	9	274	0	0	*284*	0	18	0	8	0	*26*	1	0	183	18	0	*202*	512
4:45 PM	0	0	0	0	0	*0*	2	10	272	0	0	*284*	0	8	0	2	0	*10*	0	0	176	18	0	*194*	488
5:00 PM	0	0	0	0	0	*0*	1	10	251	0	0	*262*	0	20	0	9	0	*29*	1	0	254	25	0	*280*	571
5:15 PM	0	0	0	0	0	*0*	1	11	299	0	0	*311*	0	15	0	11	0	*26*	8	0	174	26	0	*208*	545
Peak Hour Total	0	0	0	0	0	0	5	40	1096	0	0	*1141*	0	61	0	30	0	*91*	10	0	787	87	0	*884*	2116
Peak Hour Heavy Vehicles	0	0	0	0	0	0	0	1	36	0	0	*37*	0	2	0	1	0	*3*	4	0	5	1	0	*10*	50
Peak Hour Heavy Vehicles %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.50%	3.28%	0.00%	0.00%	*3.24%*	0.00%	3.28%	0.00%	3.33%	0.00%	*3.30%*	40.00%	0.00%	0.64%	1.15%	0.00%	*1.13%*	2.36%
PHF	0.000	0.000	0.000	0.000	0.000	*0.000*	0.625	0.909	0.916	0.000	0.000	*0.917*	0.000	0.763	0.000	0.682	0.000	*0.784*	0.313	0.000	0.775	0.837	0.000	*0.789*	0.926

TRAFFIC COUNTS

BONITA BEACH ROAD @

LOGAN BLVD

Bonita Beach Rd @ Logan Blvd
Bonita Springs Florida
Thursday, March 6, 2025

Time	Southbound 0						Westbound Bonita Beach Rd						Northbound Logan Blvd						Eastbound Bonita Beach Rd						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
7:00 AM	0	0	0	0	0	*0*	0	21	78	0	0	*99*	0	36	0	3	0	*39*	2	0	17	65	0	*84*	222
7:15 AM	0	0	0	0	0	*0*	0	34	116	0	0	*150*	0	56	0	6	0	*62*	4	0	28	82	0	*114*	326
7:30 AM	0	0	0	0	0	*0*	0	30	119	0	0	*149*	0	53	0	8	1	*61*	1	0	38	89	0	*128*	338
7:45 AM	0	0	0	0	0	*0*	0	16	89	0	0	*105*	0	57	0	6	1	*63*	1	0	42	84	0	*127*	295
Hourly Total	0	0	0	0	0	*0*	0	101	402	0	0	*503*	0	202	0	23	2	*225*	8	0	125	320	0	*453*	1181
8:00 AM	0	0	0	0	0	*0*	0	23	115	0	0	*138*	0	60	0	11	0	*71*	0	0	63	77	0	*140*	349
8:15 AM	0	0	0	0	0	*0*	0	27	118	0	0	*145*	0	58	0	10	2	*68*	4	0	71	65	0	*140*	353
8:30 AM	0	0	0	0	0	*0*	0	23	113	0	0	*136*	0	72	0	11	1	*83*	6	0	71	67	0	*144*	363
8:45 AM	0	0	0	0	0	*0*	0	33	113	0	0	*146*	0	58	0	14	1	*72*	1	0	85	57	0	*143*	361
Hourly Total	0	0	0	0	0	*0*	0	106	459	0	0	*565*	0	248	0	46	4	*294*	11	0	290	266	0	*567*	1426
TOTAL	**0**	**0**	**0**	**0**	**0**	*0*	**0**	**207**	**861**	**0**	**0**	*1068*	**0**	**460**	**0**	**69**	**6**	*519*	**19**	**0**	**416**	**586**	**0**	*1020*	**2607**
Cars	**0**	**0**	**0**	**0**	**0**	*0*	0	206	852	0	0	*1058*	0	424	0	67	1	*491*	12	0	396	548	0	*956*	**2505**
Heavy Vehicles	**0**	**0**	**0**	**0**	**0**	*0*	0	1	9	0	0	*10*	0	36	0	2	5	*28*	7	0	19	38	0	*64*	102
Heavy Vehicle %	0.00%	0.00%	0.00%	0.00%	0.00%	*0.00%*	0.00%	0.48%	1.05%	0.00%	0.00%	*0.94%*	0.00%	5.78%	0.00%	2.90%	83.33%	*5.39%*	36.84%	0.00%	4.58%	6.48%	0.00%	*6.27%*	3.91%

Bonita Beach Rd @ Logan Blvd
Bonita Springs Florida
Thursday, March 6, 2025
AM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
8:00 AM	0	0	0	0	0	*0*	0	23	115	0	0	*138*	0	60	0	11	0	*71*	0	0	63	77	0	*140*	349
8:15 AM	0	0	0	0	0	*0*	0	27	118	0	0	*145*	0	58	0	10	2	*68*	4	0	71	65	0	*140*	353
8:30 AM	0	0	0	0	0	*0*	0	23	113	0	0	*136*	0	72	0	11	1	*83*	6	0	71	67	0	*144*	363
8:45 AM	0	0	0	0	0	*0*	0	33	113	0	0	*146*	0	58	0	14	1	*72*	1	0	85	57	0	*143*	361
Peak Hour Total	0	0	0	0	0	*0*	0	106	459	0	0	*565*	0	248	0	46	4	*294*	11	0	290	266	0	*567*	1426
Peak Hour Heavy Vehicles	0	0	0	0	0	0	0	1	6	0	0	7	0	14	0	0	0	14	3	0	10	6	0	19	40
Peak Hour Heavy Vehicles %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.94%	1.31%	0.00%	0.00%	1.24%	0.00%	5.65%	0.00%	0.00%	0.00%	4.76%	27.27%	0.00%	3.45%	2.26%	0.00%	3.35%	2.81%
PHF	0.000	0.000	0.000	0.000	0.000	*0.000*	0.000	0.803	0.972	0.000	0.000	*0.967*	0.000	0.861	0.000	0.821	0.500	*0.886*	0.458	0.000	0.853	0.864	0.000	*0.984*	0.982

Bonita Beach Rd @ Logan Blvd
Bonita Springs Florida
Thursday, March 6, 2025

Time	Southbound 0						Westbound Bonita Beach Rd						Northbound Logan Blvd						Eastbound Bonita Beach Rd						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
4:00 PM	0	0	0	0	0	*0*	0	19	100	0	0	*119*	0	164	0	47	1	*211*	3	0	102	84	0	*189*	519
4:15 PM	0	0	0	0	0	*0*	1	24	91	0	0	*116*	1	168	0	30	0	*199*	1	0	116	91	0	*208*	523
4:30 PM	0	0	0	0	0	*0*	0	21	98	0	0	*119*	0	177	0	32	0	*209*	2	0	115	81	0	*198*	526
4:45 PM	0	0	0	0	0	*0*	1	23	77	0	0	*101*	2	205	0	41	2	*248*	0	0	97	89	0	*186*	535
Hourly Total	0	0	0	0	0	0	2	87	366	0	0	455	3	714	0	150	3	867	6	0	430	345	0	781	2103
5:00 PM	0	0	0	0	0	*0*	0	26	103	0	0	*129*	1	158	0	36	0	*195*	1	0	117	149	0	*267*	591
5:15 PM	0	0	0	0	0	*0*	0	24	95	0	0	*119*	1	209	0	37	2	*247*	3	0	88	107	0	*198*	564
5:30 PM	0	0	0	0	0	*0*	0	18	73	0	0	*91*	0	167	0	41	0	*208*	1	0	95	98	0	*194*	493
5:45 PM	0	0	0	0	0	*0*	0	23	86	0	0	*109*	1	184	0	45	1	*230*	0	0	85	84	0	*169*	508
Hourly Total	0	0	0	0	0	0	0	91	357	0	0	448	3	718	0	159	3	880	5	0	385	438	0	828	2156
TOTAL	**0**	**0**	**0**	**0**	**0**	*0*	**2**	**178**	**723**	**0**	**0**	*903*	**6**	**1432**	**0**	**309**	**6**	*1747*	**11**	**0**	**815**	**783**	**0**	*1609*	**4259**
Cars	0	0	0	0	0	*0*	2	175	713	0	0	*890*	6	1384	0	306	1	*1696*	10	0	810	774	0	*1594*	4180
Heavy Vehicles	0	0	0	0	0	*0*	0	3	10	0	0	*13*	0	48	0	3	5	*51*	1	0	5	9	0	*15*	79
Heavy Vehicle %	0.00%	0.00%	0.00%	0.00%	0.00%	*0.00%*	0.00%	1.69%	1.38%	0.00%	0.00%	*1.44%*	0.00%	3.35%	0.00%	0.97%	83.33%	*2.92%*	9.09%	0.00%	0.61%	1.15%	0.00%	*0.93%*	1.86%

Bonita Beach Rd @ Logan Blvd
Bonita Springs Florida
Thursday, March 6, 2025
PM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
4:30 PM	0	0	0	0	0	*0*	0	21	98	0	0	*119*	0	177	0	32	0	*209*	2	0	115	81	0	*198*	526
4:45 PM	0	0	0	0	0	*0*	1	23	77	0	0	*101*	2	205	0	41	2	*248*	0	0	97	89	0	*186*	535
5:00 PM	0	0	0	0	0	*0*	0	26	103	0	0	*129*	1	158	0	36	0	*195*	1	0	117	149	0	*267*	591
5:15 PM	0	0	0	0	0	*0*	0	24	95	0	0	*119*	1	209	0	37	2	*247*	3	0	88	107	0	*198*	564
Peak Hour Total	0	0	0	0	0	*0*	1	94	373	0	0	*468*	4	749	0	146	4	*899*	6	0	417	426	0	*849*	2216
Peak Hour Heavy Vehicles	0	0	0	0	0	*0*	0	1	5	0	0	*6*	0	30	0	1	0	*31*	1	0	2	7	0	*10*	47
Peak Hour Heavy Vehicles %	0.00%	0.00%	0.00%	0.00%	0.00%	*0.00%*	0.00%	1.06%	1.34%	0.00%	0.00%	*1.28%*	0.00%	4.01%	0.00%	0.68%	0.00%	*3.45%*	16.67%	0.00%	0.48%	1.64%	0.00%	*1.18%*	2.12%
PHF	0.000	0.000	0.000	0.000	0.000	*0.000*	0.250	0.904	0.905	0.000	0.000	*0.907*	0.500	0.896	0.000	0.890	0.500	*0.906*	0.500	0.000	0.891	0.715	0.000	*0.795*	0.937

TRAFFIC COUNTS

BONITA GRANDE DR @ E. TERRY ST

Bonita Grande Dr @ Terry St
Bonita Springs Florida
Thursday, March 6, 2025

Time	Southbound Bonita Grande Dr						Westbound Terry St						Northbound Bonita Grande Dr						Eastbound Terry St						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
7:00 AM	0	0	18	1	0	*19*	0	2	0	0	0	*2*	0	41	14	0	0	*55*	0	0	0	63	0	*63*	139
7:15 AM	0	3	58	0	0	*61*	0	2	0	0	0	*2*	0	53	11	0	0	*64*	0	3	0	78	0	*81*	208
7:30 AM	0	0	45	3	0	*48*	0	1	0	0	0	*1*	0	47	8	1	0	*56*	0	7	1	100	0	*108*	213
7:45 AM	0	0	12	4	0	*16*	0	0	0	0	0	*0*	0	41	11	1	0	*53*	0	6	0	114	0	*120*	189
Hourly Total	0	3	133	8	0	*144*	0	5	0	0	0	*5*	0	182	44	2	0	*228*	0	16	1	355	0	*372*	749
8:00 AM	0	0	6	3	0	*9*	0	1	0	0	0	*1*	0	65	13	1	0	*79*	0	7	3	148	0	*158*	247
8:15 AM	0	0	9	4	0	*13*	0	0	0	0	0	*0*	0	80	8	1	0	*89*	0	0	1	130	0	*131*	233
8:30 AM	0	0	8	2	0	*10*	0	0	0	0	0	*0*	0	73	16	1	0	*90*	0	0	1	122	0	*123*	223
8:45 AM	0	1	17	0	0	*18*	0	0	1	0	0	*1*	0	54	24	0	0	*78*	0	2	1	106	0	*109*	206
Hourly Total	0	1	40	9	0	*50*	0	1	1	0	0	*2*	0	272	61	3	0	*336*	0	9	6	506	0	*521*	909
TOTAL	**0**	**4**	**173**	**17**	**0**	***194***	**0**	**6**	**1**	**0**	**0**	***7***	**0**	**454**	**106**	**5**	**0**	***564***	**0**	**25**	**7**	**881**	**0**	***893***	**1658**
Cars	0	3	70	9	0	*82*	0	6	1	0	0	*7*	0	425	49	5	0	*479*	0	17	7	798	0	*822*	1390
Heavy Vehicles	0	1	103	8	0	*112*	0	0	0	0	0	*0*	0	29	56	0	0	*85*	0	8	0	83	0	*71*	268
Heavy Vehicle %	0.00%	25.00%	59.54%	47.06%	0.00%	*57.73%*	0.00%	0.00%	0.00%	0.00%	0.00%	*0.00%*	0.00%	6.39%	53.33%	0.00%	0.00%	*15.07%*	0.00%	32.00%	0.00%	7.32%	0.00%	*7.95%*	16.16%

Bonita Grande Dr @ Terry St
Bonita Springs Florida
Thursday, March 6, 2025
AM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
8:00 AM	0	0	6	3	0	*9*	0	1	0	0	0	*1*	0	65	13	1	0	*79*	0	7	3	148	0	*158*	247
8:15 AM	0	0	9	4	0	*13*	0	0	0	0	0	*0*	0	80	8	1	0	*89*	0	0	1	130	0	*131*	233
8:30 AM	0	0	8	2	0	*10*	0	0	0	0	0	*0*	0	73	16	1	0	*90*	0	0	1	122	0	*123*	223
8:45 AM	0	1	17	0	0	*18*	0	0	1	0	0	*1*	0	54	24	0	0	*78*	0	2	1	106	0	*109*	206
Peak Hour Total	0	1	40	9	0	*50*	0	1	1	0	0	*2*	0	272	61	3	0	*336*	0	9	6	506	0	*521*	909
Peak Hour Heavy Vehicles	0	0	21	4	0	*25*	0	0	0	0	0	*0*	0	19	40	0	0	*59*	0	3	0	24	0	*27*	111
Peak Hour Heavy Vehicles %	0.00%	0.00%	52.50%	44.44%	0.00%	*50.00%*	0.00%	0.00%	0.00%	0.00%	0.00%	*0.00%*	0.00%	6.99%	65.57%	0.00%	0.00%	*17.56%*	0.00%	33.33%	0.00%	4.74%	0.00%	*5.18%*	12.21%
PHF	0.000	0.250	0.588	0.563	0.000	*0.694*	0.000	0.250	0.250	0.000	0.000	*0.500*	0.000	0.850	0.635	0.750	0.000	*0.933*	0.000	0.321	0.500	0.855	0.000	*0.824*	0.920

Bonita Grande Dr @ Terry St
Bonita Springs Florida
Thursday, March 6, 2025

Time	Southbound Bonita Grande Dr						Westbound Terry St						Northbound Bonita Grande Dr						Eastbound Terry St						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
4:00 PM	0	1	8	3	0	*12*	0	0	3	0	0	*3*	0	113	5	1	0	*119*	0	4	0	100	0	*104*	238
4:15 PM	0	0	11	1	0	*12*	0	2	1	1	0	*4*	0	131	10	0	0	*141*	0	3	4	66	0	*73*	230
4:30 PM	0	0	7	6	0	*13*	0	2	1	0	0	*3*	0	144	14	4	0	*162*	0	1	1	83	0	*85*	263
4:45 PM	0	0	13	3	0	*16*	0	3	0	0	0	*3*	0	141	10	2	0	*153*	0	1	0	122	0	*123*	296
Hourly Total	0	1	39	13	0	*53*	0	7	5	1	0	*13*	0	529	39	7	0	*575*	0	9	5	371	0	*385*	1026
5:00 PM	0	0	23	8	0	*31*	0	0	0	0	0	*0*	0	154	7	0	0	*161*	0	3	0	85	0	*88*	280
5:15 PM	0	0	16	5	0	*21*	0	0	1	0	0	*1*	0	150	7	2	0	*159*	0	2	1	98	0	*101*	282
5:30 PM	0	0	14	1	0	*15*	0	2	1	0	0	*3*	0	144	4	1	0	*149*	0	2	1	100	0	*103*	270
5:45 PM	0	0	5	4	0	*9*	0	1	1	0	0	*2*	0	155	6	1	0	*162*	0	1	1	94	0	*96*	269
Hourly Total	0	0	58	18	0	*76*	0	3	3	0	0	*6*	0	603	24	4	0	*631*	0	8	3	377	0	*388*	1101
TOTAL	0	1	97	31	0	*129*	0	10	8	1	0	*19*	0	1132	63	11	0	*1206*	0	17	8	748	0	*773*	2127
Cars	0	0	95	26	0	*121*	0	10	8	1	0	*19*	0	1095	40	11	0	*1146*	0	13	8	736	0	*757*	2043
Heavy Vehicles	0	1	2	5	0	*8*	0	0	0	0	0	*0*	0	37	23	0	0	*60*	0	4	0	12	0	*16*	84
Heavy Vehicle %	0.00%	100.00%	2.06%	16.13%	0.00%	*6.20%*	0.00%	0.00%	0.00%	0.00%	0.00%	*0.00%*	0.00%	3.27%	36.51%	0.00%	0.00%	*4.98%*	0.00%	23.53%	0.00%	1.60%	0.00%	*2.07%*	3.95%

Bonita Grande Dr @ Terry St
Bonita Springs Florida
Thursday, March 6, 2025
PM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
4:45 PM	0	0	13	3	0	*16*	0	3	0	0	0	*3*	0	141	10	2	0	*153*	0	1	0	122	0	*123*	296
5:00 PM	0	0	23	8	0	*31*	0	0	0	0	0	*0*	0	154	7	0	0	*161*	0	3	0	85	0	*88*	280
5:15 PM	0	0	16	5	0	*21*	0	0	1	0	0	*1*	0	150	7	2	0	*159*	0	2	1	98	0	*101*	282
5:30 PM	0	0	14	1	0	*15*	0	2	1	0	0	*3*	0	144	4	1	0	*149*	0	2	1	100	0	*103*	270
Peak Hour Total	0	0	66	17	0	*83*	0	5	2	0	0	*7*	0	589	28	5	0	*622*	0	8	2	405	0	*416*	1127
Peak Hour Heavy Vehicles	0	0	1	2	0	*3*	0	0	0	0	0	*0*	0	12	6	0	0	*18*	0	1	0	7	0	*8*	29
Peak Hour Heavy Vehicles %	0.00%	0.00%	1.52%	11.76%	0.00%	*3.61%*	0.00%	0.00%	0.00%	0.00%	0.00%	*0.00%*	0.00%	2.04%	21.43%	0.00%	0.00%	*2.89%*	0.00%	12.50%	0.00%	1.73%	0.00%	*1.93%*	2.57%
PHF	0.000	0.000	0.717	0.531	0.000	*0.669*	0.000	0.417	0.500	0.000	0.000	*0.583*	0.000	0.956	0.700	0.625	0.000	*0.966*	0.000	0.667	0.500	0.830	0.000	*0.843*	0.955

DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

Development of Future Year Background Turning Volumes

Intersection	**Bonita Beach Rd & Bonita Grande Drive**
Count Date	March 6, 2025
Build-Out Year	2030

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	143	44	37	204	75	277	137	374	159	79	669	108
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	143	44	37	204	75	277	137	374	159	79	669	108
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2030 Background Turning Volumes	**158**	**49**	**41**	**225**	**83**	**306**	**151**	**413**	**176**	**87**	**739**	**119**
Vested Trips Turning Volumes		88			64			138			220	
Project Turning Volumes			36	23				35		21	85	28
2030 Background + Vested	**158**	**137**	**41**	**225**	**147**	**306**	**151**	**551**	**176**	**87**	**959**	**119**
2030 Background + Project	**158**	**49**	**77**	**248**	**83**	**306**	**151**	**448**	**176**	**108**	**824**	**147**
2030 Background + Vested + Project	**158**	**137**	**77**	**248**	**147**	**306**	**151**	**586**	**176**	**108**	**1,044**	**147**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	178	102	136	234	72	167	186	603	68	74	721	196
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	178	102	136	234	72	167	186	603	68	74	721	196
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2030 Background Turning Volumes	**197**	**113**	**150**	**258**	**79**	**184**	**205**	**666**	**75**	**82**	**796**	**216**
Vested Trips Turning Volumes		88			111			225			117	
Project Turning Volumes			48	36				63		50	47	34
2030 Background + Vested	**197**	**201**	**150**	**258**	**190**	**184**	**205**	**891**	**75**	**82**	**913**	**216**
2030 Background + Project	**197**	**113**	**198**	**294**	**79**	**184**	**205**	**729**	**75**	**132**	**843**	**250**
2030 Background + Vested + Project	**197**	**201**	**198**	**294**	**190**	**184**	**205**	**954**	**75**	**132**	**960**	**250**

Development of Future Year Background Turning Volumes

Intersection	**Bonita Beach Rd & Matteotti View/E. Site Access**
Count Date	March 6, 2025
Build-Out Year	2030

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBLU	EBL	EBT	EBR	WBLU	WBL	WBT	WBR
RAW Turning Movement Counts	126	0	33	0	0	0	4	0	530	41	2	5	711	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	126	0	33	0	0	0	4	0	530	41	2	5	711	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2030 Background Turning Volumes	**126**	**0**	**33**	**0**	**0**	**0**	**4**	**0**	**585**	**41**	**2**	**5**	**785**	**0**
Vested Trips Turning Volumes									83				27	
Project Turning Volumes				85		101		134	-15				-22	117
2030 Background + Vested	**126**	**0**	**33**	**0**	**0**	**0**	**4**	**0**	**668**	**41**	**2**	**5**	**812**	**0**
2030 Background + Project	**126**	**0**	**33**	**85**	**0**	**101**	**4**	**134**	**570**	**41**	**2**	**5**	**763**	**117**
2030 Background + Vested + Project	**126**	**0**	**33**	**85**	**0**	**101**	**4**	**134**	**653**	**41**	**2**	**5**	**790**	**117**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBLU	EBL	EBT	EBR	WBLU	WBL	WBT	WBR
RAW Turning Movement Counts	61	0	30	0	0	0	10	0	787	87	5	40	1,096	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	61	0	30	0	0	0	10	0	787	87	5	40	1,096	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	0.00%	2.00%	0.00%	0.00%	0.00%	2.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2030 Background Turning Volumes	**61**	**0**	**30**	**0**	**0**	**0**	**11**	**0**	**869**	**87**	**5**	**40**	**1,210**	**0**
Vested Trips Turning Volumes									46				72	
Project Turning Volumes				183		176		230	-50				-31	164
2030 Background + Vested	**61**	**0**	**30**	**0**	**0**	**0**	**11**	**0**	**915**	**87**	**5**	**40**	**1,282**	**0**
2030 Background + Project	**61**	**0**	**30**	**183**	**0**	**176**	**11**	**230**	**819**	**87**	**5**	**40**	**1,179**	**164**
2030 Background + Vested + Project	**61**	**0**	**30**	**183**	**0**	**176**	**11**	**230**	**865**	**87**	**5**	**40**	**1,251**	**164**

Development of Future Year Background Turning Volumes

Intersection	**Bonita Beach Rd & W. Site Access**
Count Date	March 6, 2025
Build-Out Year	2030

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	575	0	0	841	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	0	0	0	0	0	0	0	575	0	0	841	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2030 Background Turning Volumes	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**635**	**0**	**0**	**929**	**0**
Vested Trips Turning Volumes								83			27	
Project Turning Volumes						72		119			74	5
2030 Background + Vested	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**718**	**0**	**0**	**956**	**0**
2030 Background + Project	**0**	**0**	**0**	**0**	**0**	**72**	**0**	**754**	**0**	**0**	**1,003**	**5**
2030 Background + Vested + Project	**0**	**0**	**0**	**0**	**0**	**72**	**0**	**837**	**0**	**0**	**1,030**	**5**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	884	0	0	1,167	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	0	0	0	0	0	0	0	884	0	0	1,167	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2030 Background Turning Volumes	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**976**	**0**	**0**	**1,288**	**0**
Vested Trips Turning Volumes								46			72	
Project Turning Volumes						31		180			135	10
2030 Background + Vested	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,022**	**0**	**0**	**1,360**	**0**
2030 Background + Project	**0**	**0**	**0**	**0**	**0**	**31**	**0**	**1,156**	**0**	**0**	**1,423**	**10**
2030 Background + Vested + Project	**0**	**0**	**0**	**0**	**0**	**31**	**0**	**1,202**	**0**	**0**	**1,495**	**10**

Development of Future Year Background Turning Volumes

Intersection	**Bonita Grande Drive @ East Terry St**
Count Date	March 6, 2025
Build-Out Year	2030

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	272	61	3	1	40	9	9	6	506	1	1	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	272	61	3	1	40	9	9	6	506	1	1	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2030 Background Turning Volumes	**272**	**61**	**3**	**1**	**40**	**9**	**9**	**7**	**506**	**1**	**1**	**0**
Vested Trips Turning Volumes	50								149			
Bonita Grande Mine RPD Volumes		44			132	197	65					
Project Turning Volumes	25	3			8				15			
2030 Background + Vested	**322**	**105**	**3**	**1**	**172**	**206**	**74**	**7**	**655**	**1**	**1**	**0**
2030 Background + Project	**297**	**64**	**3**	**1**	**48**	**9**	**9**	**7**	**521**	**1**	**1**	**0**
2030 Background + Vested + Project	**347**	**108**	**3**	**1**	**180**	**206**	**74**	**7**	**670**	**1**	**1**	**0**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	589	28	5	0	66	17	8	2	405	5	2	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	589	28	5	0	66	17	8	2	405	5	2	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2030 Background Turning Volumes	**589**	**28**	**5**	**0**	**66**	**17**	**8**	**2**	**405**	**5**	**2**	**0**
Vested Trips Turning Volumes	116								156			
Bonita Grande Mine RPD Volumes		156			92	137	234					
Project Turning Volumes	22	12			11				25			
2030 Background + Vested	**705**	**184**	**5**	**0**	**158**	**154**	**242**	**2**	**561**	**5**	**2**	**0**
2030 Background + Project	**611**	**40**	**5**	**0**	**77**	**17**	**8**	**2**	**430**	**5**	**2**	**0**
2030 Background + Vested + Project	**727**	**196**	**5**	**0**	**169**	**154**	**242**	**2**	**586**	**5**	**2**	**0**

Development of Future Year Background Turning Volumes

Intersection	**Bonita Beach Rd & Logan Blvd**
Count Date	March 6, 2025
Build-Out Year	2030

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBLU	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	248	0	48	0	0	0	11	290	266	106	459	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	248	0	48	0	0	0	11	290	266	106	459	0
Growth Rate	2.70%	2.70%	2.70%	0.00%	0.00%	0.00%	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2030 Background Turning Volumes	**283**	**0**	**55**	**0**	**0**	**0**	**11**	**320**	**266**	**106**	**507**	**0**
Vested Trips Turning Volumes								83			27	
Project Turning Volumes	37							23	47		58	
2030 Background + Vested	**283**	**0**	**55**	**0**	**0**	**0**	**11**	**403**	**266**	**106**	**534**	**0**
2030 Background + Project	**320**	**0**	**55**	**0**	**0**	**0**	**11**	**343**	**313**	**106**	**565**	**0**
2030 Background + Vested + Project	**320**	**0**	**55**	**0**	**0**	**0**	**11**	**426**	**313**	**106**	**592**	**0**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBLU	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	753	0	146	0	0	0	6	417	426	95	373	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	753	0	146	0	0	0	6	417	426	95	373	0
Growth Rate	2.70%	2.70%	2.70%	0.00%	0.00%	0.00%	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2030 Background Turning Volumes	**860**	**0**	**167**	**0**	**0**	**0**	**6**	**460**	**426**	**95**	**412**	**0**
Vested Trips Turning Volumes								46			72	
Project Turning Volumes	56							82	51		77	
2030 Background + Vested	**860**	**0**	**167**	**0**	**0**	**0**	**6**	**506**	**426**	**95**	**484**	**0**
2030 Background + Project	**916**	**0**	**167**	**0**	**0**	**0**	**6**	**542**	**477**	**95**	**489**	**0**
2030 Background + Vested + Project	**916**	**0**	**167**	**0**	**0**	**0**	**6**	**588**	**477**	**95**	**561**	**0**

SIGNAL TIMINGS
BONITA BEACH ROAD @ BONITA GRANDE DRIVE

Lee County, FL

ECONOLITE

5408 - Bonita Bch & Bonita Grande Drive - - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Plan 1 - ""

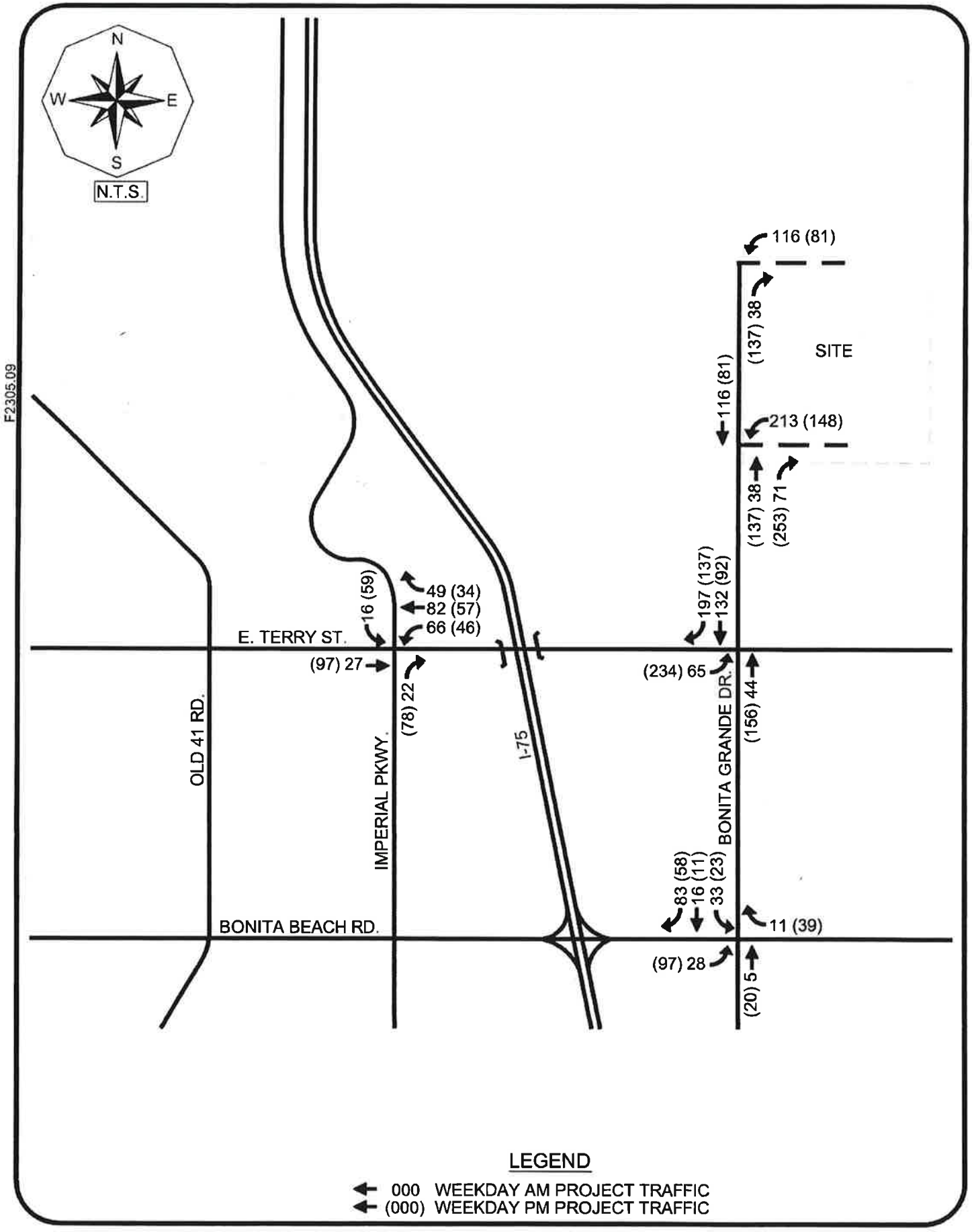
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	E-L	W-TR	S-LTR	N-LTR	W-L	E-TR	N	N	N	N	N	N	N	N	N	N
Min Green	5	15	8	8	5	15	0	0	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	7	7	0	7	0	0	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	27	28	34	0	28	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	5.0	3.0	3.0	2.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	20	40	30	20	15	40	0	0	0	0	0	0	0	0	0	0
Max2	25	45	35	25	20	45	0	0	0	0	0	0	0	0	0	0
Max3	30	50	40	30	25	50	0	0	0	0	0	0	0	0	0	0
DYM Max	30	50	40	30	25	50	0	0	0	0	0	0	0	0	0	0
Dym Step	5.0	5.0	5.0	5.0	5.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	4.8	4.0	4.0	4.0	4.8	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	2.0	3.0	3.0	3.0	2.0	3.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

BONITA GRANDE MINE RPD

DOS23-105312-BOS

TRAFFIC VOLUMES



TR TRANSPORTATION CONSULTANTS, INC

SITE TRAFFIC ASSIGNMENT
BONITA GRANDE MINE - FULL BUILD-OUT Figure 5

BONITA BEACH ROAD @ BONITA GRANDE DRIVE

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	151	551	176	87	959	119	158	137	41	225	147	306
Future Volume (vph)	151	551	176	87	959	119	158	137	41	225	147	306
Ideal Flow (vphpl)	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750
Storage Length (ft)	275		260	330		460	300		0	260		0
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950				0.971	
Satd. Flow (prot)	1614	3228	1444	1614	3228	1444	1614	1699	1444	0	1650	1444
Flt Permitted	0.087			0.365			0.950				0.971	
Satd. Flow (perm)	148	3228	1444	620	3228	1444	1614	1699	1444	0	1650	1444
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			176			124			129			278
Link Speed (mph)		45			45			35			45	
Link Distance (ft)		666			2784			2028			393	
Travel Time (s)		10.1			42.2			39.5			6.0	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj. Flow (vph)	151	551	176	87	959	119	158	137	41	225	147	306
Shared Lane Traffic (%)												
Lane Group Flow (vph)	151	551	176	87	959	119	158	137	41	0	372	306
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split	NA	Perm	Split	NA	Perm
Protected Phases	1	6		5	2		4	4		3	3	
Permitted Phases	6		6	2		2			4			3
Detector Phase	1	6	6	5	2	2	4	4	4	3	3	3
Switch Phase												
Minimum Initial (s)	1.0	7.2	7.2	1.0	7.2	7.2	1.0	1.0	1.0	1.0	1.0	1.0
Minimum Split (s)	7.0	15.0	15.0	7.0	15.0	15.0	8.0	8.0	8.0	8.0	8.0	8.0
Total Split (s)	30.0	50.0	50.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0	40.0	40.0
Total Split (%)	20.0%	33.3%	33.3%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%	26.7%	26.7%
Maximum Green (s)	24.0	42.2	42.2	19.0	42.2	42.2	23.0	23.0	23.0	33.0	33.0	33.0
Yellow Time (s)	4.0	4.8	4.8	4.0	4.8	4.8	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-3.0	-4.8	-4.8	-4.8	-4.8	0.0	-4.0	-4.0	-4.0		-4.0	0.0
Total Lost Time (s)	3.0	3.0	3.0	1.2	3.0	7.8	3.0	3.0	3.0		3.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	Min	Min	None	Min	Min	None	None	None	Min	Min	Min
Walk Time (s)		5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0	0	0	0	0	0	0
Act Effct Green (s)	65.5	50.5	50.5	62.2	46.1	41.3	21.7	21.7	21.7		35.7	31.6
Actuated g/C Ratio	0.49	0.38	0.38	0.47	0.35	0.31	0.16	0.16	0.16		0.27	0.24
v/c Ratio	0.59	0.45	0.27	0.22	0.85	0.22	0.60	0.49	0.12		0.84	0.55
Control Delay	34.9	32.8	5.1	19.4	49.8	6.7	62.6	58.1	0.7		64.4	11.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay	34.9	32.8	5.1	19.4	49.8	6.7	62.6	58.1	0.7		64.4	11.4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	C	C	A	B	D	A	E	E	A		E	B
Approach Delay		27.6			43.1			53.2			40.5	
Approach LOS		C			D			D			D	
Queue Length 50th (ft)	73	188	0	39	408	0	129	110	0		306	19
Queue Length 95th (ft)	154	263	50	73	#599	45	217	189	0		#533	114
Internal Link Dist (ft)		586			2704			1948			313	
Turn Bay Length (ft)	275		260	330		460	300					
Base Capacity (vph)	375	1300	686	495	1158	549	332	350	400		465	571
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0		0	0
Reduced v/c Ratio	0.40	0.42	0.26	0.18	0.83	0.22	0.48	0.39	0.10		0.80	0.54

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 132.4
Natural Cycle: 60
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.85
Intersection Signal Delay: 39.2 Intersection LOS: D
Intersection Capacity Utilization 82.6% ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 12: Bonita Grande/Bonita Grande & Bonita Bch



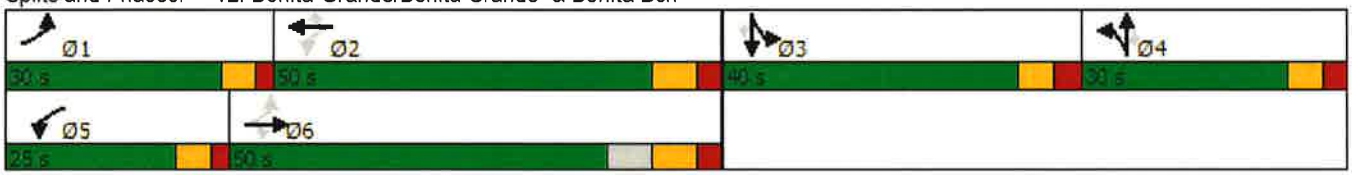
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	151	586	176	108	1044	147	158	137	77	248	147	306
Future Volume (vph)	151	586	176	108	1044	147	158	137	77	248	147	306
Ideal Flow (vphpl)	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750
Storage Length (ft)	275		260	330		460	300		0	260		0
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950				0.970	
Satd. Flow (prot)	1614	3228	1444	1614	3228	1444	1614	1699	1444	0	1648	1444
Flt Permitted	0.083			0.332			0.950				0.970	
Satd. Flow (perm)	141	3228	1444	564	3228	1444	1614	1699	1444	0	1648	1444
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			176			147			129			262
Link Speed (mph)		45			45			35			45	
Link Distance (ft)		666			2784			2028			393	
Travel Time (s)		10.1			42.2			39.5			6.0	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj. Flow (vph)	151	586	176	108	1044	147	158	137	77	248	147	306
Shared Lane Traffic (%)												
Lane Group Flow (vph)	151	586	176	108	1044	147	158	137	77	0	395	306
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split	NA	Perm	Split	NA	Perm
Protected Phases	1	6		5	2		4	4		3	3	
Permitted Phases	6		6	2		2			4			3
Detector Phase	1	6	6	5	2	2	4	4	4	3	3	3
Switch Phase												
Minimum Initial (s)	1.0	7.2	7.2	1.0	7.2	7.2	1.0	1.0	1.0	1.0	1.0	1.0
Minimum Split (s)	7.0	15.0	15.0	7.0	15.0	15.0	8.0	8.0	8.0	8.0	8.0	8.0
Total Split (s)	30.0	50.0	50.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0	40.0	40.0
Total Split (%)	20.0%	33.3%	33.3%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%	26.7%	26.7%
Maximum Green (s)	24.0	42.2	42.2	19.0	42.2	42.2	23.0	23.0	23.0	33.0	33.0	33.0
Yellow Time (s)	4.0	4.8	4.8	4.0	4.8	4.8	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-3.0	-4.8	-4.8	-4.8	-4.8	0.0	-4.0	-4.0	-4.0		-4.0	0.0
Total Lost Time (s)	3.0	3.0	3.0	1.2	3.0	7.8	3.0	3.0	3.0		3.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	Min	Min	None	Min	Min	None	None	None	Min	Min	Min
Walk Time (s)		5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0	0	0	0	0	0	0
Act Effct Green (s)	66.5	50.7	50.7	64.2	47.2	42.4	21.8	21.8	21.8		37.1	33.1
Actuated g/C Ratio	0.49	0.38	0.38	0.48	0.35	0.31	0.16	0.16	0.16		0.27	0.25
v/c Ratio	0.60	0.48	0.27	0.28	0.92	0.27	0.61	0.50	0.23		0.87	0.56
Control Delay	36.7	34.5	5.2	20.1	57.0	7.0	63.7	58.9	2.1		68.4	13.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay	36.7	34.5	5.2	20.1	57.0	7.0	63.7	58.9	2.1		68.4	13.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	D	C	A	C	E	A	E	E	A		E	B
Approach Delay		29.2			48.2			49.2			44.2	
Approach LOS		C			D			D			D	
Queue Length 50th (ft)	76	205	0	49	462	0	130	110	0		332	30
Queue Length 95th (ft)	157	286	51	88	#691	54	217	189	3		#584	132
Internal Link Dist (ft)		586			2704			1948			313	
Turn Bay Length (ft)	275		260	330		460	300					
Base Capacity (vph)	365	1258	670	471	1129	554	324	341	393		453	552
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0		0	0
Reduced v/c Ratio	0.41	0.47	0.26	0.23	0.92	0.27	0.49	0.40	0.20		0.87	0.55

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 135
Natural Cycle: 70
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.92
Intersection Signal Delay: 42.2 — Intersection LOS: D
Intersection Capacity Utilization 86.6% — ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 12: Bonita Grande/Bonita Grande & Bonita Bch



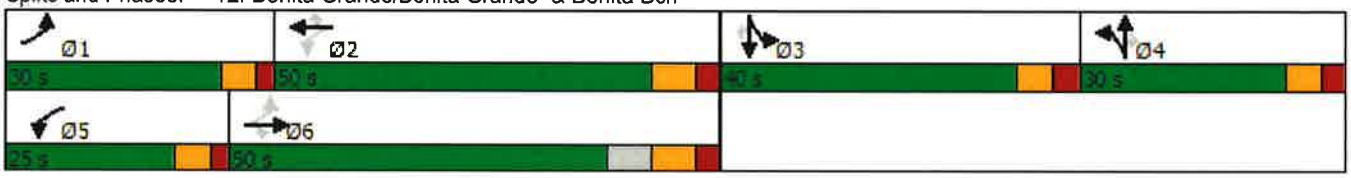
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	205	891	75	82	913	216	197	201	150	258	190	184
Future Volume (vph)	205	891	75	82	913	216	197	201	150	258	190	184
Ideal Flow (vphpl)	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750
Storage Length (ft)	275		260	330		460	300		0	260		0
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950				0.972	
Satd. Flow (prot)	1614	3228	1444	1614	3228	1444	1614	1699	1444	0	1651	1444
Flt Permitted	0.086			0.189			0.950				0.972	
Satd. Flow (perm)	146	3228	1444	321	3228	1444	1614	1699	1444	0	1651	1444
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			124			216			150			139
Link Speed (mph)		45			45			35			45	
Link Distance (ft)		666			2784			2028			393	
Travel Time (s)		10.1			42.2			39.5			6.0	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj. Flow (vph)	205	891	75	82	913	216	197	201	150	258	190	184
Shared Lane Traffic (%)												
Lane Group Flow (vph)	205	891	75	82	913	216	197	201	150	0	448	184
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split	NA	Perm	Split	NA	Perm
Protected Phases	1	6		5	2		4	4		3	3	
Permitted Phases	6		6	2		2			4			3
Detector Phase	1	6	6	5	2	2	4	4	4	3	3	3
Switch Phase												
Minimum Initial (s)	1.0	7.2	7.2	1.0	7.2	7.2	1.0	1.0	1.0	1.0	1.0	1.0
Minimum Split (s)	7.0	15.0	15.0	7.0	15.0	15.0	8.0	8.0	8.0	8.0	8.0	8.0
Total Split (s)	30.0	50.0	50.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0	40.0	40.0
Total Split (%)	20.0%	33.3%	33.3%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%	26.7%	26.7%
Maximum Green (s)	24.0	42.2	42.2	19.0	42.2	42.2	23.0	23.0	23.0	33.0	33.0	33.0
Yellow Time (s)	4.0	4.8	4.8	4.0	4.8	4.8	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-3.0	-4.8	-4.8	-4.8	-4.8	0.0	-4.0	-4.0	-4.0		-4.0	0.0
Total Lost Time (s)	3.0	3.0	3.0	1.2	3.0	7.8	3.0	3.0	3.0		3.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	Min	Min	None	Min	Min	None	None	None	Min	Min	Min
Walk Time (s)		5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0	0	0	0	0	0	0
Act Effct Green (s)	69.3	54.1	54.1	61.4	45.5	40.7	24.2	24.2	24.2		37.3	33.2
Actuated g/C Ratio	0.50	0.39	0.39	0.44	0.33	0.29	0.17	0.17	0.17		0.27	0.24
v/c Ratio	0.71	0.71	0.12	0.30	0.87	0.38	0.71	0.69	0.40		1.02	0.41
Control Delay	46.6	40.4	0.8	21.7	55.1	6.9	70.2	68.1	11.0		98.8	16.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay	46.6	40.4	0.8	21.7	55.1	6.9	70.2	68.1	11.0		98.8	16.8

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	D	D	A	C	E	A	E	E	B		F	B
Approach Delay		39.0			44.2			53.2			74.9	
Approach LOS		D			D			D			E	
Queue Length 50th (ft)	133	370	0	39	425	0	174	177	0		~463	34
Queue Length 95th (ft)	223	463	4	69	#571	65	274	277	64		#717	111
Internal Link Dist (ft)		586			2704			1948			313	
Turn Bay Length (ft)	275		260	330		460	300					
Base Capacity (vph)	357	1295	653	379	1092	589	313	330	401		439	449
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0		0	0
Reduced v/c Ratio	0.57	0.69	0.11	0.22	0.84	0.37	0.63	0.61	0.37		1.02	0.41

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 139.8
Natural Cycle: 70
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.02
Intersection Signal Delay: 49.3 Intersection LOS: D
Intersection Capacity Utilization 91.3% ICU Level of Service F
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 12: Bonita Grande/Bonita Grande & Bonita Bch



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	205	954	75	132	960	250	197	201	198	294	190	184
Future Volume (vph)	205	954	75	132	960	250	197	201	198	294	190	184
Ideal Flow (vphpl)	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750
Storage Length (ft)	275		260	330		460	300		0	260		0
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950				0.971	
Satd. Flow (prot)	1614	3228	1444	1614	3228	1444	1614	1699	1444	0	1650	1444
Flt Permitted	0.084			0.133			0.950				0.971	
Satd. Flow (perm)	143	3228	1444	226	3228	1444	1614	1699	1444	0	1650	1444
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			124			250			198			129
Link Speed (mph)		45			45			35			45	
Link Distance (ft)		666			2784			2028			393	
Travel Time (s)		10.1			42.2			39.5			6.0	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj. Flow (vph)	205	954	75	132	960	250	197	201	198	294	190	184
Shared Lane Traffic (%)												
Lane Group Flow (vph)	205	954	75	132	960	250	197	201	198	0	484	184
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split	NA	Perm	Split	NA	Perm
Protected Phases	1	6		5	2		4	4		3	3	
Permitted Phases	6		6	2		2			4			3
Detector Phase	1	6	6	5	2	2	4	4	4	3	3	3
Switch Phase												
Minimum Initial (s)	1.0	7.2	7.2	1.0	7.2	7.2	1.0	1.0	1.0	1.0	1.0	1.0
Minimum Split (s)	7.0	15.0	15.0	7.0	15.0	15.0	8.0	8.0	8.0	8.0	8.0	8.0
Total Split (s)	30.0	50.0	50.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0	40.0	40.0
Total Split (%)	20.0%	33.3%	33.3%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%	26.7%	26.7%
Maximum Green (s)	24.0	42.2	42.2	19.0	42.2	42.2	23.0	23.0	23.0	33.0	33.0	33.0
Yellow Time (s)	4.0	4.8	4.8	4.0	4.8	4.8	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-3.0	-4.8	-4.8	-4.8	-4.8	0.0	-4.0	-4.0	-4.0		-4.0	0.0
Total Lost Time (s)	3.0	3.0	3.0	1.2	3.0	7.8	3.0	3.0	3.0		3.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	Min	Min	None	Min	Min	None	None	None	Min	Min	Min
Walk Time (s)		5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0	0	0	0	0	0	0
Act Effct Green (s)	70.2	51.9	51.9	65.5	46.5	41.7	24.2	24.2	24.2		37.2	33.2
Actuated g/C Ratio	0.50	0.37	0.37	0.47	0.33	0.30	0.17	0.17	0.17		0.26	0.24
v/c Ratio	0.71	0.80	0.12	0.48	0.90	0.41	0.71	0.69	0.48		1.11	0.42
Control Delay	47.2	46.7	0.8	25.7	58.0	6.8	70.8	68.6	10.7		124.4	19.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay	47.2	46.7	0.8	25.7	58.0	6.8	70.8	68.6	10.7		124.4	19.1

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	D	D	A	C	E	A	E	E	B		F	B
Approach Delay		44.0			45.3			50.1			95.4	
Approach LOS		D			D			D			F	
Queue Length 50th (ft)	134	419	0	65	457	0	174	177	0		~534	42
Queue Length 95th (ft)	224	544	4	107	#622	69	274	277	73		#794	121
Internal Link Dist (ft)		586			2704			1948			313	
Turn Bay Length (ft)	275		260	330		460	300					
Base Capacity (vph)	355	1221	623	348	1083	609	311	327	438		435	438
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0		0	0
Reduced v/c Ratio	0.58	0.78	0.12	0.38	0.89	0.41	0.63	0.61	0.45		1.11	0.42

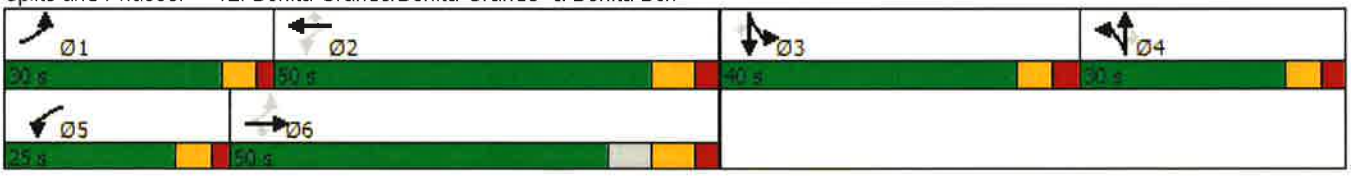
Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 140.8
Natural Cycle: 70
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.11
Intersection Signal Delay: 54.3 Intersection LOS: D
Intersection Capacity Utilization 94.8% ICU Level of Service F
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 12: Bonita Grande/Bonita Grande & Bonita Bch

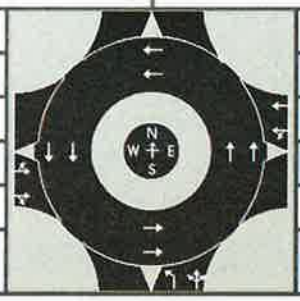


BONITA BEACH ROAD @
LOGAN BLVD

HCS Roundabouts Report

General Information

Analyst	TR Transportation
Agency or Co.	TR Transportation
Date Performed	4/4/2025
Analysis Year	2030
Time Analyzed	AM Pk Hr Background
Project Description	F2503.01



Site Information

Intersection	Bonita Beach Rd/Logan Blvd
E/W Street Name	Bonita Beach Rd
N/S Street Name	Logan Blvd
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.98
Jurisdiction	

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	2	0	0	0	2	0	0	1	1	0	0	0	0	0
Lane Assignment	LT		TR		LT		T		L		LTR					
Volume (V), veh/h	11	0	403	266	0	106	534		0	283	0	55				
Percent Heavy Vehicles, %	2	2	2	2	2	2	2		2	2	2	2				
Flow Rate (v_{PCE}), pc/h	11	0	419	277	0	110	556		0	295	0	57				
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	2				2				2							
Pedestrians Crossing, p/h	0				0				0							
Proportion of CAVs, %	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s	4.6453	4.3276		4.6453	4.3276		4.6453	4.3276				
Follow-Up Headway, s	2.6667	2.5352		2.6667	2.5352		2.6667	2.5352				

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h	332	375		313	353		187	165				
Entry Volume, veh/h	326	367		307	346		183	162				
Circulating Flow (v_c), pc/h	110			306			430			972		
Exiting Flow (v_{ex}), pc/h	476			862			0			387		
Capacity (c_{pce}), pc/h	1220	1293		1019	1095		909	985				
Capacity (c), veh/h	1196	1268		999	1073		891	966				
v/c Ratio (x)	0.27	0.29		0.31	0.32		0.21	0.17				

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh	5.5	5.4		6.7	6.6		6.1	5.3				
Lane LOS	A	A		A	A		A	A				
95% Queue Length, Q_{95} (veh)	1.1	1.2		1.3	1.4		0.8	0.6				
95% Queue Length, Q_{95} (ft)	27.9	30.5		33.0	35.6			15.2				
Approach Delay, s/veh | LOS	5.5	A		6.6	A		5.7	A				

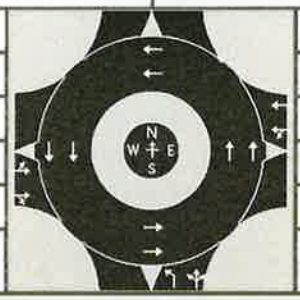
Intersection Delay, s/veh ¦ LOS	6.0	A

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HCS Roundabouts Report

General Information

Analyst	TR Transportation
Agency or Co.	TR Transportation
Date Performed	4/4/2025
Analysis Year	2030
Time Analyzed	AM Pk Hr With Project
Project Description	F2503.01



Site Information

Intersection	Bonita Beach Rd/Logan Blvd
E/W Street Name	Bonita Beach Rd
N/S Street Name	Logan Blvd
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.98
Jurisdiction	

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	2	0	0	0	2	0	0	1	1	0	0	0	0	0
Lane Assignment	LT		TR		LT		T		L		LTR					
Volume (V), veh/h	11	0	426	313	0	106	592		0	320	0	55				
Percent Heavy Vehicles, %	2	2	2	2	2	2	2		2	2	2	2				
Flow Rate (v_{PCE}), pc/h	11	0	443	326	0	110	616		0	333	0	57				
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	2				2				2							
Pedestrians Crossing, p/h	0				0				0							
Proportion of CAVs, %	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s	4.6453	4.3276		4.6453	4.3276		4.6453	4.3276				
Follow-Up Headway, s	2.6667	2.5352		2.6667	2.5352		2.6667	2.5352				

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h	367	413		341	385		207	183				
Entry Volume, veh/h	359	405		335	377		203	180				
Circulating Flow (v_c), pc/h	110			344			454			1070		
Exiting Flow (v_{ex}), pc/h	500			960			0			436		
Capacity (c_{pce}), pc/h	1220	1293		984	1060		889	965				
Capacity (c), veh/h	1196	1268		964	1039		872	946				
v/c Ratio (x)	0.30	0.32		0.35	0.36		0.23	0.19				

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh	5.8	5.8		7.4	7.2		6.5	5.6				
Lane LOS	A	A		A	A		A	A				
95% Queue Length, Q_{95} (veh)	1.3	1.4		1.6	1.7		0.9	0.7				
95% Queue Length, Q_{95} (ft)	33.0	35.6		40.6	43.2			17.8				
Approach Delay, s/veh | LOS	5.8	A		7.3	A		6.1	A				

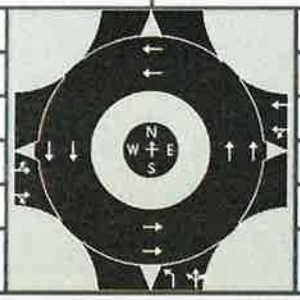
Intersection Delay, s/veh | LOS	6.4	A

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HCS Roundabouts Report

General Information

Analyst	TR Transportation
Agency or Co.	TR Transportation
Date Performed	4/4/2025
Analysis Year	2030
Time Analyzed	PM Pk Hr Background
Project Description	F2503.01



Site Information

Intersection	Bonita Beach Rd/Logan Blvd
E/W Street Name	Bonita Beach Rd
N/S Street Name	Logan Blvd
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.98
Jurisdiction	

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	2	0	0	0	2	0	0	1	1	0	0	0	0	0
Lane Assignment	LT		TR		LT		T		L		LTR					
Volume (V), veh/h	6	0	506	426	0	95	484		0	860	0	167				
Percent Heavy Vehicles, %	2	2	2	2	2	2	2		2	2	2	2				
Flow Rate (v_{PCE}), pc/h	6	0	527	443	0	99	504		0	895	0	174				
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	2				2				2							
Pedestrians Crossing, p/h	0				0				0							
Proportion of CAVs, %	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s	4.6453	4.3276		4.6453	4.3276		4.6453	4.3276				
Follow-Up Headway, s	2.6667	2.5352		2.6667	2.5352		2.6667	2.5352				

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h	459	517		283	320		567	502				
Entry Volume, veh/h	450	507		278	313		555	493				
Circulating Flow (v_c), pc/h	99			901			533			1504		
Exiting Flow (v_{ex}), pc/h	701			1405			0			542		
Capacity (c_{pce}), pc/h	1232	1305		589	660		827	903				
Capacity (c), veh/h	1208	1280		578	647		811	885				
v/c Ratio (x)	0.37	0.40		0.48	0.48		0.69	0.56				

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh	6.6	6.6		14.3	13.1		17.0	11.8				
Lane LOS	A	A		B	B		C	B				
95% Queue Length, Q_{95} (veh)	1.7	1.9		2.6	2.6		5.6	3.5				
95% Queue Length, Q_{95} (ft)	43.2	48.3		66.0	66.0			88.9				
Approach Delay, s/veh | LOS	6.6	A		13.6	B		14.5	B				

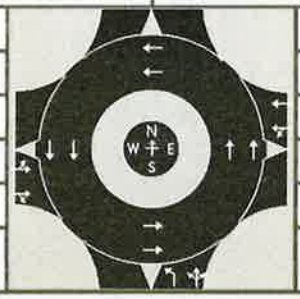
Intersection Delay, s/veh | LOS	11.4	B

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HCS Roundabouts Report

General Information

Analyst	TR Transportation
Agency or Co.	TR Transportation
Date Performed	4/4/2025
Analysis Year	2030
Time Analyzed	PM Pk Hr With Project
Project Description	F2503.01



Site Information

Intersection	Bonita Beach Rd/Logan Blvd
E/W Street Name	Bonita Beach Rd
N/S Street Name	Logan Blvd
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.98
Jurisdiction	

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	2	0	0	0	2	0	0	1	1	0	0	0	0	0
Lane Assignment	LT		TR		LT		T		L		LTR					
Volume (V), veh/h	6	0	588	477	0	95	561		0	916	0	167				
Percent Heavy Vehicles, %	2	2	2	2	2	2	2		2	2	2	2				
Flow Rate (v_{PCE}), pc/h	6	0	612	496	0	99	584		0	953	0	174				
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	2				2				2							
Pedestrians Crossing, p/h	0				0				0							
Proportion of CAVs, %	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s	4.6453	4.3276		4.6453	4.3276		4.6453	4.3276				
Follow-Up Headway, s	2.6667	2.5352		2.6667	2.5352		2.6667	2.5352				

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h	524	590		321	362		597	530				
Entry Volume, veh/h	513	579		315	355		586	519				
Circulating Flow (v_c), pc/h	99			959			618			1642		
Exiting Flow (v_{ex}), pc/h	786			1543			0			595		
Capacity (c_{pce}), pc/h	1232	1305		559	628		765	840				
Capacity (c), veh/h	1208	1280		548	616		750	823				
v/c Ratio (x)	0.42	0.45		0.57	0.58		0.78	0.63				

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh	7.3	7.4		17.9	16.4		23.6	14.7				
Lane LOS	A	A		C	C		C	B				
95% Queue Length, Q_{95} (veh)	2.2	2.4		3.6	3.7		7.8	4.6				
95% Queue Length, Q_{95} (ft)	55.9	61.0		91.4	94.0			116.8				
Approach Delay, s/veh | LOS	7.3	A		17.1	C		19.4	C				

Intersection Delay, s/veh | LOS	14.3	B

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BONITA BEACH ROAD @
WEST SITE ACCESS

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↱
Traffic Vol, veh/h	0	837	1030	5	0	72
Future Vol, veh/h	0	837	1030	5	0	72
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	837	1030	5	0	72

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	518
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.96
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.33
Pot Cap-1 Maneuver	0	-	-	-	0	500
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	500
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	13.4
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	500
HCM Lane V/C Ratio	-	-	-	0.144
HCM Control Delay (s)	-	-	-	13.4
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0.5

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↱
Traffic Vol, veh/h	0	1202	1495	10	0	31
Future Vol, veh/h	0	1202	1495	10	0	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	1202	1495	10	0	31

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	753
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.96
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.33
Pot Cap-1 Maneuver	0	-	-	-	0	350
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	350
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	16.3
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	350
HCM Lane V/C Ratio	-	-	-	0.089
HCM Control Delay (s)	-	-	-	16.3
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.3

BONITA BEACH ROAD @
MATTEOTTI VIEW/SITE ACCESS

Intersection	
Int Delay, s/veh	39.1

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	4	134	653	41	2	5	790	117	126	0	33	85	0	101
Future Vol, veh/h	4	134	653	41	2	5	790	117	126	0	33	85	0	101
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	340	-	440	-	340	-	-	0	-	0	0	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	4	134	653	41	2	5	790	117	126	0	33	85	0	101

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	907	907	0	0	653	694	0	0	1338	-	327	1466	-	454
Stage 1	-	-	-	-	-	-	-	-	929	-	-	863	-	-
Stage 2	-	-	-	-	-	-	-	-	409	-	-	603	-	-
Critical Hdwy	6.46	4.16	-	-	6.46	4.16	-	-	7.56	-	6.96	7.56	-	6.96
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	6.56	-	-	6.56	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	6.56	-	-	6.56	-	-
Follow-up Hdwy	2.53	2.23	-	-	2.53	2.23	-	-	3.53	-	3.33	3.53	-	3.33
Pot Cap-1 Maneuver	378	740	-	-	550	891	-	-	~ 110	0	666	88	0	550
Stage 1	-	-	-	-	-	-	-	-	286	0	-	314	0	-
Stage 2	-	-	-	-	-	-	-	-	588	0	-	450	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	711	711	-	-	742	742	-	-	~ 76	-	666	~ 71	-	550
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	~ 76	-	-	~ 71	-	-
Stage 1	-	-	-	-	-	-	-	-	231	-	-	253	-	-
Stage 2	-	-	-	-	-	-	-	-	475	-	-	345	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.9	0.1	$ 350.7	131
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	76	666	711	-	-	742	-	-	71	550
HCM Lane V/C Ratio	1.658	0.05	0.194	-	-	0.009	-	-	1.197	0.184
HCM Control Delay (s)	$ 439.7	10.7	11.3	-	-	9.9	-	-	271.2	13
HCM Lane LOS	F	B	B	-	-	A	-	-	F	B
HCM 95th %tile Q(veh)	10.7	0.2	0.7	-	-	0	-	-	6.6	0.7

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	640.7

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	11	230	865	87	5	40	1251	164	61	0	30	183	0	176
Future Vol, veh/h	11	230	865	87	5	40	1251	164	61	0	30	183	0	176
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	340	-	440	-	340	-	-	0	-	0	0	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	11	230	865	87	5	40	1251	164	61	0	30	183	0	176

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	1415	1415	0	0	865	952	0	0	2063	-	433	2338	-	708
Stage 1	-	-	-	-	-	-	-	-	1347	-	-	1423	-	-
Stage 2	-	-	-	-	-	-	-	-	716	-	-	915	-	-
Critical Hdwy	6.46	4.16	-	-	6.46	4.16	-	-	7.56	-	6.96	7.56	-	6.96
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	6.56	-	-	6.56	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	6.56	-	-	6.56	-	-
Follow-up Hdwy	2.53	2.23	-	-	2.53	2.23	-	-	3.53	-	3.33	3.53	-	3.33
Pot Cap-1 Maneuver	177	472	-	-	402	711	-	-	~ 31	0	568	~ 19	0	375
Stage 1	-	-	-	-	-	-	-	-	158	0	-	~ 141	0	-
Stage 2	-	-	-	-	-	-	-	-	385	0	-	292	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	399	399	-	-	649	649	-	-	~ 8	-	568	~ 9	-	375
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	~ 8	-	-	~ 9	-	-
Stage 1	-	-	-	-	-	-	-	-	63	-	-	~ 56	-	-
Stage 2	-	-	-	-	-	-	-	-	190	-	-	~ 109	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	5.4	0.3	$ 2609	$ 4857.4
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	8	568	399	-	-	649	-	-	9	375
HCM Lane V/C Ratio	7.625	0.053	0.604	-	-	0.069	-	-	-20.333	0.469
HCM Control Delay (s)	$ 3886.3	11.7	26.9	-	-	11	-	-	$ 9507.1	22.8
HCM Lane LOS	F	B	D	-	-	B	-	-	F	C
HCM 95th %tile Q(veh)	9.1	0.2	3.8	-	-	0.2	-	-	24.5	2.4

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

BONITA GRANDE DR @
E. TERRY ST

HCS Roundabouts Report

General Information

Analyst	TR Transportation
Agency or Co.	TR Transportation
Date Performed	4/4/2025
Analysis Year	2030
Time Analyzed	AM Pk Hr Background
Project Description	F2503.01



Site Information

Intersection	East Terry St/Bonita Grande Dr
E/W Street Name	East Terry St
N/S Street Name	Bonita Grande Dr
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.92
Jurisdiction	

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	74	7	655	0	1	1	0	0	322	105	3	0	1	172	206
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	82	8	726	0	1	1	0	0	357	116	3	0	1	191	228
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			
Proportion of CAVs, %	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway, s		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		816			2			476			420	
Entry Volume, veh/h		800			2			467			412	
Circulating Flow (v_c), pc/h	193			555			91			359		
Exiting Flow (v_{ex}), pc/h	12			586			198			918		
Capacity (c_{pce}), pc/h		1133			783			1258			957	
Capacity (c), veh/h		1111			768			1233			938	
v/c Ratio (x)		0.72			0.00			0.38			0.44	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		14.7			4.7			6.6			9.0	
Lane LOS		B			A			A			A	
95% Queue Length, Q_{95} (veh)		6.6			0.0			1.8			2.3	
95% Queue Length, Q_{95} (ft)		167.6			0.0			45.7			58.4	
Approach Delay, s/veh | LOS	14.7	B		4.7	A		6.6	A		9.0	A	

Intersection Delay, s/veh | LOS	11.0	B

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HCS Roundabouts Report

General Information

Analyst	TR Transportation
Agency or Co.	TR Transportation
Date Performed	4/4/2025
Analysis Year	2030
Time Analyzed	AM Pk Hr With Project
Project Description	F2503.01



Site Information

Intersection	East Terry St/Bonita Grande Dr
E/W Street Name	East Terry St
N/S Street Name	Bonita Grande Dr
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.92
Jurisdiction	

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	74	7	670	0	1	1	0	0	347	108	3	0	1	180	206
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	82	8	743	0	1	1	0	0	385	120	3	0	1	200	228
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			
Proportion of CAVs, %	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway, s		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		833			2			508			429	
Entry Volume, veh/h		817			2			498			421	
Circulating Flow (v_c), pc/h	202			587			91			387		
Exiting Flow (v_{ex}), pc/h	12			614			202			944		
Capacity (c_{pce}), pc/h		1123			758			1258			930	
Capacity (c), veh/h		1101			743			1233			912	
v/c Ratio (x)		0.74			0.00			0.40			0.46	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		15.7			4.9			6.9			9.6	
Lane LOS		C			A			A			A	
95% Queue Length, Q_{95} (veh)		7.2			0.0			2.0			2.5	
95% Queue Length, Q_{95} (ft)		182.9			0.0			50.8			63.5	
Approach Delay, s/veh | LOS	15.7	C		4.9	A		6.9	A		9.6	A	

Intersection Delay, s/veh | LOS	11.7	B

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HCS Roundabouts Report

General Information

Analyst	TR Transportation
Agency or Co.	TR Transportation
Date Performed	4/4/2025
Analysis Year	2030
Time Analyzed	PM Pk Hr Background
Project Description	F2503.01



Site Information

Intersection	East Terry St/Bonita Grande Dr
E/W Street Name	East Terry St
N/S Street Name	Bonita Grande Dr
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.96
Jurisdiction	

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	242	2	561	0	5	2	0	0	705	184	5	0	0	158	154
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	257	2	596	0	5	2	0	0	749	196	5	0	0	168	164
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			
Proportion of CAVs, %	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway, s		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		855			7			950			332	
Entry Volume, veh/h		838			7			931			325	
Circulating Flow (v_c), pc/h	173			1202			259			756		
Exiting Flow (v_{ex}), pc/h	7			915			453			769		
Capacity (c_{pce}), pc/h		1157			405			1060			638	
Capacity (c), veh/h		1134			397			1039			626	
v/c Ratio (x)		0.74			0.02			0.90			0.52	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		15.3			9.3			28.7			14.4	
Lane LOS		C			A			D			B	
95% Queue Length, Q_{95} (veh)		7.1			0.1			13.1			3.0	
95% Queue Length, Q_{95} (ft)		180.3			2.5			332.7			76.2	
Approach Delay, s/veh | LOS	15.3	C		9.3	A		28.7	D		14.4	B	

Intersection Delay, s/veh | LOS	21.1	C

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HCS Roundabouts Report

General Information

Analyst	TR Transportation
Agency or Co.	TR Transportation
Date Performed	4/4/2025
Analysis Year	2030
Time Analyzed	PM Pk Hr With Project
Project Description	F2503.01



Site Information

Intersection	East Terry St/Bonita Grande Dr
E/W Street Name	East Terry St
N/S Street Name	Bonita Grande Dr
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.96
Jurisdiction	

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	242	2	586	0	5	2	0	0	727	196	5	0	0	169	154
Percent Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Flow Rate (v_{PCE}), pc/h	0	260	2	629	0	5	2	0	0	780	210	5	0	0	181	165
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			
Proportion of CAVs, %	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway, s		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		891			7			995			346	
Entry Volume, veh/h		865			7			966			336	
Circulating Flow (v_c), pc/h	186			1250			262			787		
Exiting Flow (v_{ex}), pc/h	7			947			470			815		
Capacity (c_{pce}), pc/h		1142			386			1056			618	
Capacity (c), veh/h		1108			374			1026			600	
v/c Ratio (x)		0.78			0.02			0.94			0.56	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		17.6			9.9			35.9			16.1	
Lane LOS		C			A			E			C	
95% Queue Length, Q_{95} (veh)		8.4			0.1			15.7			3.5	
95% Queue Length, Q_{95} (ft)		215.0			2.6			401.9			89.6	
Approach Delay, s/veh | LOS	17.6	C		9.9	A		35.9	E		16.1	C	

Intersection Delay, s/veh | LOS	25.5	D

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INTERNAL CAPTURE WORKSHEETS

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:		**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**AM Street Peak Hour**	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office	710	20,000	SF	42	37	5
Retail	821	80,000	SF	282	175	107
Restaurant				0		
Cinema/Entertainment				0		
Residential	210	299	Units	202	50	152
Hotel				0		
All Other Land Uses[2]				0		
				526	262	264

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	0	0	0	0
Retail	1		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	2	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	526	262	264
Internal Capture Percentage	2%	2%	2%
External Vehicle-Trips[5]	514	256	258
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	5%	20%
Retail	2%	2%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	2%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	0
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	37	37	1.00	5	5
Retail	1.00	175	175	1.00	107	107
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	50	50	1.00	152	152
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	3	0	0	0
Retail	31		14	0	15	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	2	30	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		56	0	0	0	0
Retail	1		0	0	1	0
Restaurant	5	14		0	3	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	30	0	0		0
Hotel	1	7	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	2	35	37	35	0	0
Retail	3	172	175	172	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	49	50	49	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	1	4	5	4	0	0
Retail	2	105	107	105	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	3	149	152	149	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:		**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office	710	20,000	SF	44	7	37
Retail	821	80,000	SF	732	352	380
Restaurant				0		
Cinema/Entertainment				0		
Residential	210	299	Units	278	175	103
Hotel				0		
All Other Land Uses[2]				0		
				1,054	534	520

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		7	0	0	1	0
Retail	2		0	0	81	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	4	35	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	1,054	534	520
Internal Capture Percentage	25%	24%	25%
External Vehicle-Trips[5]	794	404	390
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	86%	22%
Retail	12%	22%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	47%	38%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	0
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	7	7	1.00	37	37
Retail	1.00	352	352	1.00	380	380
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	175	175	1.00	103	103
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		7	1	0	1	0
Retail	8		110	15	99	19
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	4	43	22	0		3
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		28	0	0	7	0
Retail	2		0	0	81	0
Restaurant	2	176		0	28	0
Cinema/Entertainment	0	14	0		7	0
Residential	4	35	0	0		0
Hotel	0	7	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	6	1	7	1	0	0
Retail	42	310	352	310	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	82	93	175	93	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	8	29	37	29	0	0
Retail	83	297	380	297	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	39	64	103	64	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

FDOT PUBLIC NEWSLETTER

I-75 WIDENING

MOVING FLORIDA FORWARD
Infrastructure Initiative

FDOT

I-75 from Golden Gate Pkwy. to Corkscrew Rd.

PROJECT DESCRIPTION

- Widens 18.5 miles of I-75
- Adds 1 lane in each direction & auxiliary lanes–increasing roadway from 6 to 8 lanes

COUNTIES

Collier & Lee

PROJECT LIMITS

Interstate 75 (I-75) from Golden Gate Parkway to Corkscrew Road

FUNDING

$578 Million

CONSTRUCTION

2026

PROJECT LOCATION



REGIONAL ECONOMIC IMPACT

$2.3 BILLION



PROJECT BENEFITS

Additional lanes will **REDUCE TRAVEL TIMES BY 47%**

ENHANCE SAFETY and quality of life for communities

INCREASES EFFICIENCY OF TRAFFIC OPERATIONS

REDUCE travel times in the event of emergency evacuations

FDOT'S PUBLIC WORKSHOP
PRESENTATION I-75 WIDENING

I-75 in Collier and Lee Counties - PD&E Study Update

FPID 452544-1: PROJECT SEGMENTATION FOR DESIGN AND CONSTRUCTION

I-75 Interchanges

- (2) Golden Gate Pkwy.
- (3) Pine Ridge Rd.
- (4) Immokalee Rd. (See Slide 10)
- (5) Bonita Beach Rd.
- (6) Corkscrew Rd.

YEAR — Project Segment Construction Start Dates (anticipated)



TRIP GENERATION EQUATIONS

Single-Family Detached Housing
(210)

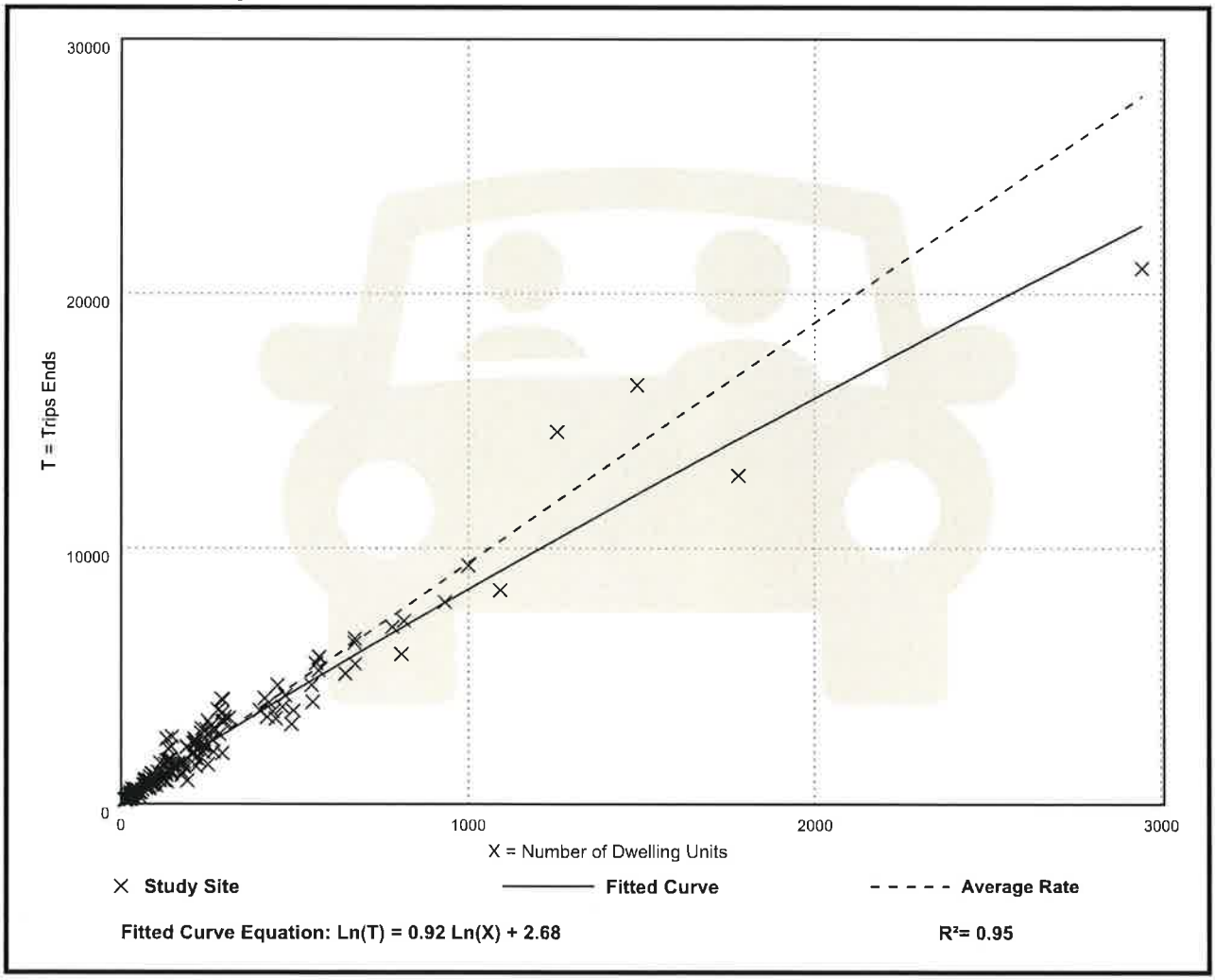
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

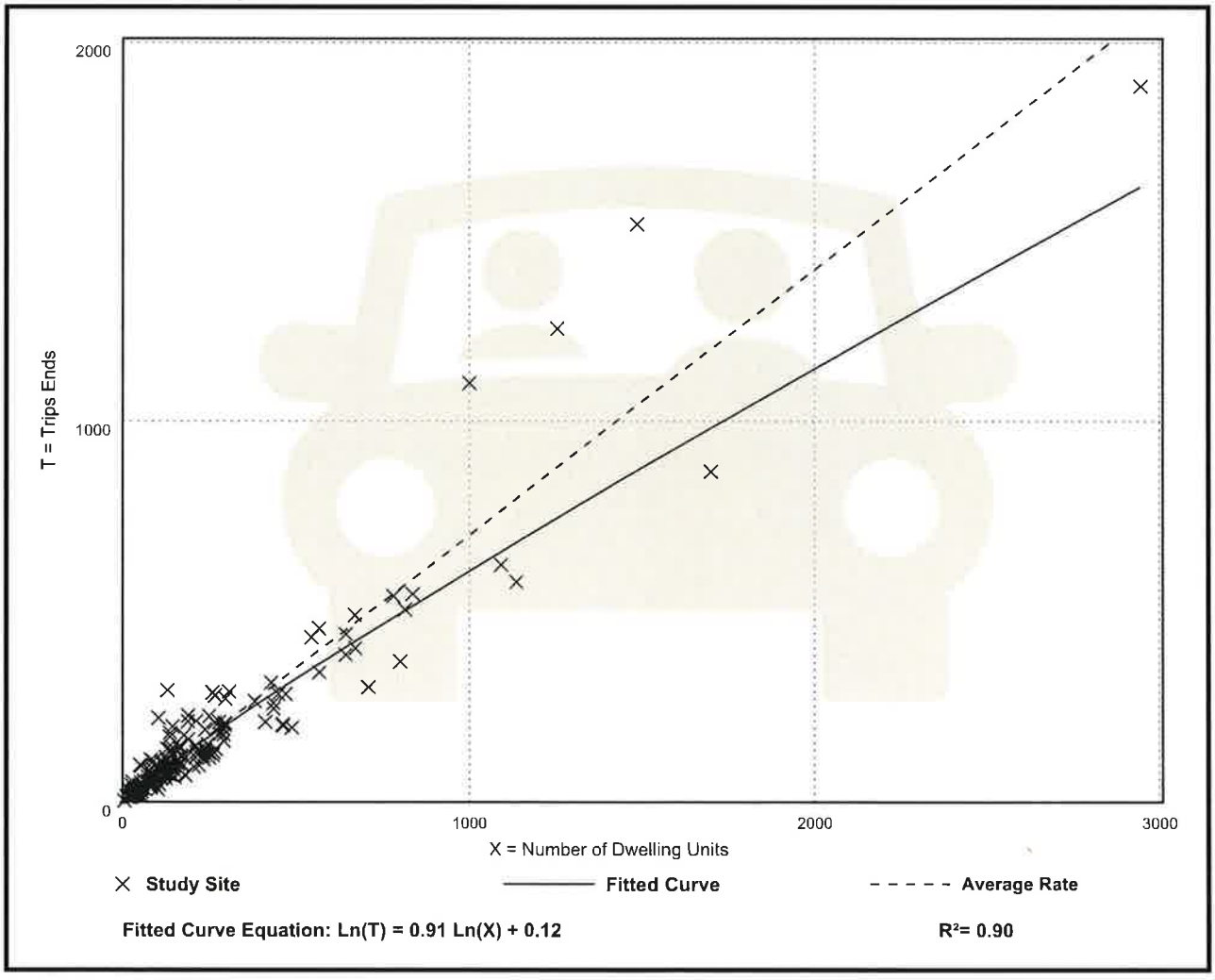
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



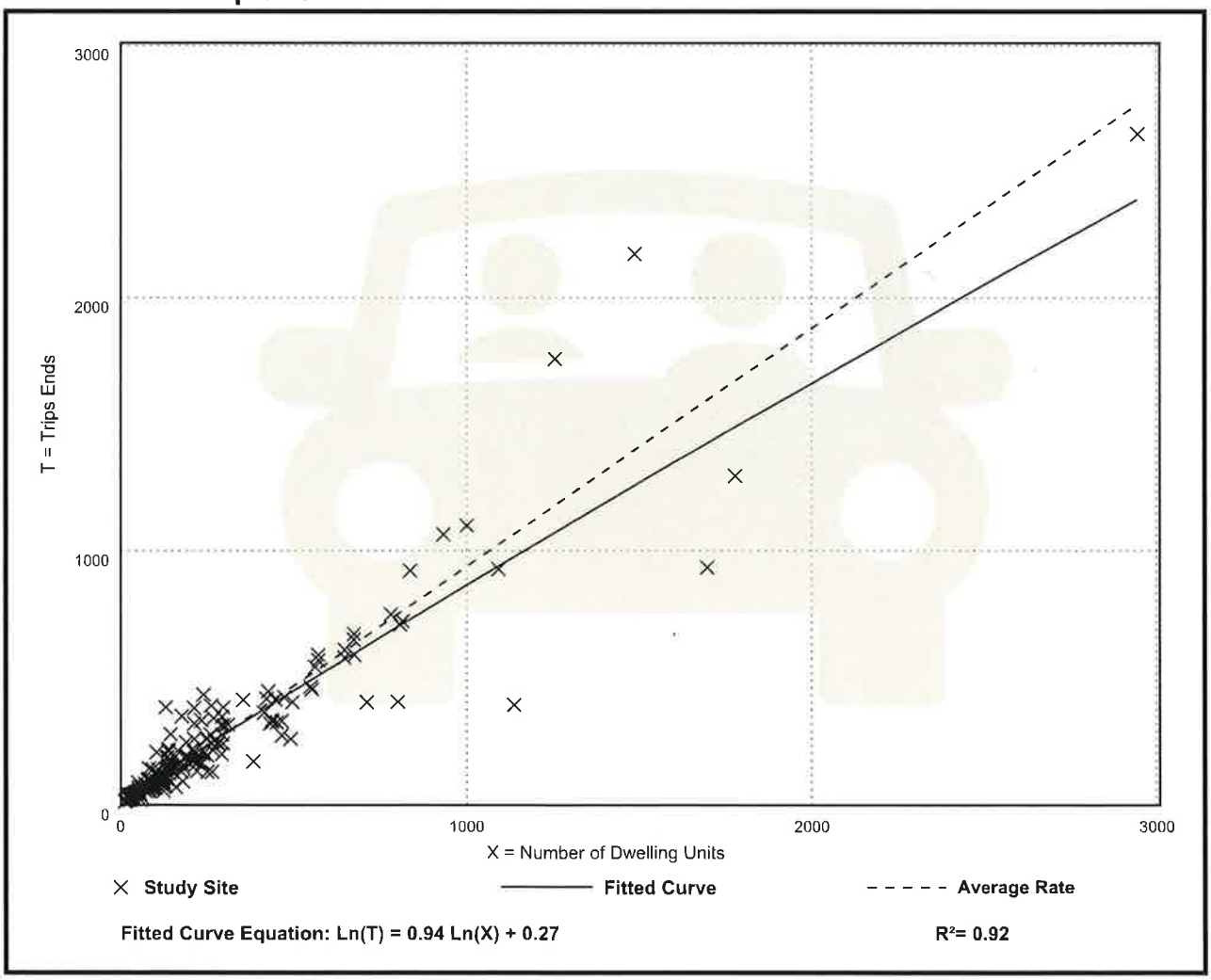
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27

R^2= 0.92

Shopping Plaza (40-150k) - Supermarket - Yes (821)

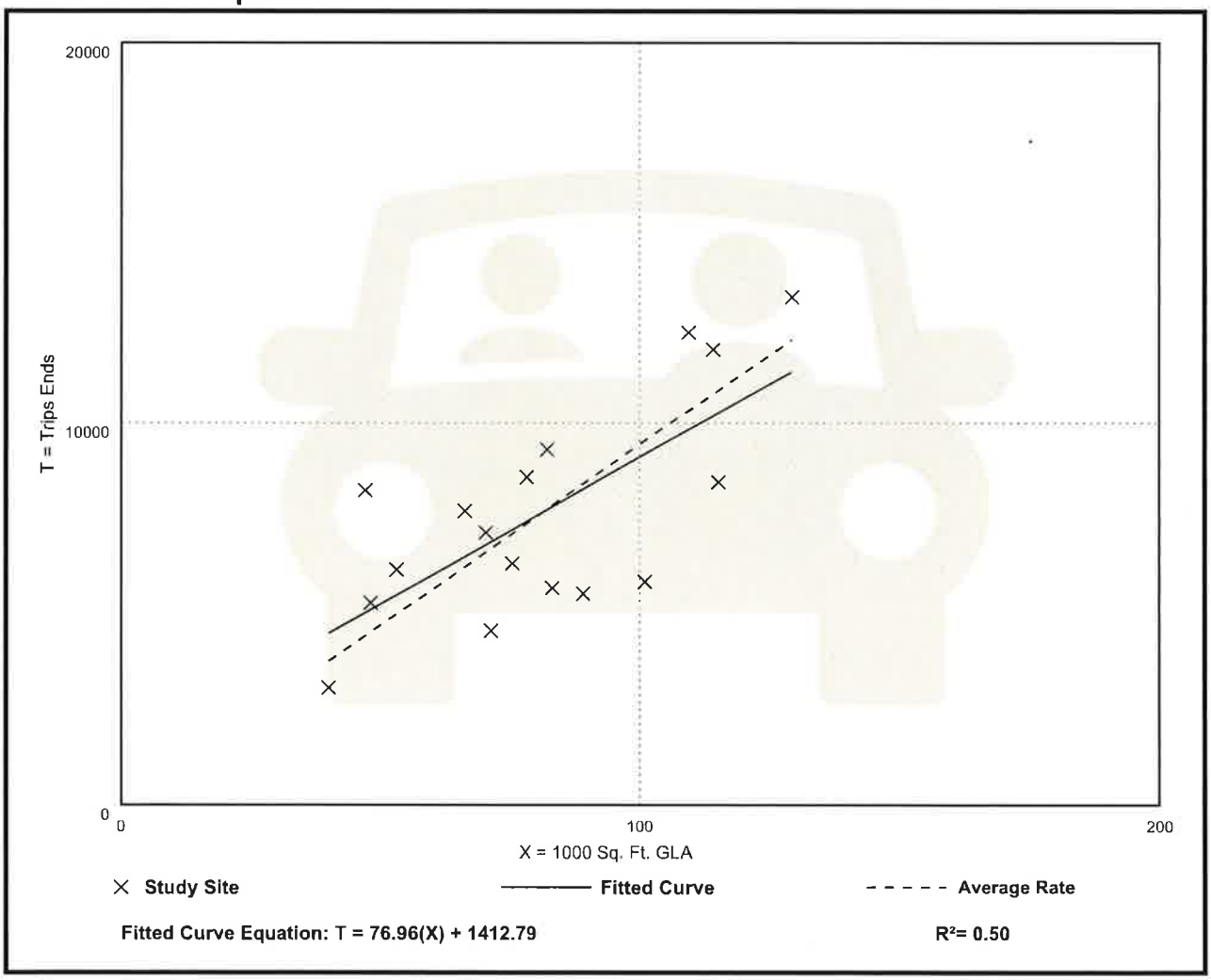
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 17
Avg. 1000 Sq. Ft. GLA: 81
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



Fitted Curve Equation: T = 76.96(X) + 1412.79

R^2= 0.50

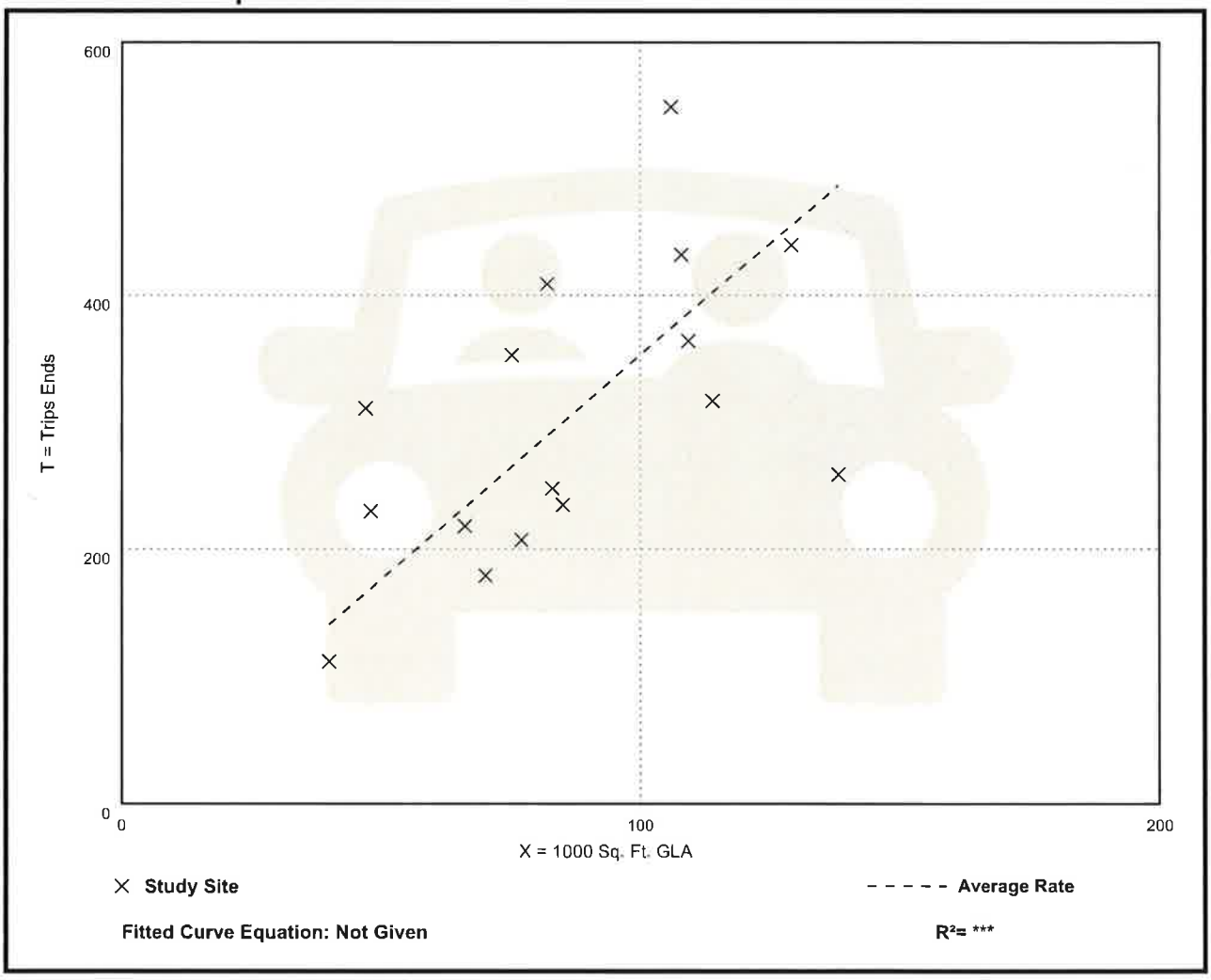
Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GLA: 86
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

Data Plot and Equation



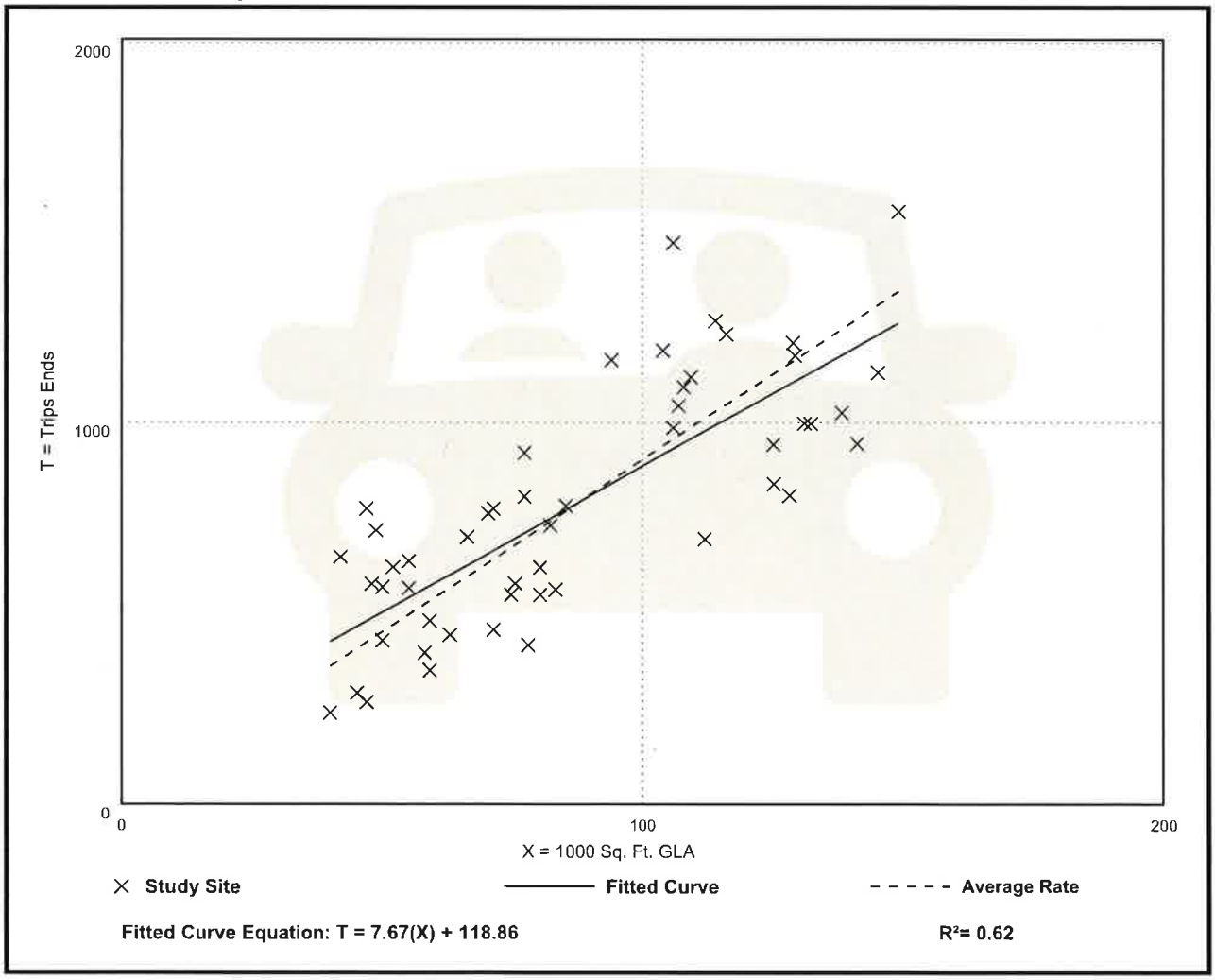
Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 51
Avg. 1000 Sq. Ft. GLA: 87
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation



Fitted Curve Equation: T = 7.67(X) + 118.86

R^2= 0.62

General Office Building
(710)

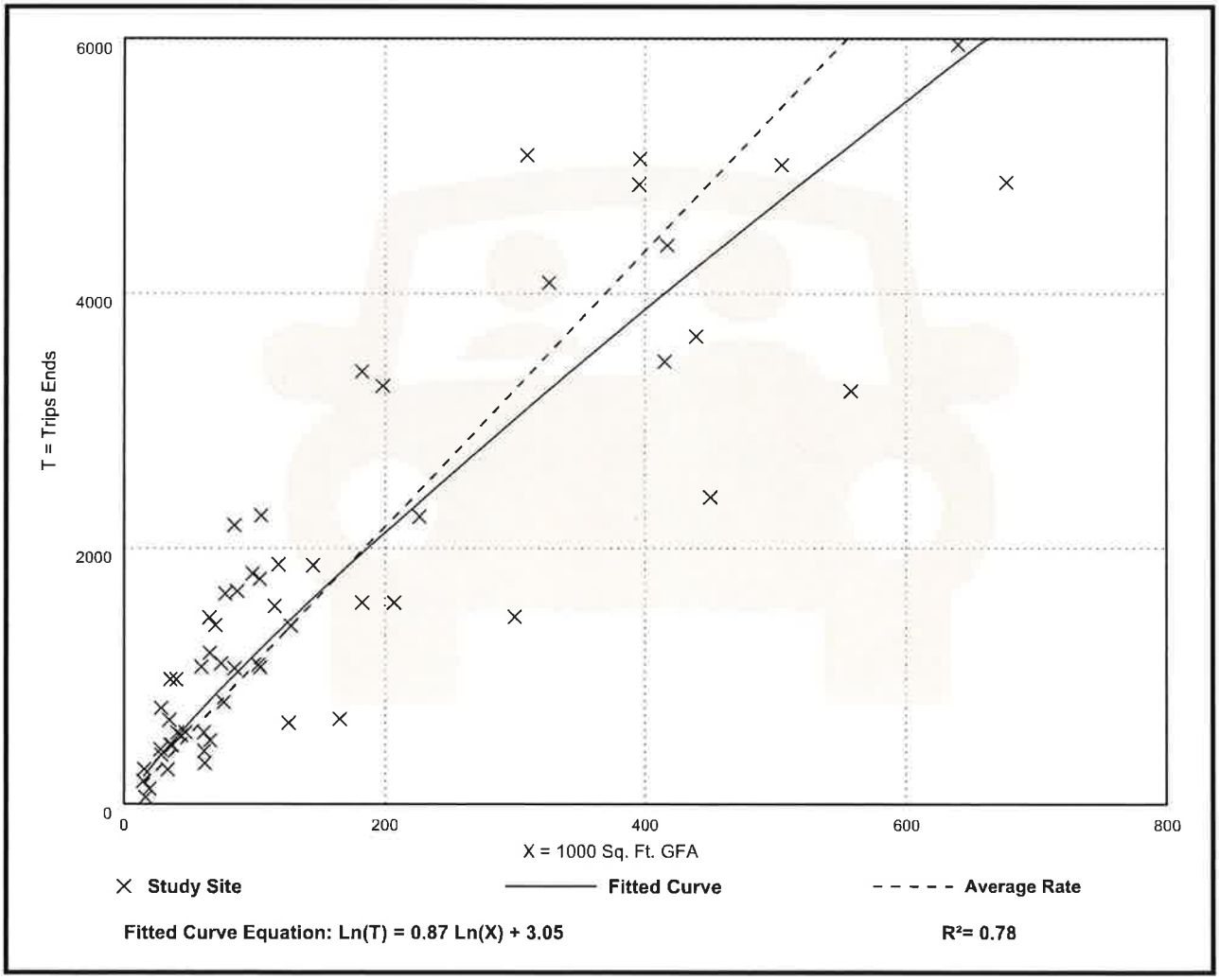
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.87 Ln(X) + 3.05

R^2= 0.78

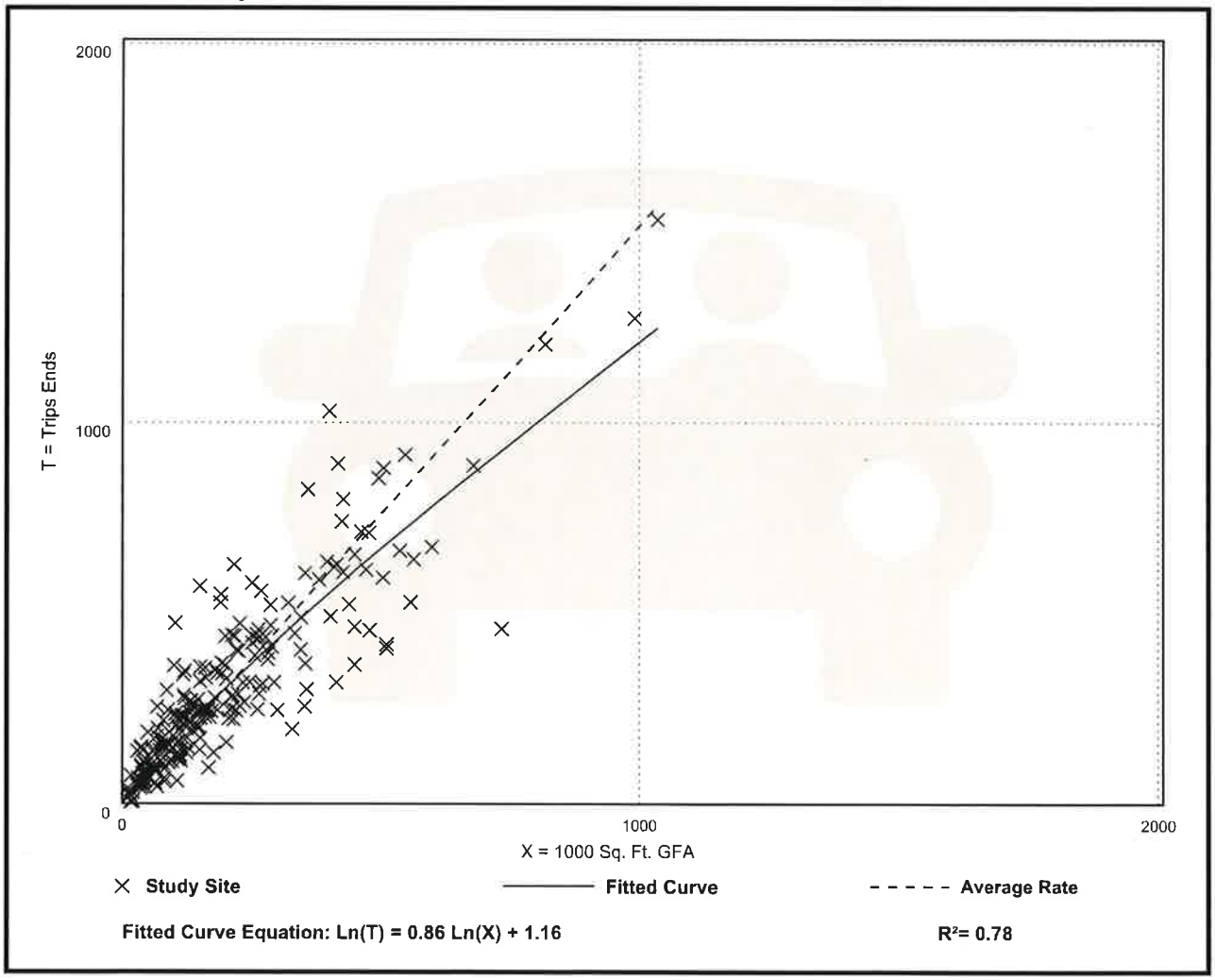
General Office Building
(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 221
Avg. 1000 Sq. Ft. GFA: 201
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.86 Ln(X) + 1.16

R^2= 0.78

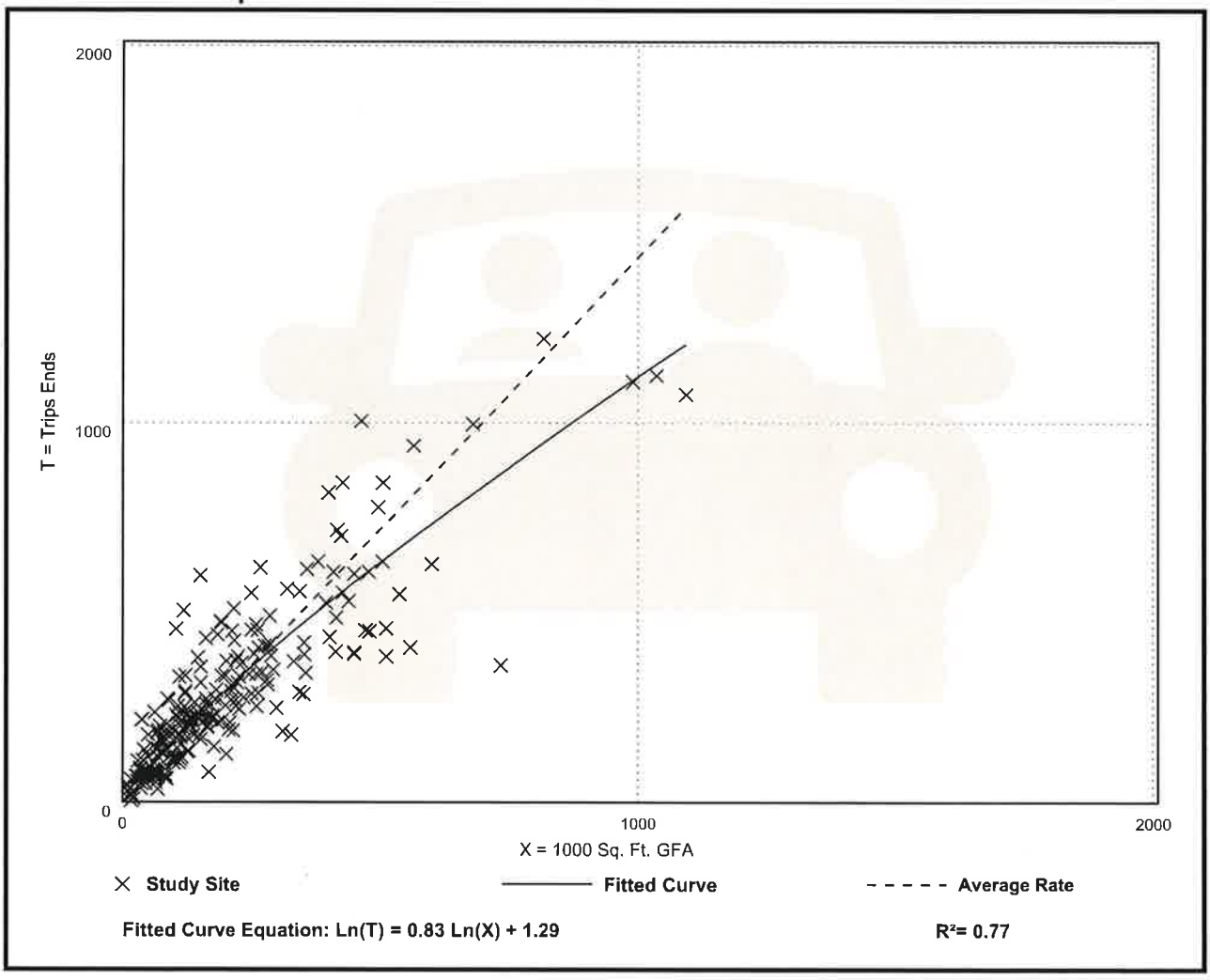
General Office Building
(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 232
Avg. 1000 Sq. Ft. GFA: 199
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

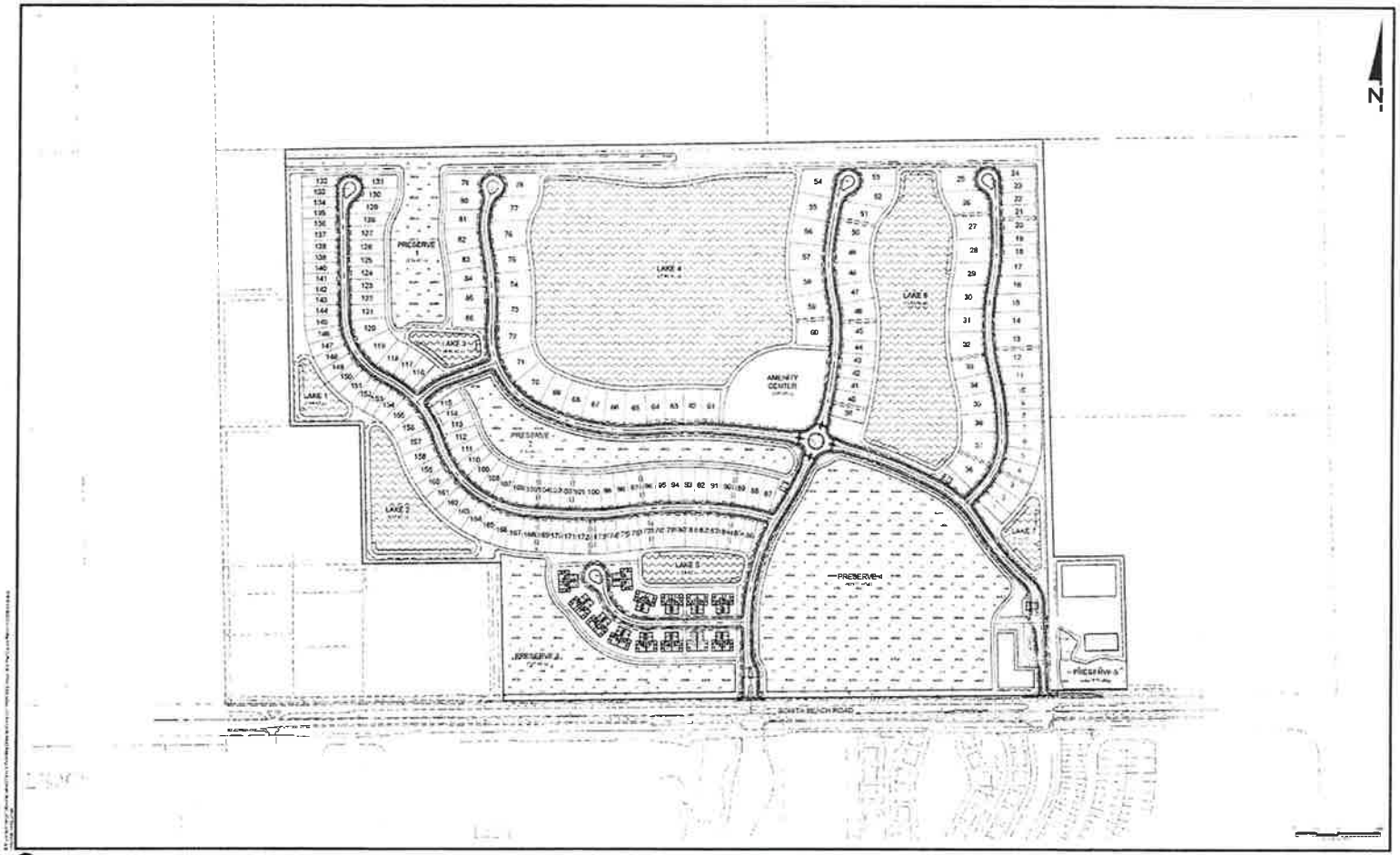
Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.83 Ln(X) + 1.29

R^2= 0.77

PRELIM SITE PLAN



ATWELL

SEVANA LAKES

PRELIMINARY SITE PLAN #26

REVANA LAKES

Section 33, Township 47 South, Range 26 East
Lee County, Florida

Protected Species Assessment

December 2021
Revised March 2022

Prepared for:

Seagate Development Group, LLC
12801 Commonwealth Drive, Unit 12
Ft. Myers, FL 33913

Prepared by:

DexBender
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680

INTRODUCTION

The 204.48± acre parcel is located within a portion of Section 33, Township 47 South, Range 23 East, Lee County, Florida. The lands to the north, west and east of the site consist of undeveloped land. Bonita Beach Road is to the south.

SITE CONDITIONS

The majority of this site has been disturbed by agricultural, mining, and residential activities. Exotic vegetation is common throughout the site.

VEGETATIVE CLASSIFICATIONS

The predominant upland and wetland vegetation associations were mapped in the field on 2021 digital color 1" = 300' scale aerial photography. The property boundary was provided by Waldrop Engineering, Inc. and inserted into the aerial photography. Twenty-three vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is provided below. In order to minimize redundancy only the base FLUCCS Codes are described (i.e. description provided for FLUCCS Code 411E but not for FLUCCS Codes 411E1, 411E2, or 411E3). In general, as the density of exotics increases the density and diversity of native plants in the canopy, midstory, and ground cover strata decreases.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
110	Residential	7.73
411E	Pine Flatwoods Invaded by Exotics (5-9%)	3.27
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	10.90
411E2	Pine Flatwoods Invaded by Exotics (26-50%)	2.78
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	0.88
428HE3	Hydric Cabbage Palm Invaded by Exotics (51-75%)	1.04
450	Mixed Exotic Upland Forest	1.44
510D	Ditches	6.90
617	Mixed Wetland Hardwoods	1.41
617E	Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	0.22
619	Exotic Wetland Hardwoods	38.85
621E	Cypress Invaded by Exotics (5-9%)	0.86
621E2	Cypress Invaded by Exotics (26-50%)	11.97
621E3	Cypress Invaded by Exotics (51-75%)	0.65
624E3	Cypress – Pine Invaded by Exotics (51-75%)	2.07
625E1	Hydric Pine Flatwoods Invaded by Exotics (10-25%)	0.70
625E3	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	13.26
740	Disturbed Land	7.55



0 150 300
SCALE FEET

SECTION: 33
TOWNSHIP: 47 S
RANGE: 26 E

FLUCCS	Description	Acreage
110	Residential	7.73 ac.
411E	Pine Flatwoods Invaded by Exotics (5-9%)	3.27 ac.
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	10.90 ac.
411E2	Pine Flatwoods Invaded by Exotics (26-50%)	2.78 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	0.88 ac.
428HE3	Hydric Cabbage Palm Invaded by Exotics (51-75%)	1.04 ac.
450	Mixed Exotic Upland Forest	1.44 ac.
510D	Ditches	6.90 ac.
617	Mixed Wetland Hardwoods	1.41 ac.
617E	Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	0.22 ac.
619	Exotic Wetland Hardwoods	38.85 ac.
621E	Cypress Invaded by Exotics (5-9%)	0.86 ac.
621E2	Cypress Invaded by Exotics (26-50%)	11.97 ac.
621E3	Cypress Invaded by Exotics (51-75%)	0.65 ac.
624E3	Cypress - Pine Invaded by Exotics (51-75%)	2.07 ac.
625E1	Hydric Pine Flatwoods Invaded by Exotics (10-25%)	0.70 ac.
625E3	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	13.26 ac.
740	Disturbed Land	7.55 ac.
740H	Hydric Disturbed Land	41.16 ac.
742	Borrow Areas	41.48 ac.
743	Spoil Areas	6.58 ac.
744	Fill Areas	0.77 ac.
814	Roads and Highways	2.01 ac.
	Total	204.48 ac.

American Alligator (1)

Tree with Cavity (9)

Notes:
1. Property boundary provided by Waldrop Engineering, Inc.
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in October 2021.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

April 11, 2022 10:37:22 a.m.
Drawing: SEAGATE5PLAN.DWG

PERMIT USE ONLY, NOT FOR CONSTRUCTION

Figure 1. Protected Species Assessment Map

Revana Lakes

DexBender Environmental Consulting
Fort Myers 239-334-3680

Table 1. Acreage Summary by FLUCCS Code (continued)

FLUCCS CODE	DESCRIPTION	ACREAGE
740H	Hydric Disturbed Land	41.16
742	Borrow Areas	41.48
743	Spoil Areas	6.58
744	Filled Areas	0.77
814	Roads and Highways	2.01
Total		**204.48**

FLUCCS Code 110, Residential

A portion of the property currently is being as a residence. The majority of the area is cleared and is being maintained via periodic mowing. Species present include lead tree (*Leucaena leucocephala*), Brazilian pepper (*Schinus terebinthifolius*), Bermuda grass (*Cynodon dactylon*), guineagrass (*Urochloa maximum*), crabgrass (*Digitaria* sp.), beggar tick (*Bidens* sp.), pusley (*Richardia* sp.), and Caesarweed (*Urena lobata*).

FLUCCS Code 411E, Pine Flatwoods

This upland association is characterized by a canopy of slash pine (*Pinus elliottii*) and an understory dominated by saw palmetto (*Serenoa repens*). Additional vegetative species include wiregrass (*Aristida* sp.), greenbrier (*Smilax* sp.), grapevine (*Vitis* sp.), scattered false buttonweed (*Spermacoce verticillata*), cabbage palm (*Sabal palmetto*), gallberry (*Ilex glabra*), and widely scattered wax myrtle (*Myrica cerifera*). Exotic vegetation including ear-leaf acacia (*Acacia auriculiformis*), melaleuca (*Melaleuca quinquenervia*), and Brazilian pepper has invaded these areas to varying degrees.

FLUCCS Code 428HE3, Hydric Cabbage Palm Invaded by Exotics (51-75%)

Cabbage palm dominates this wetland habitat. Greenbrier, swamp fern (*Blechnum serrulatum*), maidencane (*Panicum hemitomon*), scattered slash pine, and widely scattered saw palmetto are also present. This area has been invaded by exotic vegetation including ear-leaf acacia, melaleuca, and climbing cassia (*Senna pendula*).

FLUCCS Code 450, Mixed Exotic Upland Forest

Exotic vegetation dominates these uplands and includes species such as Brazilian pepper, ear-leaf acacia, and melaleuca. Additional vegetative species present include greenbrier, grapevine, scattered slash pine, and cabbage palm.

FLUCCS Code 510D, Ditches

Ditches are located along the north, east, and south side of the subject parcel. These ditches include vegetation such as common reed (*Phragmites australis*), willow (*Salix caroliniana*), and torpedo grass (*Panicum repens*).

FLUCCS Code 617, Mixed Wetland Hardwoods

Popash (*Fraxinus caroliniana*) is the dominant vegetative species in these wetlands. Scattered cypress (*Taxodium distichum*), willow, false nettle (*Boehmeria cylindrica*), pellitory (*Parietaria floridana*), cabbage palm, swamp fern, smartweed (*Polygonum*

punctatum), buttonbush (*Cephalanthus occidentalus*), widely scattered Brazilian pepper, melaleuca, and climbing cassia are also present.

FLUCCS Code 619, Exotic Wetland Hardwoods
These wetland areas are dominated by exotic vegetation which includes melaleuca, ear-leaf acacia, climbing cassia, and Brazilian pepper. Native vegetation is typically sparse and includes scattered maidencane, swamp fern, cabbage palm, beakrush (*Rynchospora inundata*), cocoplum (*Chrysobalanus icaco*), widely scattered cypress, and buckthorn (*Sideroxylon* sp.).

FLUCCS Code 621E, Cypress Invaded by Exotics (5-9%)
Cypress, swamp fern, greenbrier, scattered cabbage palm, red maple, (*Acer rubrum*), fire flag (*Thalia geniculata*), widely scattered slash pine, wax myrtle, laurel oak (*Quercus laurifolia*), and popash are present in this wetland. Exotic vegetation including climbing cassia, old world climbing fern (*Lygodium microphyllum*), Brazilian pepper, and Java plum (*Syzygium cumini*) has invaded this association.

FLUCCS Code 624E3, Cypress – Pine Invaded by Exotics (51-75%)
This wetland area appears to be hydrologically altered by the adjacent ditch along Bonita Beach Road SE. The area is vegetated by a mixture of cypress and slash pine and contains extensive coverage of Brazilian pepper and greenbriar.

FLUCCS Code 625E1, Hydric Pine Flatwoods Invaded by Exotics (10-25%)
Vegetative species present in these previously cleared wetlands include slash pine, swamp fern, rush fuirena (*Fuirena scirpoidea*), maidencane, flatsedges (*Cyperus* spp.), torpedo grass, melaleuca, yellow-eyed grass (*Xyris* sp.), ear-leaf acacia, scattered laurel oak, false buttonweed, widely scattered cabbage palm, and cattail (*Typha* sp.).

FLUCCS Code 740, Disturbed Land
These disturbed uplands are vegetated by species such as ear-leaf acacia, lead tree, castor bean (*Ricinus communis*), guineagrass, torpedo grass, cogongrass (*Imperata cylindrica*), and false buttonweed. The area in the western portion of the property mapped as this FLUCCS code contains several abandoned structures.

FLUCCS Code 740H, Hydric Disturbed Land
A significant portion of the site consists of these disturbed wetland areas which lack significant canopy or midstory vegetation. The dominant groundcover vegetation in most of these areas includes para grass (*Urochloa mutica*), torpedo grass, and maidencane. Widely scattered willow, fire flag, buttonbush, canna (*Canna flaccida*), flatsedge, Brazilian pepper, ear-leaf acacia, climbing cassia, cabbage palm, and melaleuca are also present. Portions of the areas mapped as this FLUCCS Code contain small berms and piles of spoil material.

FLUCCS Code 742, Borrow Areas
Several borrow areas of varying sizes are present on the subject parcel. While mostly lacking emergent vegetation, scattered willow, Brazilian pepper, torpedo grass, and

spadderdock (*Nuphar luteum*) are present along the edges and within the shallower portions of these waterbodies.

FLUCCS Code 743, Spoil Areas
Larger spoil piles and perimeter berms were mapped as this upland association which includes vegetative species such as Brazilian pepper, smutgrass (*Sporobolus indicus*), pusley, Caesarweed, guineagrass, scattered cabbage palm, slash pine, and ear-leaf acacia.

FLUCCS Code 744, Fill Areas
Located in the south-central portion of the property, a large amount of concrete rubble has been deposited in this area. Vegetation located on top of this material consists primarily of castor bean. Additional vegetative species include lead tree, climbing cassia, air potato (*Dioscorea bulbifera*), grapevine, Caesarweed, Brazilian pepper, and southern sida (*Sida acuta*).

FLUCCS Code 814, Roads and Highways
This FLUCCS Code was used to denote the onsite paved roadways and portions of the upland mowed shoulder along Bonita Beach Road SE. The mowed shoulder is dominated by pusley and Bahia grass (*Pasplum notatum*).

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for the evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 300’ scale aerial Protected Species Assessment map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted for the majority of the property during the mid-day hours of August 10, 11, and 16, 2021. The protected species survey for the south-central portion of the property was conducted during the morning hours of March 8, 2022. During the surveys, the weather was warm and sunny.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within

or adjacent to the 204.48± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database was conducted to determine the known occurrence of listed species in the project area. This search revealed that other than reports of nuisance black bears, no known protected species occur on or immediately adjacent to the site. The FWC's online Gopher Tortoise Permit Map was also reviewed. According to the website, no gopher tortoise permits have been issued for the subject property or immediately adjacent lands.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
110	50	None		
411E 411E1 411E2 411E3	80	Gopher Frog (*Rana areolata*)* Eastern Indigo Snake (*Drymarchon corais couperi*) Gopher Tortoise (*Gopherus polyphemus*) Red-cockaded Woodpecker (*Picoides borealis*) Southeastern American Kestrel (*Falco sparverius paulus*) Big Cypress Fox Squirrel (*Sciurus niger avicennia*) Florida Black Bear (*Ursus americanus floridanus*)* Florida Panther (Felis concolor coryi) Beautiful Pawpaw (*Deeringothamnus pulchellus*) Fakahatchee Burmannia (*Burmannia flava*) Florida Coontie (*Zamia floridana*) Satinleaf (*Chrysophyllum olivaeforme*)		√ √ √ √ √ √ √ √ √ √

Table 2. Listed Species That Could Potentially Occur On-site (continued)

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
428HE3	80	Eastern Indigo Snake (*Drymarchon corais couperi*)		√
		Audubon's Crested Caracara (*Polyborus plancus audubonii*)		√
		Florida Black Bear (*Ursus americanus floridanus*)*		√
		Florida Panther (*Felis concolor coryi*)		√
		Simpson's Stopper (*Myrcianthes frangrans* var. *simpsonii*)		√
510D	80	American Alligator (*Alligator mississippiensis*)	√	
		Limpkin (*Aramus guarauna*)*		√
		Little Blue Heron (*Egretta caerulea*)		√
		Reddish Egret (*Egretta rufescens*)		√
		Roseate Spoonbill (*Ajaia ajaja*)		√
		Snowy Egret (*Egretta thula*)*		√
		Tricolored Heron (*Egretta tricolor*)		√
		Everglades Mink (*Mustela vison evergladensis*)		√
617 617E	80	Limpkin (*Aramus guarauna*)*		√
		Little Blue Heron (*Egretta caerulea*)		√
		Snowy Egret (*Egretta thula*)*		√
		Tricolored Heron (*Egretta tricolor*)		√
		Florida Black Bear (*Ursus americanus floridanus*)*		√
		Florida Panther (*Felis concolor coryi*)		√
619	50	None		
621E	80	Gopher Frog (*Rana areolata*)*		√
		American Alligator (*Alligator mississippiensis*)		√
		Arctic Peregrine Falcon (*Falco peregrinus tundrius*)*		√
		Limpkin (*Aramus guarauna*)*		√
		Little Blue Heron (*Egretta caerulea*)		√
		Snowy Egret (*Egretta thula*)*		√
		Tricolored Heron (*Egretta tricolor*)		√
		Wood Stork (*Mycteria americana*)		√
		Big Cypress Fox Squirrel (*Sciurus niger avicennia*)		√
		Everglades Mink (*Mustela vison evergladensis*)		√

Table 2. Listed Species That Could Potentially Occur On-site (continued)

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
621E2 621E3	80	Florida Black Bear (*Ursus americanus floridanus*)* Florida Panther (*Felis concolor coryi*) Twisted Air Plant (*Tillandsia flexuosa*)		√ √ √
624E3	80	Gopher Frog (*Rana areolata*)* Arctic Peregrine Falcon (*Falco peregrinus tundrius*)* Little Blue Heron (*Egretta caerulea*) Snowy Egret (*Egretta thula*)* Tricolored Heron (*Egretta tricolor*) Big Cypress Fox Squirrel (*Sciurus niger avicennia*) Everglades Mink (*Mustela vison evergladensis*) Florida Black Bear (*Ursus americanus floridanus*)* Florida Panther (*Felis concolor coryi*)		√ √ √ √ √ √ √ √ √
625E1 625E3	80	Gopher Frog (*Rana areolata*)* Eastern Indigo Snake (*Drymarchon corais couperi*) Arctic Peregrine Falcon (*Falco peregrinus tundrius*)* Little Blue Heron (*Egretta caerulea*) Red-cockaded Woodpecker (*Picoides borealis*) Snowy Egret (*Egretta thula*)* Tricolored Heron (*Egretta tricolor*) Big Cypress Fox Squirrel (*Sciurus niger avicennia*) Everglades Mink (*Mustela vison evergladensis*) Florida Black Bear (*Ursus americanus floridanus*)* Florida Panther (*Felis concolor coryi*)		√ √ √ √ √ √ √ √ √ √ √
740	60	None		
740H	60	None		
742	50	None		
743	60	None		
744	50	None		
814	50	None		

* Species delisted subsequent to adoption of Lee County Protected Species Ordinance No. 89-34.

SURVEY RESULTS

American Alligator

An American alligator was observed in the northern borrow pit. No evidence of nesting by alligators was observed.

Florida Bonneted Bat

A total of nine dead trees containing potential cavities entrances were identified (Figure 1). The vast majority of identified potential cavity entrances are less than approximately two inches in diameter, very shallow, and do not penetrate the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) was observed. No live trees with cavities or artificial structures were observed on-site.

Other Listed Species

No other species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. There is the potential for periodic opportunistic foraging by both listed and non-listed species of wading birds within the wetlands on-site. In addition to the site inspections, a search of the FWC species database revealed no additional known protected species within or immediately adjacent to the project limits.

SECTION: 33
TOWNSHIP: 47 S
RANGE: 26 E



FLUCCS	Description	Acreage
110	Residential	7.73 ac.
411E	Pine Flatwoods Invaded by Exotics (5-9%)	3.27 ac.
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	10.90 ac.
411E2	Pine Flatwoods Invaded by Exotics (26-50%)	2.78 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	0.88 ac.
428HE3	Hydric Cabbage Palm Invaded by Exotics (51-75%)	1.04 ac.
450	Mixed Exotic Upland Forest	1.44 ac.
510D	Ditches	6.90 ac.
617	Mixed Wetland Hardwoods	1.41 ac.
617E	Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	0.22 ac.
619	Exotic Wetland Hardwoods	38.85 ac.
621E	Cypress Invaded by Exotics (5-9%)	0.86 ac.
621E2	Cypress Invaded by Exotics (26-50%)	11.97 ac.
621E3	Cypress Invaded by Exotics (51-75%)	0.65 ac.
624E3	Cypress - Pine Invaded by Exotics (51-75%)	2.07 ac.
625E1	Hydric Pine Flatwoods Invaded by Exotics (10-25%)	0.70 ac.
625E3	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	13.26 ac.
740	Disturbed Land	7.55 ac.
740H	Hydric Disturbed Land	41.16 ac.
742	Borrow Areas	41.48 ac.
743	Spoil Areas	6.58 ac.
744	Fill Areas	0.77 ac.
814	Roads and Highways	2.01 ac.
	Total	204.48 ac.

American Alligator (1)

Tree with Cavity (9)

200 100 0 200
SCALE FEET

April 11, 2022 10:37:22 a.m.
Drawing: SEAorLTEP-LAN.DWG

Notes:
1. Property boundary provided by Waldrop Engineering, Inc.
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in October 2021.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

PERMIT USE ONLY, NOT FOR CONSTRUCTION FOR CONCEPTUAL PLANNING PURPOSES ONLY

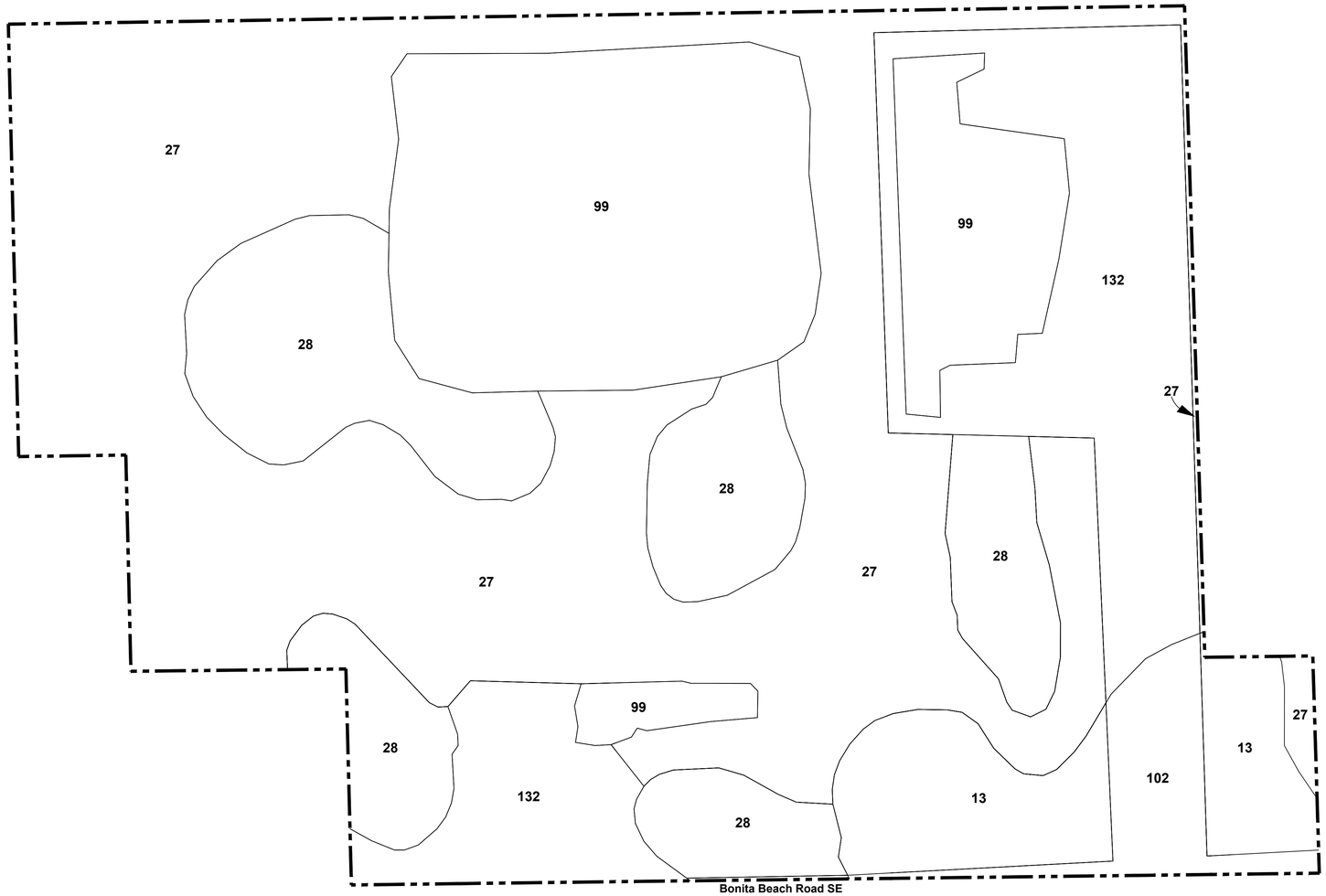
BENDER ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

Revana Lakes

Figure 1. Protected Species Assessment

SHEET

SECTION: 33
TOWNSHIP: 47 S
RANGE: 26 E



200 100 0 200
SCALE FEET

April 11, 2022 10:37:22 a.m.
Drawing: SESoilsTEP-DAL.DWG

BENDER ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

Revana Lakes

Exhibit C.1.8 - Soils Map

SHEET

Map Unit	Soil Name
13	Cypress Lake fine sand
27	Pompano fine sand, frequently ponded
28	Immokalee sand
99	Water
102	Cypress Lake fine sand - Urban land complex
132	Pompano fine sand, ponded - Urban land complex

Notes:
1. Property boundary provided by Waldrop Engineering, Inc.
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in October 2021.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

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SECTION: 33
TOWNSHIP: 47 S
RANGE: 26 E



200 100 0 200
SCALE FEET

FLUCCS	Description	Acreage
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411E3	Pine Flatwoods Invaded by Exotics (51-75%)	0.88 ac.
428HE3	Hydric Cabbage Palm Invaded by Exotics (51-75%)	1.04 ac.
450	Mixed Exotic Upland Forest	1.44 ac.
510D	Ditches	6.90 ac.
617	Mixed Wetland Hardwoods	1.41 ac.
617E	Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	0.22 ac.
619	Exotic Wetland Hardwoods	38.85 ac.
621E	Cypress Invaded by Exotics (5-9%)	0.86 ac.
621E2	Cypress Invaded by Exotics (26-50%)	11.97 ac.
621E3	Cypress Invaded by Exotics (51-75%)	0.65 ac.
624E3	Cypress - Pine Invaded by Exotics (51-75%)	2.07 ac.
625E1	Hydric Pine Flatwoods Invaded by Exotics (10-25%)	0.70 ac.
625E3	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	13.26 ac.
740	Disturbed Land	7.55 ac.
740H	Hydric Disturbed Land	41.16 ac.
742	Borrow Areas	41.48 ac.
743	Spoil Areas	6.58 ac.
744	Fill Areas	0.77 ac.
814	Roads and Highways	2.01 ac.
	Total	204.48 ac.

Notes:
1. Property boundary provided by Waldrop Engineering, Inc.
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in October 2021.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

PERMIT USE ONLY, NOT FOR CONSTRUCTION *FOR CONCEPTUAL PLANNING PURPOSES ONLY*

April 11, 2022 10:37:22 a.m.
Drawing: 3EXHIBITS-CAL.DWG

BDEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

Revana Lakes

Exhibit C.1.9 - Vegetation Map

SHEET



SECTION: 33
TOWNSHIP: 47 S
RANGE: 26 E

0 150 300
SCALE FEET

FLUCCS	Description	Acreage
110	Residential	7.73 ac.
411E	Pine Flatwoods Invaded by Exotics (5-9%)	3.27 ac.
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	10.90 ac.
411E2	Pine Flatwoods Invaded by Exotics (26-50%)	2.78 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	0.88 ac.
428HE3	Hydric Cabbage Palm Invaded by Exotics (51-75%)	1.04 ac.
450	Mixed Exotic Upland Forest	1.44 ac.
510D	Ditches	6.90 ac.
617	Mixed Wetland Hardwoods	1.41 ac.
617E	Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	0.22 ac.
619	Exotic Wetland Hardwoods	38.85 ac.
621E	Cypress Invaded by Exotics (5-9%)	0.86 ac.
621E2	Cypress Invaded by Exotics (26-50%)	11.97 ac.
621E3	Cypress Invaded by Exotics (51-75%)	0.65 ac.
624E3	Cypress - Pine Invaded by Exotics (51-75%)	2.07 ac.
625E1	Hydric Pine Flatwoods Invaded by Exotics (10-25%)	0.70 ac.
625E3	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	13.26 ac.
740	Disturbed Land	7.55 ac.
740H	Hydric Disturbed Land	41.16 ac.
742	Borrow Areas	41.48 ac.
743	Spoil Areas	6.58 ac.
744	Fill Areas	0.77 ac.
814	Roads and Highways	2.01 ac.
	Total	204.48 ac.

Notes:
1. Property boundary provided by Waldrop Engineering, Inc.
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in October 2021.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

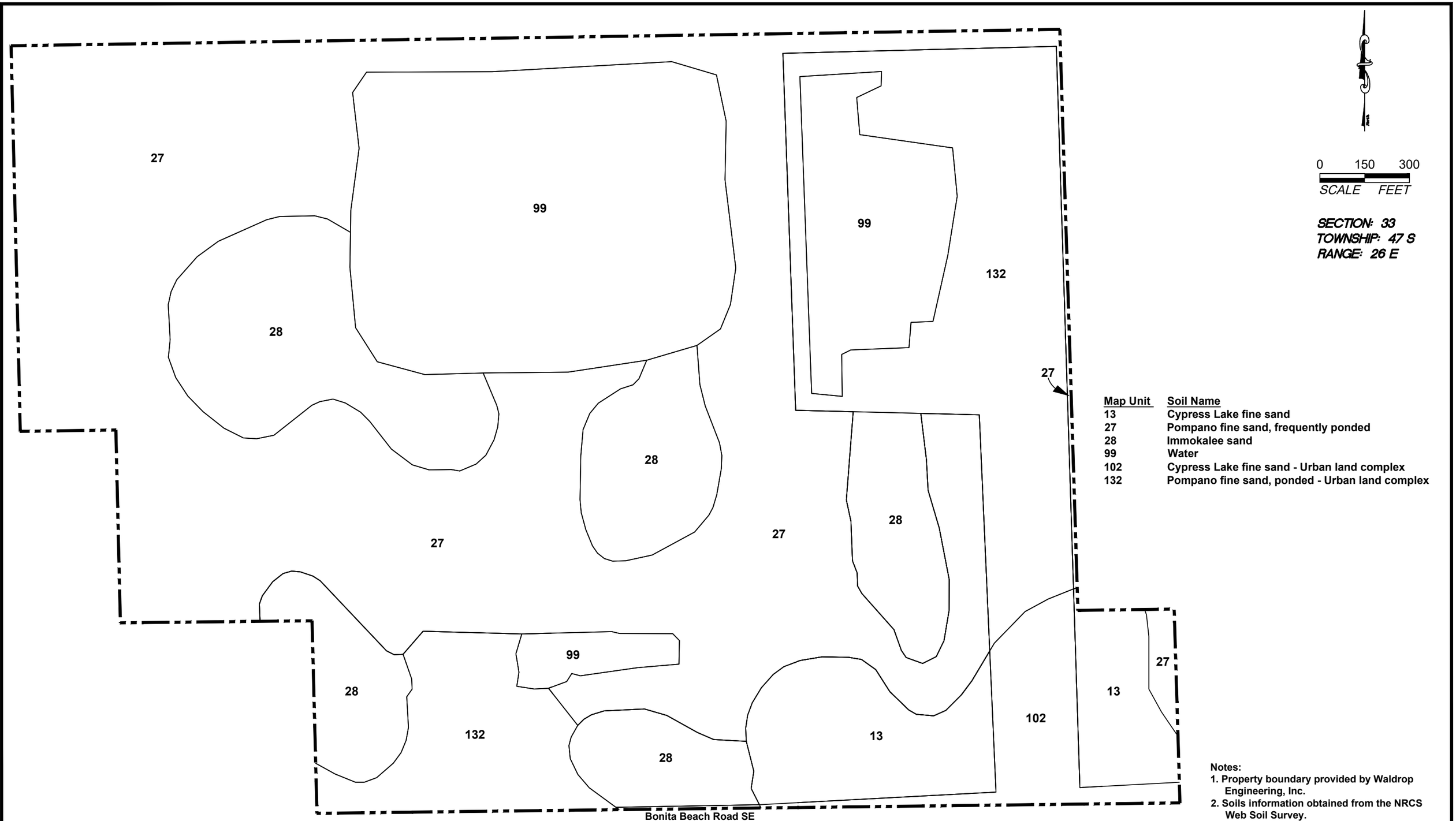
April 11, 2022 10:37:22 a.m.
Drawing: SEAGATE5PLAN.DWG

PERMIT USE ONLY, NOT FOR CONSTRUCTION

Exhibit C.1.9 - Vegetation Map

Revana Lakes

DEXBENDER ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680



Map Unit	Soil Name
13	Cypress Lake fine sand
27	Pompano fine sand, frequently ponded
28	Immokalee sand
99	Water
102	Cypress Lake fine sand - Urban land complex
132	Pompano fine sand, ponded - Urban land complex

Notes:
1. Property boundary provided by Waldrop Engineering, Inc.
2. Soils information obtained from the NRCS Web Soil Survey.

April 11, 2022 10:37:22 a.m.
Drawing: SEAGATE5PLAN.DWG

PERMIT USE ONLY, NOT FOR CONSTRUCTION

Exhibit C.1.8 - Soils Map

Revana Lakes

DexBender
Environmental Consulting
Fort Myers 239-334-3680

9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Mike Gibson
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Jim Fitzpatrick
Council Member
District Six

Arleen M. Hunter
City Manager
(239) 949-6267

Derek P. Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Code Enforcement
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

November 12, 2025

Ms. Alexis Crespo
RVi Planning & Landscape Architecture
28100 Bonita Grande Dr., Ste. 305
Bonita Springs, FL 34135

Re: Revana Lakes Mixed-Use Planned Development – PD25-123670-BOS, Sufficiency

Dear Ms. Crespo:

The Zoning Division has reviewed the information provided and supplemented for the above-referenced planned development request. The Application has been found sufficient and the following language is being drafted for the request:

A request to rezone approximately 204 acres (+/-) from the Industrial Planned Development (IPD) and Agricultural (AG-2) zoning districts to a Mixed-Use Planned Development (MPD) zoning district, to develop up to 299 residential dwelling units and 100,000 square feet (+/-) of commercial uses, and to request eight (8) deviations.

Please review the proposed language carefully and notify me in writing no later than November 17, 2025, if the above stated language is sufficient or if changes are requested.

Staff has provided additional substantive comments for consideration. Please review them accordingly and contact Staff if you have any questions.

Pursuant to LDC Sec. 4-28, a post-sufficiency neighborhood meeting shall be held within 30 days of the date of sufficiency. A notice of the meeting shall be provided to the City.

Please note that City of Bonita Springs Ordinance 22-03 (attached) has updated the public noticing requirements, where it is now the responsibility of the Applicant to send notices to the surrounding property owners of the hearing dates. These notices are required and are no longer a courtesy. A copy of the notice to be mailed will be provided by Staff to the Applicant, but it remains the Applicant's responsibility to mail the notices in accordance with the adopted regulations. Please review Ordinance 22-03 for additional information.

Please feel free to contact me if you have any questions.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Zoning Division

Mike Fiigon II
Senior Planner

Copy:
David Theriaque, Theriaque and Spain
Derek Rooney, City Attorney
John Dulmer, AICP, Community Development Director
Jacqueline Genson, Planning & Zoning Manager
Jay Sweet, AICP, PSM, City Surveyor
Laura Gibson, Senior Environmental Specialist
Sean Gibbons, Bike-Ped Coordinator
Stuart Smith, Development Engineer
Tom Ross, Transportation Engineer
Katherine Burgess, Lee County Community Development
Pakorn Sutitarnnontr, Florida Department of Transportation

BONITA SPRINGS Environmental

Substantive Comments

1. The applicant is put on notice that at the time of Development Order, the open space requirements as provided in the Urban Fringe CPA Text Amendment shall be clearly demonstrated, including, but not limited to, Policy 1.1.10.1.5.b Where feasible, open space areas will be designed so as to provide connections between wetlands, preserve areas, and buffers on property within the Urban Fringe Community District. The design of these open space areas will seek to provide areas which will be integrated with on-site and adjacent preserve properties so as to enhance habitat for small mammals and wading birds. And 5.c.iii. The vegetation that surrounds, or is within the open space areas should have the capacity to provide habitat for a diversity of wild life.

2. Please further explain the benefit of the parking spaces in the commercial lot for access to Flint Pen Strand. The main entrance is over one mile from where the parking spaces will be located and there does not appear to be a direct property connection to the public lands. Has the applicant had a discussion with CREW/SFWMD about another access point closer to this property?

Please contact: Laura Gibson, Environmental Specialist
Phone: 239.444.6142
Email: lgibson@cityofbonitaspringscd.org

BONITA SPRINGS Transportation

Substantive Comments

1. The below comments are requested to be addressed and submitted along with the Post-Sufficiency Neighborhood Meeting documentation. A delay in addressing the inconsistencies may affect the hearing schedule.

2. Follow-up to Comment 2: The previous comment requested that five years of growth be used to calculate growth rates. The counts used in Table 2A are from 2021 and 2025 which is only four years. Please revise the growth rate calculations using the counts from 2020 and 2025. For Count Station 0025, Bonita Beach Road East of Logan Blvd, use the count for 2021 as the base year because it was not counted prior to then, but be sure to use only four years in the growth rate calculation for this location. Also, please revise the column headings BASE ADT and 2018 ADT to reflect the correct year of the counts under each column.

3. Follow-up to Comment 5: The model plots are not included in the revised TIS.

4. Follow-up to Comment 8: The previous comment has not been addressed. The capacities and level of service thresholds listed in Table 1A for I-75 are still not consistent with those listed in the FDOT Freeway Generalized Service Volume Tables included in the appendix.

Please contact: Tom Ross, P.E., Senior Traffic Engineer
Phone: 407.903.5287
Email: tom.ross2@jacbos.com

LEE COUNTY Transportation

Substantive Comments

1. **Right-of-Way Access and Permits:** A Type 'D' Limited Review Development Order (LDO) approval and Right-of-Way (ROW) permit are required for any construction activities proposed within the Bonita Beach Road right-of-way, including, but not limited to, access point construction, sidewalk reconstruction, and right-of-way restoration.
    - The applicant must submit the LDO application to the County for review and approval, and the LDO and ROW permit must be approved prior to commencement of construction within the Bonita Beach Road right-of-way.

2. **Access Management Stipulated Condition:** The project's access configuration and future out-parcel development must adhere to the provision of a cross/shared access easement with the property adjoining to the east as demonstrated on the zoning concept plan.

3. **Potential Traffic Signalization:** Lee County Transportation reserves the right to review and govern traffic signal warrants for all project access points as part of the required limited review development order (LDO) application process, in accordance with current Florida Department of Transportation (FDOT) and Manual on Uniform Traffic Control Devices (MUTCD) standards.

   The zoning application PD25-123670-BOS: Revana Lakes MPD includes turning movement volumes at the site's easterly access (aligned with Matteoti Way) that indicate signal warrants may be met by the project traffic.
   The required LDO application proposing access to Bonita Beach Rd at the eastern driveway location must include a detailed signal warrant analysis based on buildout traffic conditions. If traffic signal warrants are met at this intersection, and the developer will be required to incorporate the design of a new traffic signal with the LDO submittal for the proposed access.
   The County is not responsible for the cost of design or construction of traffic signals serving the project. The developer and County must enter into a Signalization Agreement detailing items necessary to construct the signal including, but not limited to, timing of construction, funding, and entity responsible for construction oversight. Further conditions may be stipulated by the County Traffic Engineer.

Please contact: Pakorn Sutitarnnontr, Project Manager
Phone: 239.533.8516
Email: psutitarnnontr@leegov.com

If you have a disability and the format of this document interferes with your ability to access some information, please contact us at (239) 444-6150 during regular business hours (8:00am-5:00pm, Monday-Friday), and we'll gladly assist.

CITY OF BONITA SPRINGS
Community Development Department
9220 Bonita Beach Road, Ste. 111
Bonita Springs, FL 34135
Phone: (239) 444-6150
email: permitting@cityofbonitaspringscd.org

MAILING NOTICES AFFIDAVIT

Property owners within 375 feet (or 500 feet in the case of on-premises consumption special exceptions) of the subject parcel(s) must be notified in writing of the proposed zoning action going before council within thirty CALENDAR (30) days of the initial Public Hearing. Property owners must be informed of their ability to participate in these hearings and/or given the opportunity to return a Citizen Response Form, should they have any comments or concerns regarding the matter. This affidavit must be returned assuring the following:

a. Affidavit for case # PD25-123670-BOS sent on November 15, 2025.
b. Names and addresses of property owners are those appearing on the latest tax rolls for Lee County.
c. The Zoning Board for land use adjustments and City Council public hearing dates, times, and locations of hearings that were provided in the notices.
d. All notices have been sent by first-class mail.

NOTE: AFTER THE NOTICES HAVE BEEN SENT, THE AFFIDAVIT OF THE MAILING NOTICES, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO CITY OF BONITA SPRINGS ZONING DIVISION, 9220 BONITA BEACH ROAD, SUITE 109, BONITA SPRINGS, FL 34135.

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Alexis Crespo WHO ON OATH SAYS THAT HE/SHE HAS SENT PROPER NOTICE AS REQUIRED BY SECTION 4-229(B) OF THE CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION REFERENCED BELOW:

ZONING APPLICATION CASE NUMBER: PD25-123670-BOS
SIGNATURE OF APPLICANT OR AGENT: ACrespo
NAME (TYPED OR PRINTED): Alexis Crespo
SITE ADDRESS OR P.O. BOX: 28100 Bonita Grande Dr.
CITY, STATE & ZIP: Bonita Springs, FL 34135

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me by means of physical presence ☒ or online notarization ☐,
this (day) 15 of (month) November, (year) 2025,
by (name of person making statement) Alexis Crespo

Signature of Notary Public - State of Florida: Jessica Fritz
Name of Notary Typed, Printed, or Stamped: Jessica Fritz

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____

JESSICA FRITZ
Notary Public-State of Florida
Commission # HH 636942
My Commission Expires
April 21, 2029

AFFIDAVIT OF POSTING NOTICE

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

INSTRUCTIONS

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of a Public Hearing and maintained through the City of Bonita Springs Public Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

a. Signs for case # PD25-123670-BOS must be posted by 12/2/2025.
b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest right-of-way or easement.
c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or pother structure. The sign may not be affixed to a tree or other foliage.
d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.
f. The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF THE POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO CITY OF BONITA SPRINGS ZONING DIVISION, 9220 BONITA BEACH ROAD, SUITE 109, BONITA SPRINGS, FL 34135.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Alexis Crespo WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 4-229(B) OF THE CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION REFERENCED BELOW:

SIGNATURE OF APPLICANT OR AGENT

Alexis Crespo
NAME (TYPED OR PRINTED)

28100 Bonita Grande Dr.
ST. OR P.O. BOX

Bonita Springs, FL 34135
CITY, STATE & ZIP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 1 day of December, 2025, by Alexis Crespo, personally known to me or who produced _____ as identification and who did/did not take oath.

PATRICIA ANN KULAK
Notary Public - State of Florida
Commission # HH 364497
My Comm. Expires Apr 18, 2027
Bonded through National Notary Assn.

Patricia Ann Kulak
Signature of Notary Public

Patricia Ann Kulak
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)


PUBLIC NOTICE
ZONING
ACTION
REQUESTED
BONITA SPRINGS


APPLICANT: SEAGATE REVANA, LLC
ACTION REQUESTED:
A REQUEST TO REZONE APPROXIMATELY 20± ACRES (+/-) FROM THE INDUSTRIAL PLANNED DEVELOPMENT (IPD) AND AGRICULTURAL (AG-2) ZONING DISTRICTS TO A MIXED-USE PLANNED DEVELOPMENT (MPD) ZONING DISTRICT, TO DEVELOP UP TO 299 RESIDENTIAL DWELLING UNITS AND 100,000 SQUARE FEET (+/-) OF COMMERCIAL USES, AND TO REQUEST EIGHT (8) DEVIATIONS.
PUBLIC NOTICE
ZONING
ACTION
REQUESTED
BONITA SPRINGS
PUBLIC HEARING DATE: DECEMBER 16, 2025 TIME: 5:30PM
PUBLIC HEARING LOCATION: Bonita Springs City Hall
9101 Bonita Beach Road, Bonita Springs
FOR MORE INFORMATION CONTACT: MIKE FIGON II
AT 444-4150 CASE: PD25-12367-BOS
BONITA SPRINGS CITY COUNCIL
CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT


APPLICANT: SEAGATE REVANA, LLC
ACTION REQUESTED:
PUBLIC NOTICE
ZONING
ACTION
REQUESTED
BONITA SPRINGS


PUBLIC NOTICE
ZONING
ACTION
REQUESTED
BONITA SPRINGS
PUBLIC NOTICE
CITY OF BONITA SPRINGS

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

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

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

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

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

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

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

Margaret Laggis
Bonita Springs
Sent from my iPad

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

To Whom It May Concern

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

1. It appears than many more homes are being built in the neighboring areas of I-75 entrance/exit on Bonita Beach Road! Seagate is the current one being contemplated. In the past, leaving Bonita Springs during hurricanes was very difficult due to high traffic congestion. Won't our evacuation plan be significantly impacted by the addition of 2000 new homes and businesses on Bonita Beach Rd? What is be contemplated about this problelm?

2. Traffic is already horrendous on Bonita Beach Rd, and with nearly 2,000 new housing units and MidTown that have been permitted, but have yet to go live on or near Bonita Beach Rd., trying to get on I-75, even in off season, is like trying to crawl through a crowded parking lot while in your car. What does the City plan to do to mitigate this problem?
I am also concerned about the impact on our water supply.
Please stop trying to turn Southwest Florida into California! We do not need any further development in Bonita Springs!

Thank you for your consideration.

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

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

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

Vicki Mace and Paul Michaels
28063 Pisces Lane
Bonita Springs

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

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

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

Please add to the Seagate file please.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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

Begin forwarded message:

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

<jim.fitzpatrick@cityofbonitasprings.org>

Subject: I support Seagate Development at Ravena Lakes

Hi,

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

I am a resident of Valencia Bonita

Regards,

Jeff Karasyk
28631 Wharton Drive
Bonita Springs, FL. 34135

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

For the Revana case files

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

Please add to the Seagate file please.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

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

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

very

thoughtful approach to growth in our community.

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

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

Eva Hadgigeorge
16533 Calistoga Drive

Bonita Springs, FL. 34135

Sent from my iPad

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

For the Revana case files

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

Please add to the Seagate file please.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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

Begin forwarded message:

From: William Hadgigeorge <yiassou1@gmail.com>
Date: September 4, 2025 at 4:55:09 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>
Subject: Revana Lakes

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

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

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

William Hadgigeorge
16533 Calistoga Drive
Bonita Springs, FL. 34135

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

---

file

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

Please add to the Seagate file please.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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

Begin forwarded message:

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

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

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

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

Thank you,

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

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

For the Revana case files

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

Please add to the Seagate file please.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

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

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

Subject: SUPPORT SEAGATE DEVELOPMENT at Ravena Lakes

We are writing to express our STRONG SUPPORT for the Seagate Development at Ravena Lakes.
We urge you all to vote in favor.

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

Thank you.

Sent from Jack's iPhone

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

File

Jacqueline Genson

Begin forwarded message:

> **From:** Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
> **Date:** September 9, 2025 at 3:46:37 PM EDT
> **To:** Mike Sheffield <michael.sheffield@cityofbonitasprings.org>, Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
> **Subject: Fwd: Support Ravena Lakes/Seagate Development**
>
> Please add to the Seagate file please.
> Thanks,
> Mike Gibson
> Mayor
> City of Bonita Springs, FL
>
> PERSONAL & CONFIDENTIAL
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> Thank you.
>
> Begin forwarded message:
>
> **From:** Angelia Seagroves <angeliaseagroves@gmail.com>
> **Date:** September 5, 2025 at 8:16:55 PM EDT
> **To:** Chris Corrie <chris.corrie@cityofbonitasprings.org>, Jim Fitzpatrick <jim.fitzpatrick@cityofbonitasprings.org>, Nigel Fullick <nigel.fullick@cityofbonitasprings.org>, Mike Gibson <mike.gibson@cityofbonitasprings.org>, Jesse Purdon <jesse.purdon@cityofbonitasprings.org>
> **Subject: Support Ravena Lakes/Seagate Development**
>
> We urge you to vote in favor of Seagate's proposal for the development of Ravena

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

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