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

City of Bonita Springs
City Council
Meeting Agenda

January 21, 2026
5:30 p.m.

To address the City Council during this proceeding, please complete a "Public Comment Slip" and submit it to the City Clerk, seated at the left-hand side of the dais. Blank slips are available on the table outside Council Chambers.

To submit a written comment in advance of the meeting, email your name, address, and comment to citymeetings@cityofbonitasprings.org by 12 noon, January 21, 2026.

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

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

1. Call to Order

2. Invocation

3. Pledge of Allegiance

4. Roll Call

5. Public Comment on Agenda Items

6. Ceremonial Presentations and Proclamations:

   A. Proclamation Recognizing and Celebrating the 90th Anniversary of the Bonita Wonder Gardens.

7. Public Hearings - Zoning and Land Use:

   A. (SECOND READING OF ORDINANCE 26-01) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF BONITA SPRINGS, FLORIDA, BY THE ANNEXATION OF UNINCORPORATED TRACTS OF LAND OWNED BY SEAGATE REVANA, LLC; GOOD ENOUGH FARMS, LLC; AND WENDY L THIEL; LYING CONTIGUOUS TO AND BEING IN THE SAME COUNTY AS THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA; LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST TOTALING APPROXIMATELY +/- 89.5 ACRES; PROVIDING FOR ASSIGNMENT TO CITY COUNCIL DISTRICT 6; PROVIDING FOR EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNCHANGED UNTIL CHANGED BY CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 26-01-001)

B. (SECOND READING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE 204 +/- ACRES FROM THE CITY OF BONITA SPRINGS AND LEE COUNTY DENSITY REDUCTION GROUNDWATER RESOURCE (DRGR), LEE COUNTY WETLANDS, AND CITY OF BONITA SPRINGS RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, TO THE CITY OF BONITA SPRINGS URBAN FRINGE COMMUNITY DISTRICT AND RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, AND TO AMEND THE TEXT OF THE URBAN FRINGE COMMUNITY DISTRICT; LOCATED 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 A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Green Sheet 26-01-002)

C. (SECOND READING) 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. (Green Sheet 26-01-003)

8. Consent Agenda Items:

A. Approve Minutes from the City Council Regular Meeting held on December 3, 2025.

B. Approve Minutes from the City Council CIP Workshop held on December 3, 2025.

C. Approve Minutes from the City Council Regular Meeting held on December 17, 2025.

D. Approve a Resolution appointing a chairperson of each advisory board and committee for 2026. (Green Sheet 26-01-004)

E. Approve contract amendment #5 between the City and the Florida Department of Commerce (FCOM) for the Community Development Block Grant – Mitigation Quinn/Downs/Dean Infrastructure Project (Contract Agreement #IR015) extending the contract end date. (Green Sheet 26-01-005)

F. Approve the execution of Supplemental Task Authorization (STA) Number 3 to Johnson Engineering, LLC under CN 23-17 for Water Quality Sampling and Flow Measurement Services 2025-2026, in the amount of $63,150. (Green Sheet 26-01-006)

G. Approve a Resolution awarding Street Light Maintenance Project RFB 25-30 to Emergency One Electric, LLC. (Green Sheet 26-01-007)

H. Approve U.S. Department of Homeland Security (DHS) Federal Emergency Management Administration (FEMA) Acknowledgement of Conditions for properties using FEMA Hazard Mitigation Assistance through the State's Elevate Florida Program. (Green Sheet 26-01-008)

I. Approve Amendment #1 to the Berry, Dunn, McNeil & Parker, LLC adding liquidated damages language and providing for a time extension to complete the Parks Master Plan. (Green Sheet 26-01-009)

J. Approve Resolution for Budget Amendment to carryover prior year unspent capital budget amounts into fiscal year 2025-2026. (Green Sheet 26-01-010)

K. Approve a Resolution to engage three (3) firms for CEI Services for Grant-Funded Projects (RFQ 25-20) and authorize staff to execute continuing services contracts with the following firms (in no particular order or ranking): H.W. Lochner; Infrastructure Consulting & Engineering; and Kisinger, Campo & Associates. (Green Sheet 26-01-013)

- Opportunity for City Council Comments on Consent Agenda

9. City Attorney Items:

10. City Manager Items:

A. Presentation of the November Financial Report. (Green Sheet 26-01-011)

B. Presentation of Community Development Monthly & Quarterly Reports. (Green Sheet 26-01-012)

11. Mayor and Council Member Reports

12. Public Comment

13. Adjournment

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-01-001
January 21, 2026

ITEM TITLE: (SECOND READING AND PUBLIC HEARING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF BONITA SPRINGS, FLORIDA, BY THE ANNEXATION OF UNINCORPORATED TRACTS OF LAND OWNED BY SEAGATE REVANA, LLC; GOOD ENOUGH FARMS, LLC; AND WENDY L THIEL; LYING CONTIGUOUS TO AND BEING IN THE SAME COUNTY AS THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA; LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST TOTALING APPROXIMATELY +/- 89.5 ACRES; PROVIDING FOR ASSIGNMENT TO CITY COUNCIL DISTRICT 6; PROVIDING FOR EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNCHANGED UNTIL CHANGED BY CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REQUESTOR: Mike Fiigon, Senior Planner; John Dulmer, Community Development Director

AGENDA SECTION: Public Hearings—Zoning and Land Use

STRATEGIC PRIORITY:

BACKGROUND: This request is comprised of three (3) voluntary annexation petitions that are associated with the Revana Lakes Comprehensive Plan Amendments (CPA25-123666-BOS & CPA25-123814-BOS) and the Revana Lakes Mixed Use Planned Development (MPD) Zoning Application (PD25-123670-BOS). The Applicant is proposing a project that currently involves lands outside of the jurisdictional boundaries of the City of Bonita Springs. It is the intent of the Applicant to bring those unincorporated lands into the City limits. Approval of these annexation petitions would provide the City with the legislative and quasi-judicial authority to approve/deny the comprehensive plan amendment and zoning applications for this project that spans approximately 204 +/- acres.

Attached is a copy of the draft annexation ordinance (prepared by the City Attorney), and copies of the boundary survey, petition, and Staff report for each request. Copies of the full file (including the petition request, surveys, deeds, authorization affidavits, draft annexation agreements, current map boundaries, etc.) are available for examination upon request.

The first reading of these requests was held on December 17, 2025. Advertising requirements listed in state statute have been provided for and have been appropriately met.

STAFF RECOMMENDATION: Approve in the order of Good Enough Farms, Thiel, Seagate.

ATTACHMENTS:

1. Draft Annexation Ordinance 26-01
2. Boundary Survey, Petition & Staff Report, Good Enough Farms (ANX25-123909-BOS)
3. Boundary Survey, Petition & Staff Report, Thiel (ANX25-123918-BOS)
4. Boundary Survey, Petition & Staff Report, Seagate (ANX25-123916)

REVIEWERS:

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

CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 26 – 01

AN ORDINANCE OF THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF BONITA SPRINGS, FLORIDA, BY THE ANNEXATION OF UNINCORPORATED TRACTS OF LAND OWNED BY SEAGATE REVANA, LLC; GOOD ENOUGH FARMS, LLC; AND WENDY L THIEL; LYING CONTIGUOUS TO AND BEING IN THE SAME COUNTY AS THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA; LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST TOTALING APPROXIMATELY +/- 89.5 ACRES; PROVIDING FOR ASSIGNMENT TO CITY COUNCIL DISTRICT 6; PROVIDING FOR EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNCHANGED UNTIL CHANGED BY CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

THE CITY OF BONITA SPRINGS HEREBY ORDAINS:

Section 1. Recitals Adopted.

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

Section 2. Notice

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

Section 3. Severability

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

Section 4. Conflicts of Law

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

Section 5. Scrivener's Errors

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

Section 6. Effective Date

This Ordinance shall be effective immediately upon its adoption.

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

Attest: **CITY OF BONITA SPRINGS, FLORIDA**

By: _____ By: _____
City Clerk Mayor

Reviewed for legal sufficiency:

By: _____
City Attorney

Vote:

Carr	Corrie
Purdon	Fullick
Fitzpatrick	Bogacz
Gibson	

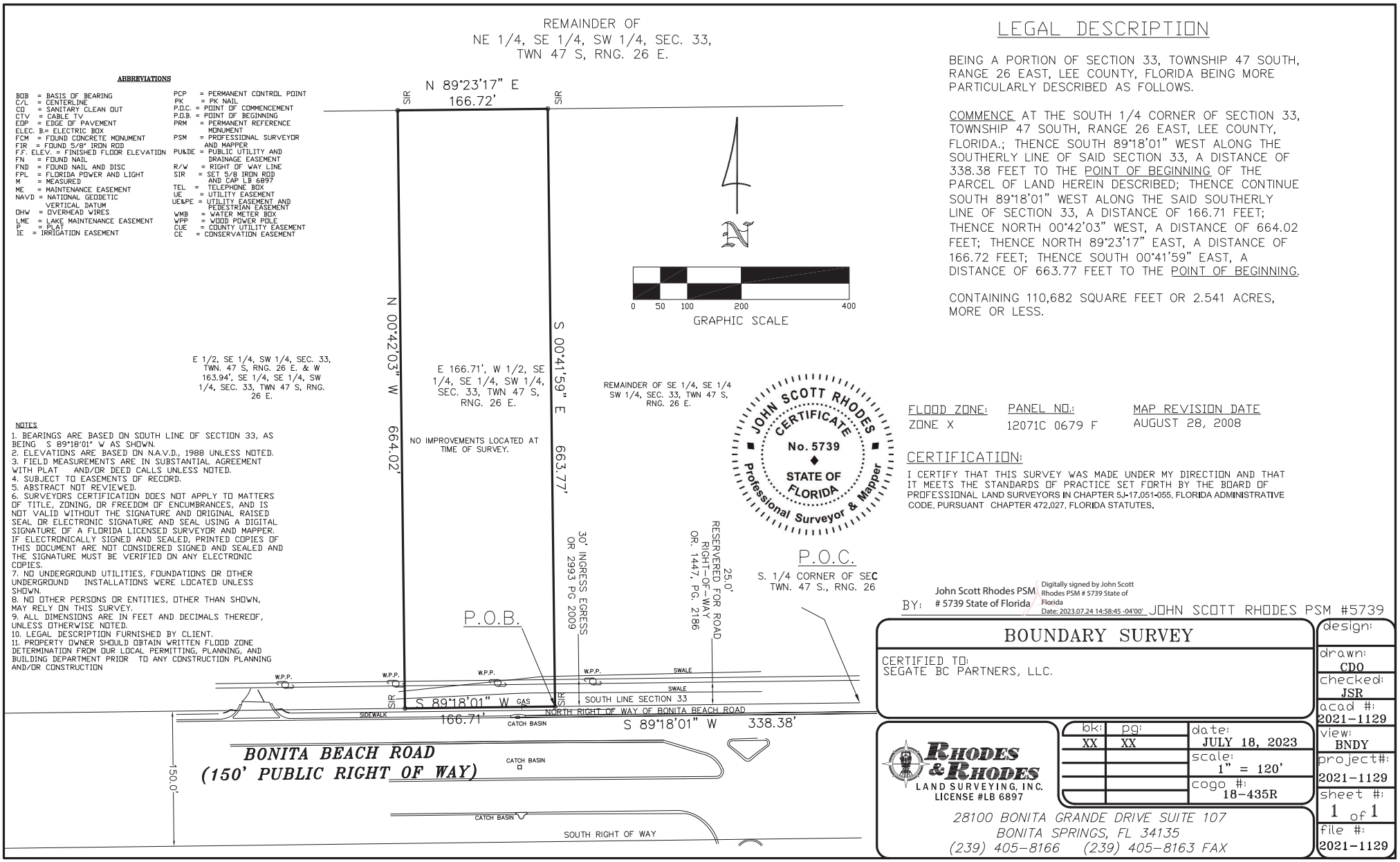
Date filed with City Clerk: _____

Exhibit A

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

ABBREVIATIONS

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



NOTES

1. BEARINGS ARE BASED ON SOUTH LINE OF SECTION 33, AS BEING S 89°18'01" W AS SHOWN.
2. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. SUBJECT TO EASEMENTS OF RECORD.
5. ABSTRACT NOT REVIEWED.
6. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL USING A DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF ELECTRONICALLY SIGNED AND SEALED, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
10. LEGAL DESCRIPTION FURNISHED BY CLIENT.
11. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION

LEGAL DESCRIPTION

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

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

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

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

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

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051-055, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: John Scott Rhodes PSM # 5739 State of Florida — Digitally signed by John Scott Rhodes PSM # 5739 State of Florida Date: 2023.07.24 14:58:45 -04'00' JOHN SCOTT RHODES PSM #5739

BOUNDARY SURVEY

CERTIFIED TO:
SEGATE BC PARTNERS, LLC.

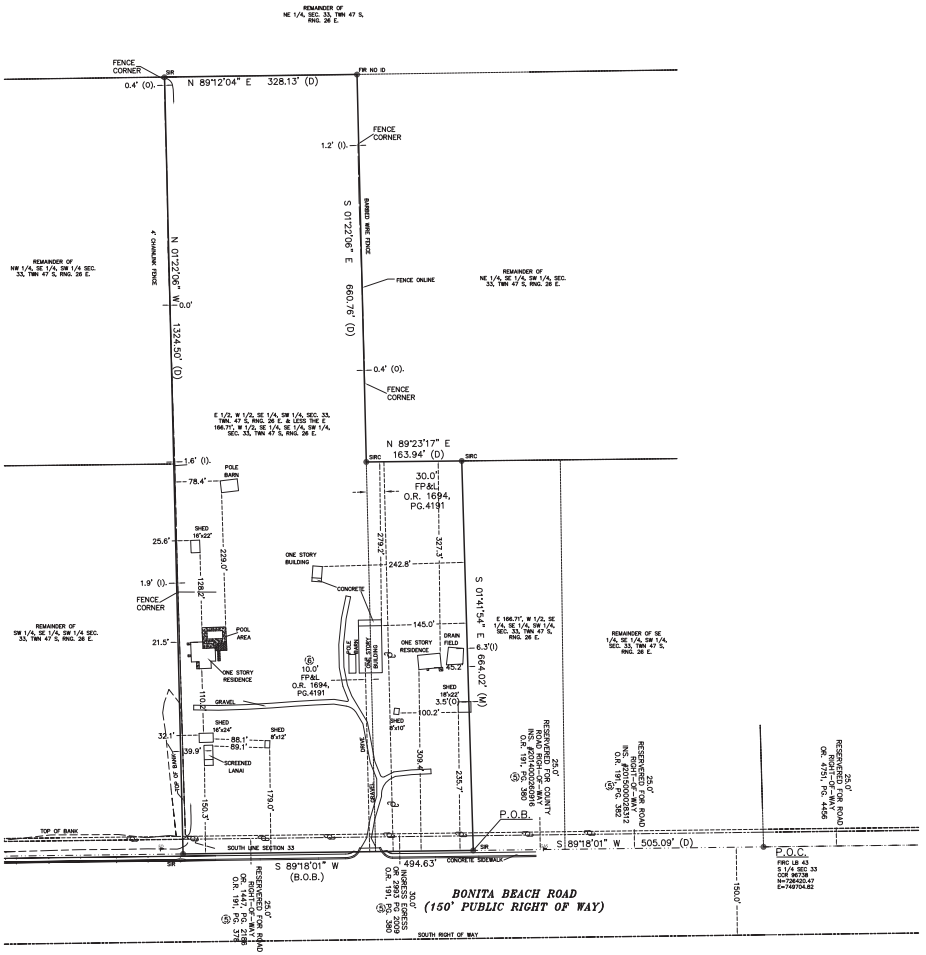
design:		
drawn:	CDO	
checked:	JSR	
acad #:	2021-1129	
view:	BNDY	
project#:	2021-1129	
sheet #:	1 of 1	
file #:	2021-1129	

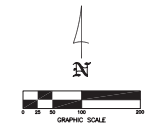
bk:	pg:	date:
XX	XX	JULY 18, 2023
		scale: 1" = 120'
		cogo #: 18-435R

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

Z:\RAVENNA LAKES (DON MAL)\18-435\SKETCH & DESCRIPTION\2021-1129 2-55AC BNDY.dwg, Layout1, 7/24/2023 2:50:49 PM, 1:0.795315

Exhibit B





SCHEDULE B SECTION II

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

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

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.

D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

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. 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.

SURVEYORS NOTES

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.

LEGAL DESCRIPTION

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.

ABBREVIATIONS

BOB = BASIS OF BEARING	POP = PERMANENT CONTROL POINT
CL = CENTERLINE	PK = PK NAIL
CO = SANITARY CLEAN OUT	P.O.C. = POINT OF COMMENCEMENT
CTV = CABLE TV	P.O.B. = POINT OF BEGINNING
EOP = EDGE OF PAVEMENT	PRM = PERMANENT REFERENCE MONUMENT
ELEC. B = ELECTRIC BOX	PSM = PROFESSIONAL SURVEYOR AND MAPPER
FCM = FOUND CONCRETE MONUMENT	PU&DE = PUBLIC UTILITY AND DRAINAGE EASEMENT
FIR = FOUND IRON ROD, NO ID	R/W = RIGHT OF WAY LINE
FFE ELEV. = FINISHED FLOOR ELEVATION	SIR = SET 5/8 IRON ROD
FN = FOUND NAIL	SIRC = SET 5/8 IRON ROD
FND = FOUND NAIL AND DISC	TEL = TELEPHONE BOX
FPL = FLORIDA POWER AND LIGHT	UE = UTILITY EASEMENT
M = MEASURED	UE&PE = UTILITY EASEMENT AND PERMANENT EASEMENT
PE = PERMANENT EASEMENT	WMB = WATER METER BOX
NGVD = NATIONAL GEODETIC VERTICAL DATUM	WPP = WOOD POWER POLE
OHW = OVERHEAD WIRES	
P = PLAT	

NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33 AS BEING S 89°18'01" W AS SHOWN.

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

3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.

4. SUBJECT TO EASEMENTS OF RECORD.

5. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 115830 WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2021 AT 11:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.

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

9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

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

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

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

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: _____ JOHN SCOTT RHODES PSM #5739

BOUNDARY SURVEY

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

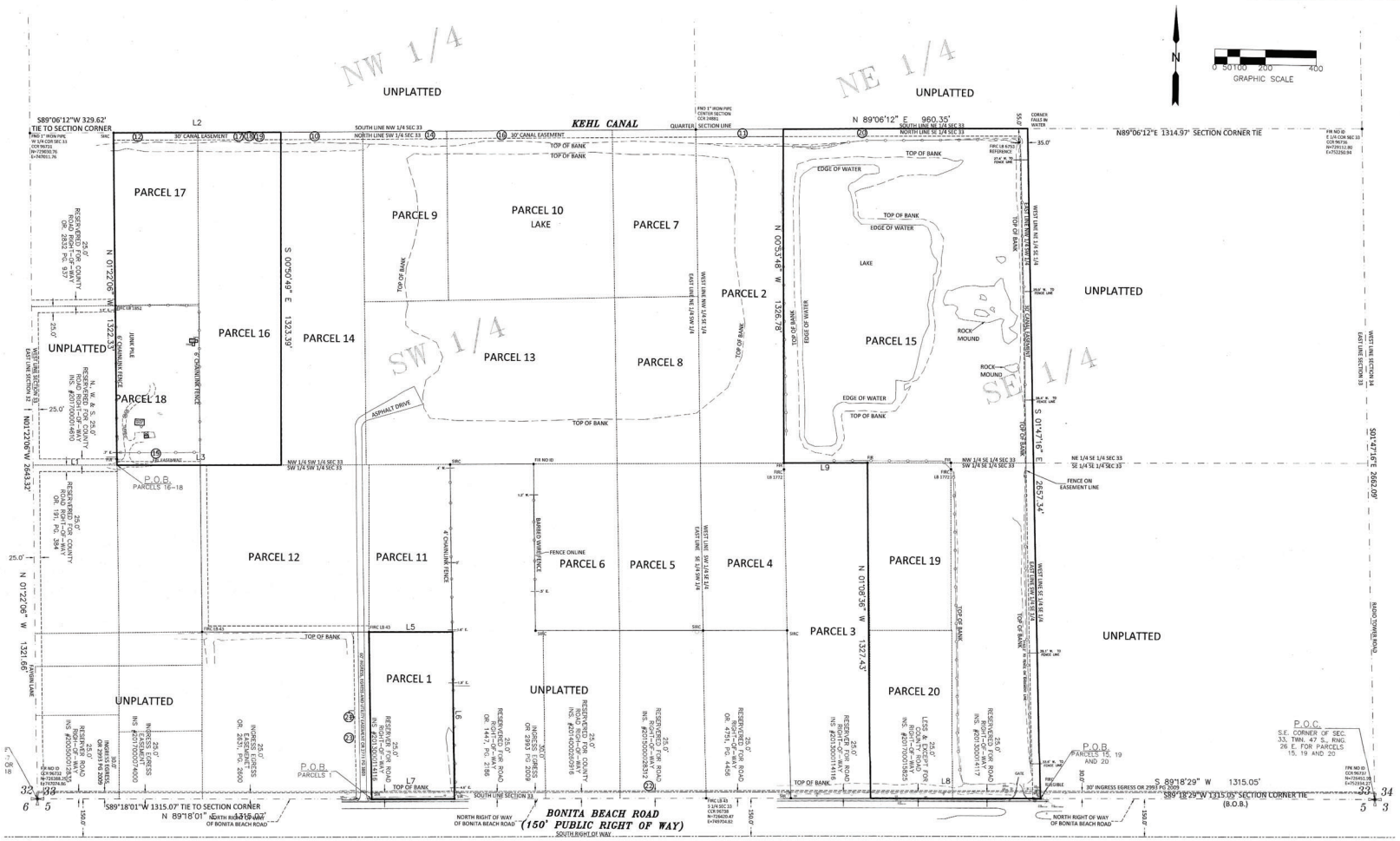
design:	
drawn:	KFC
checked:	JSR
acad #:	2018-435
view:	PLOT
project #:	2018-435
sheet #:	1 of 1
file #:	2018-435 BNDY 12-45AC

bk:	pg:	date:
1324	3-5	OCTOBER 13. 2008
		scale: 1" = 100'
		cogo #: 18-435

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

Exhibit C



BOUNDARY SURVEY

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

NOTES:

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

2. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983, FLORIDA ZONE WEST AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; BEING SOUTH 89°18'29" WEST.

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

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

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

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

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

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

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

10. SURVEY DESCRIPTION IS THE SAME LAND AS DESCRIBED IN THE DESCRIPTION PROVIDED BY CLIENT AND AS PROVIDED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020
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

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

FLOOD ZONE: ZONE X

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

MAP REVISION DATE: AUGUST 28, 2008

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS 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:
SEAGATE BC PARTNERS, LLC
COLLIER INSURANCE AGENCY, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DONMAL, LLC
PENINSULA IMPROVEMENT CORPORATION
SEAGATE DEVELOPMENT GROUP, LLC

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

Book:	Page:	File Name:
1137	55-64	2018-435.DWG
1137	72-78	Date:
1276	50	DEC. 7, 2020
		Scale: 1" = 200'

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

prm:	JSR
drawn:	CLJ/MAC
checked:	RFC
view:	BND
Project#:	2018-435
File #:	2018-435
Sheet #:	1 OF 2

SURVEY NOT VALID WITHOUT SHEETS 2 OF 2

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

LEGAL DESCRIPTION PARCEL 16 THROUGH 18

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE NORTH 01°22'06" WEST ALONG THE WESTERLY SECTION OF SAID SECTION 33, A DISTANCE OF 1,321.66 FEET; THENCE NORTH 89°12'04" EAST LEAVING THE SAID WESTERLY SECTION LINE OF SECTION 33, A DISTANCE OF 329.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 01°22'06" WEST, A DISTANCE OF 1,322.33 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 89°06'12" EAST ALONG THE SAID NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33, A DISTANCE OF 658.40 FEET; THENCE SOUTH 00°50'49" EAST LEAVING SAID NORTH LINE OF SOUTHWEST QUARTER OF SECTION 33, A DISTANCE OF 1,321.39 FEET; THENCE SOUTH 89°12'04" WEST, A DISTANCE OF 646.37 FEET TO THE POINT OF BEGINNING.

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

LEGAL DESCRIPTION PARCEL 1

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

COMMENCE AT SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE NORTH 89°18'01" EAST ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 1,315.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 01°27'31" WEST, A DISTANCE OF 660.52 FEET; THENCE NORTH 89°23'17" EAST, A DISTANCE OF 328.25 FEET; THENCE SOUTH 01°13'54" EAST, A DISTANCE OF 659.99 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89°18'01" WEST ALONG THE SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 325.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 215,849 SQUARE FEET OR 4.955 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCELS 15, 19 AND 20

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE SOUTH 89°18'29" WEST ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 1,315.05 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SAID SOUTH LINE OF SECTION 33, SOUTH 89°18'12" WEST, A DISTANCE OF 668.43 FEET; THENCE NORTH 01°08'36" WEST LEAVING THE SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 1,327.43 FEET; THENCE SOUTH 89°11'13" WEST, A DISTANCE OF 327.53 FEET; THENCE NORTH 00°53'48" WEST, A DISTANCE OF 1,326.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH 89°06'12" EAST ALONG THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 960.35 FEET; THENCE SOUTH 01°47'16" EAST LEAVING SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 2,657.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,166,359 SQUARE FEET OR 49.733 ACRES, MORE OR LESS.

LINE TABLE

LINE	LENGTH	BEARING
L1	329.61	N 89°12'04" E
L2	658.40	N 89°06'12" E
L3	646.37	S 89°12'04" W
L4	660.52	N 01°27'31" W
L5	328.25	N 89°23'17" E
L6	659.99	S 01°13'54" E
L7	325.63	S 89°18'01" W
L8	668.43	S 89°18'12" W
L9	327.53	S 89°11'13" W

SCHEDULE B SECTION II

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 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.

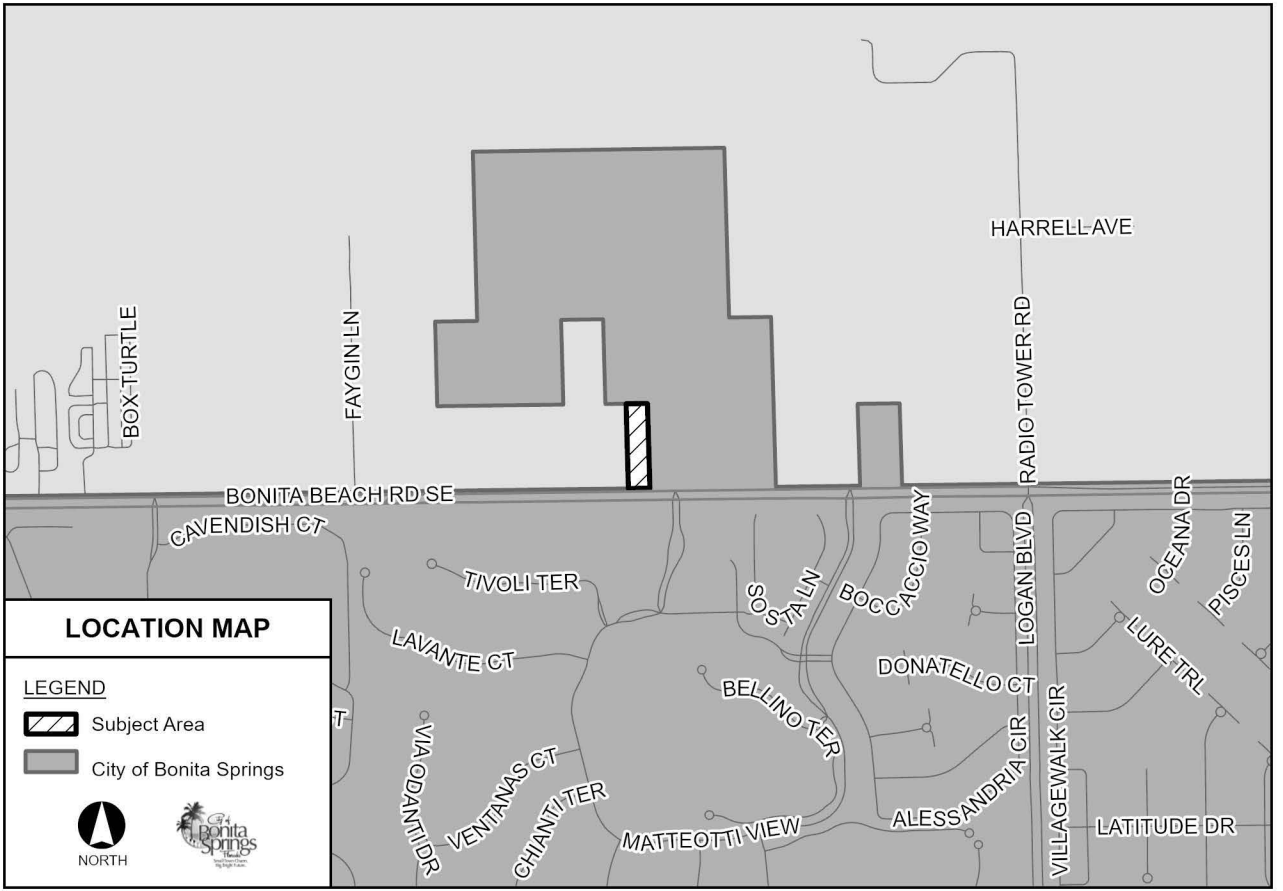
24. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

SURVEYOR'S RESPONSE

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.

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

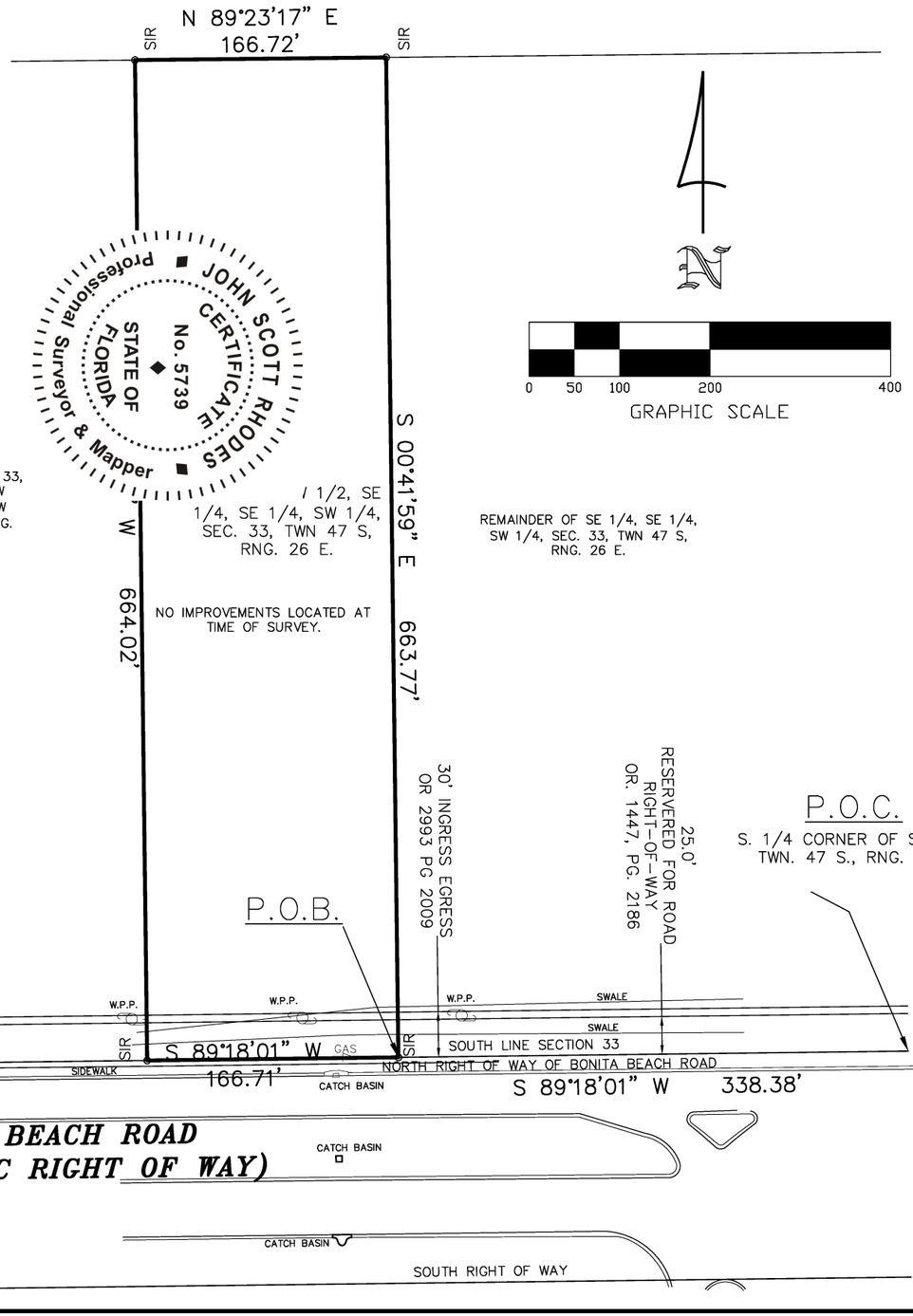
SURVEY NOT VALID WITHOUT SHEET 1 AND 2 OF 2


HARRELL AVE
BOX TURTLE
FAYGIN LN
RADIO TOWER RD
BONITA BEACH RD SE
CAVENDISH CT
TIVOLI TER
SOSTA LN
BOCCACCIO WAY
LOGAN BLVD
OCEANA DR
PISCES LN
LAVANTE CT
LURE TRL
DONATELLO CT
BELLINO TER
VIA ODANTI DR
VENTANAS CT
CHIANTI TER
MATTEOTTI VIEW
ALESSANDRIA CIR
VILLAGEWALK CIR
LATITUDE DR
LOCATION MAP
LEGEND
Subject Area
City of Bonita Springs
NORTH

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

ABBREVIATIONS

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



NOTES
1. BEARINGS ARE BASED ON SOUTH LINE OF SECTION 33, AS BEING S 89°18'01" W AS SHOWN.
2. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. SUBJECT TO EASEMENTS OF RECORD.
5. ABSTRACT NOT REVIEWED.
6. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL USING A DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF ELECTRONICALLY SIGNED AND SEALED, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
10. LEGAL DESCRIPTION FURNISHED BY CLIENT.
11. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION

LEGAL DESCRIPTION

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

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

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

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

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051-055, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: JOHN SCOTT RHODES PSM #5739

BOUNDARY SURVEY

CERTIFIED TO:
SEGATE BC PARTNERS, LLC.

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

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

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

Z:\RAVENNA LAKES (DON MAL)\18-435\SKETCH & DESCRIPTION\2021-1129 2-55AC BNDY.dwg, Layout1, 7/24/2023 2:50:49 PM, 1:0.795315

CITY OF BONITA SPRINGS
VOLUNTARY ANNEXATION
AGREEMENT PETITION

Date_____ Plner_____
Submittal review conference
Date_____ Plner_____

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

Petitioner: Good Enough Farms, LLC
Address: PO BOX 366748, Bonita Springs, FL 34135
Telephone #: n/a Fax #: n/a Email: n/a

Agent for Petitioner: RVi Planning + Landscape Architecture c/o Alexis V. Crespo
Address: 28100 Bonita Grande Drive #305, Bonita Springs, FL 34135
Telephone #: 239-405-7777 Fax #: 239-405-7899 Email: acrespo@rviplanning.com

Agent for Petitioner: Pavese Law Firm c/o Neale Montgomery
Address: 1833 Hendry Street, Fort Myers, FL 33901
Telephone #: 239-336-6235 Fax #: 239-332-2243 Email: nealemontgomery@paveselaw.com

Owner of Property: Good Enough Farms, LLC
Address: PO BOX 366748, Bonita Springs, FL 34135
Telephone #: n/a Fax #: n/a Email: n/a

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

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

Legal Description of Property Involved: See Exhibit A

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

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

N/A

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

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

Uses Proposed: Residential

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

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

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

Signature of Petitioner	Signature of Owner
Alexis Crespo	
Print or type name of person signing above	Print or type name of person signing above
6/20/2022	
Date	Date

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

PART V

AFFIDAVIT

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

Signature of Owner or Owner-authorized Agent — Date: 10/7/2021

Julie Lin - Managing Member of Good Enough Farm, LLC

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

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

Notary Public State of Florida
James B Kuhlman
My Commission HH 088862
Expires 02/03/2025

Signature of notary public

James B. Kuhlman

Printed name of notary public

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

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

PART V

AFFIDAVIT

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

Signature of Owner or Owner-authorized Agent — Date: 10/7/2021

Julie Lin - Managing Member of Good Enough Farm, LLC

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

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

Notary Public State of Florida
James B Kuhlman
My Commission HH 088862
Expires 02/03/2025

Signature of notary public

James B. Kuhlman

Printed name of notary public

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

Witness Printed Name Karin Jenczalik

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

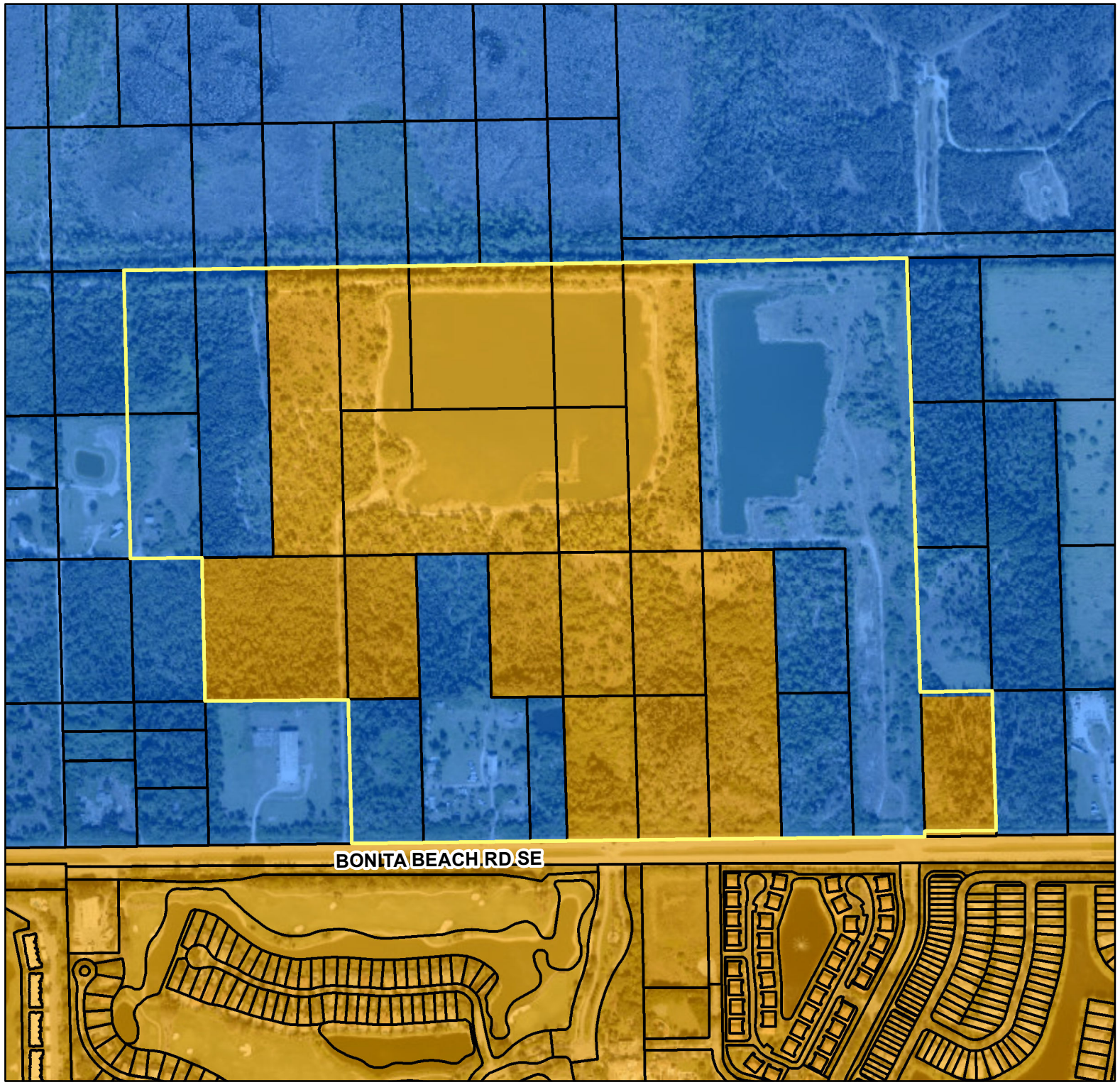
State of Indiana
County of Starke

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



REVANA LAKES

EXISTING
CITY/COUNTY
BOUNDARY MAP

Prepared For:

SEAGATE REVANA, LLC

LEGEND

Subject Boundary

City

Unincorporated Lee County

City of Bonita Springs

N

0 285 570 1,140

Feet

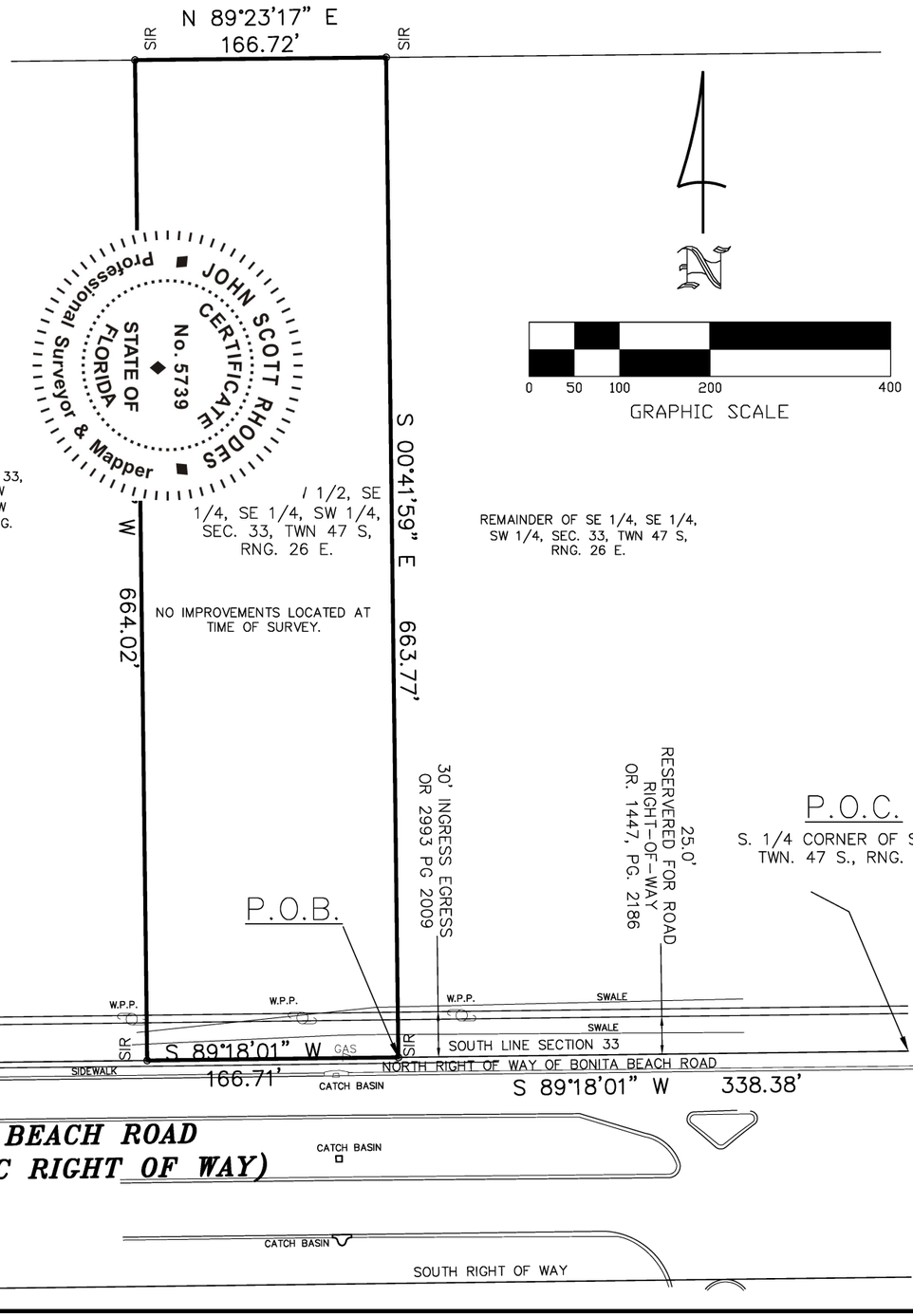
RVi

Document Path: B:\Projects\1116-100 (Revana) - CPA & RPD Zoning\Drawings-Exhibits\1116-100-E05 GIS Exhibits\RVi Map Exhibits\MXD's\1116-100-E0302 Existing City-County Boundary Map.mxd

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

ABBREVIATIONS

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



NOTES
1. BEARINGS ARE BASED ON SOUTH LINE OF SECTION 33, AS BEING S 89°18'01" W AS SHOWN.
2. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. SUBJECT TO EASEMENTS OF RECORD.
5. ABSTRACT NOT REVIEWED.
6. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL USING A DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF ELECTRONICALLY SIGNED AND SEALED, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
10. LEGAL DESCRIPTION FURNISHED BY CLIENT.
11. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION

LEGAL DESCRIPTION

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

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

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

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

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051-055, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: JOHN SCOTT RHODES PSM #5739

BOUNDARY SURVEY

CERTIFIED TO:
SEGATE BC PARTNERS, LLC.

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

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

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

Z:\RAVENNA LAKES (DON MAL)\18-435\SKETCH & DESCRIPTION\2021-1129 2-55AC BNDY.dwg, Layout1, 7/24/2023 2:50:49 PM, 1:0.795315

ANNEXATION AGREEMENT

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

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

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

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

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

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

1. Owner is the owner of the property legally described in Exhibit “A”.

2. The City has determined and finds the annexation of the property is consistent with Chapter 171, F.S. and will be a benefit to the City.

3. The Property is reasonably compact and contiguous to the boundary of the City.

4. The annexation of the property will be heard at or about the same time as an application for a comprehensive plan amendment seeking a City of Bonita Springs Future Land Use Category knowns as the Urban Fringe-Community District.

5. The annexation ordinance will not become effective until after the adoption of an ordinance approving the Urban Fringe-Community District Future Land Use Category. In the alternative should the Urban Fringe-Community District Future Land Use Category not be approved and should the annexation ordinance be in effect then the City will promptly thereafter approve the contraction of the City boundaries to remove the property described in Exhibit “A” from the City of Bonita Springs as no urban uses would be available.

IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement on _____day of _____20__.

GOOD ENOUGH FARMS, LLC

_____ By: _____
Witness

_____ Its: _____
(Printed Name of Witness)

_____
Witness

_____
(Printed Name of Witness)

CITY OF BONITA SPRINGS, FLORIDA

_____ Date:_____
Mayor

_____
City Clerk

Approved as to form by City Attorney: _____

Revana Lakes
RESIDENTIAL IMPACT STATEMENT

REVISED MAY 2025

I. POTABLE WATER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

II. SANITARY SEWER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

III. DRAINAGE

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

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

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

IV. PARKS, RECREATION & OPEN SPACE

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

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

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

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

TOTAL ACRES REQUIRED: 0.21 acres

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

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

TOTAL ACRES REQUIRED: 5.25 acres

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

V. SCHOOLS

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

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

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

High Schools

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

TOTAL EXISTING DEMAND: 4 students

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

Elementary Schools

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

Middle Schools

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

High Schools

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

TOTAL PROPOSED DEMAND: 75 students

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

ANNEXATION AGREEMENT

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

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

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

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

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

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

1. Owner is the owner of the property legally described in Exhibit “A”.

2. The City has determined and finds the annexation of the property is consistent with Chapter 171, F.S. and will be a benefit to the City.

3. The Property is reasonably compact and contiguous to the boundary of the City.

4. The annexation of the property will be heard at or about the same time as an application for a comprehensive plan amendment seeking a City of Bonita Springs Future Land Use Category knowns as the Urban Fringe-Community District.

5. The annexation ordinance will not become effective until after the adoption of an ordinance approving the Urban Fringe-Community District Future Land Use Category. In the alternative should the Urban Fringe-Community District Future Land Use Category not be approved and should the annexation ordinance be in effect then the City will promptly thereafter approve the contraction of the City boundaries to remove the property described in Exhibit “A” from the City of Bonita Springs as no urban uses would be available.

IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement on _____day of _____20__.

GOOD ENOUGH FARMS, LLC

_____ By: _____
Witness

_____ Its: _____
(Printed Name of Witness)

_____
Witness

_____
(Printed Name of Witness)

CITY OF BONITA SPRINGS, FLORIDA

_____ Date:_____
Mayor

_____
City Clerk

Approved as to form by City Attorney: _____

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

COMPLIANCE WITH FLORIDA LAW

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

GENERAL DESCRIPTION OF THE AREA TO BE ANNEXED

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

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

CHARACTER OF AREA TO BE ANNEXED

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

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

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

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

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

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

SERVICE AVAILABILITY

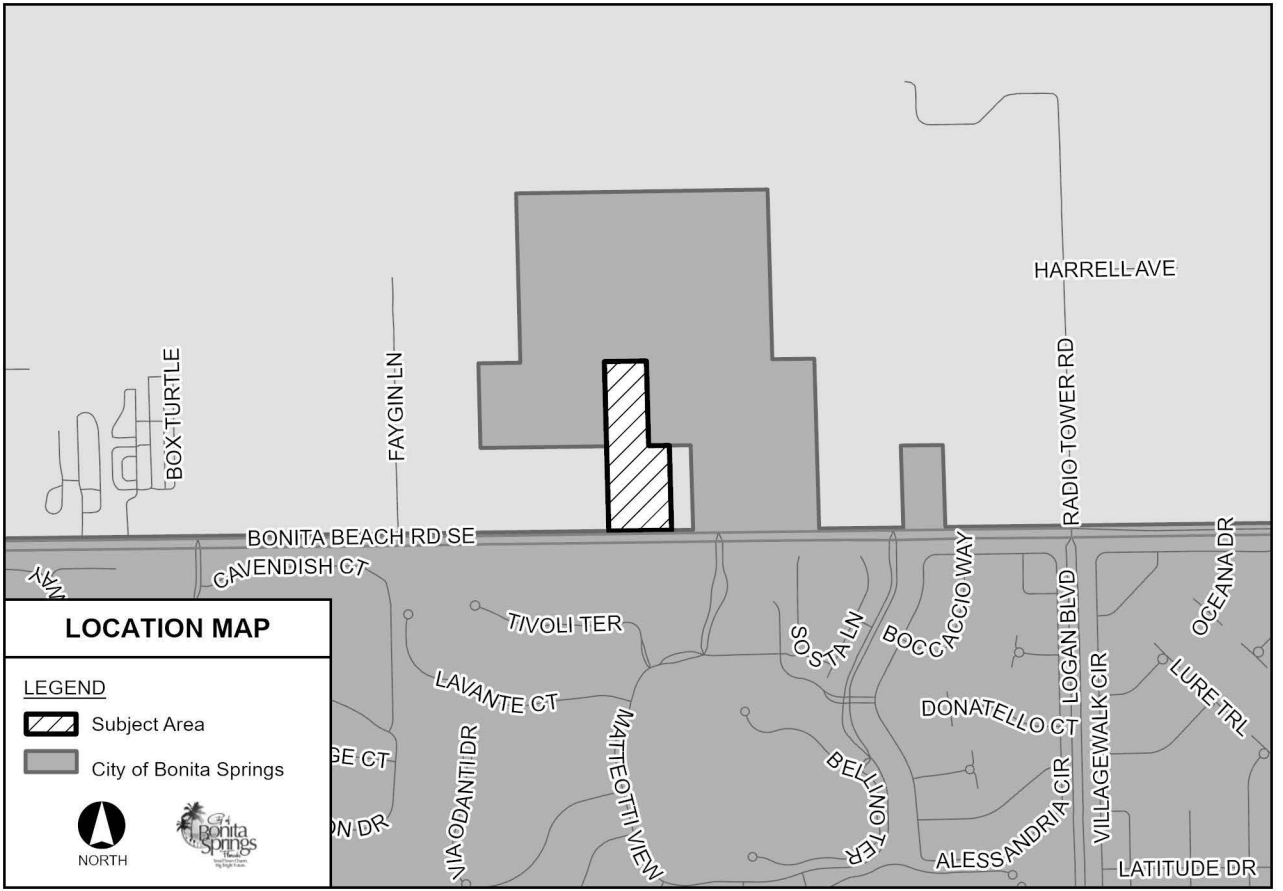
As part of a companion comprehensive plan amendment request, service availability letters were provided for Staff to review. Letters were provided by the Lee County Sherriff's Office, Bonita Springs Fire Control and Rescue District, Lee County School District, Lee County Solid Waste, and Bonita Springs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

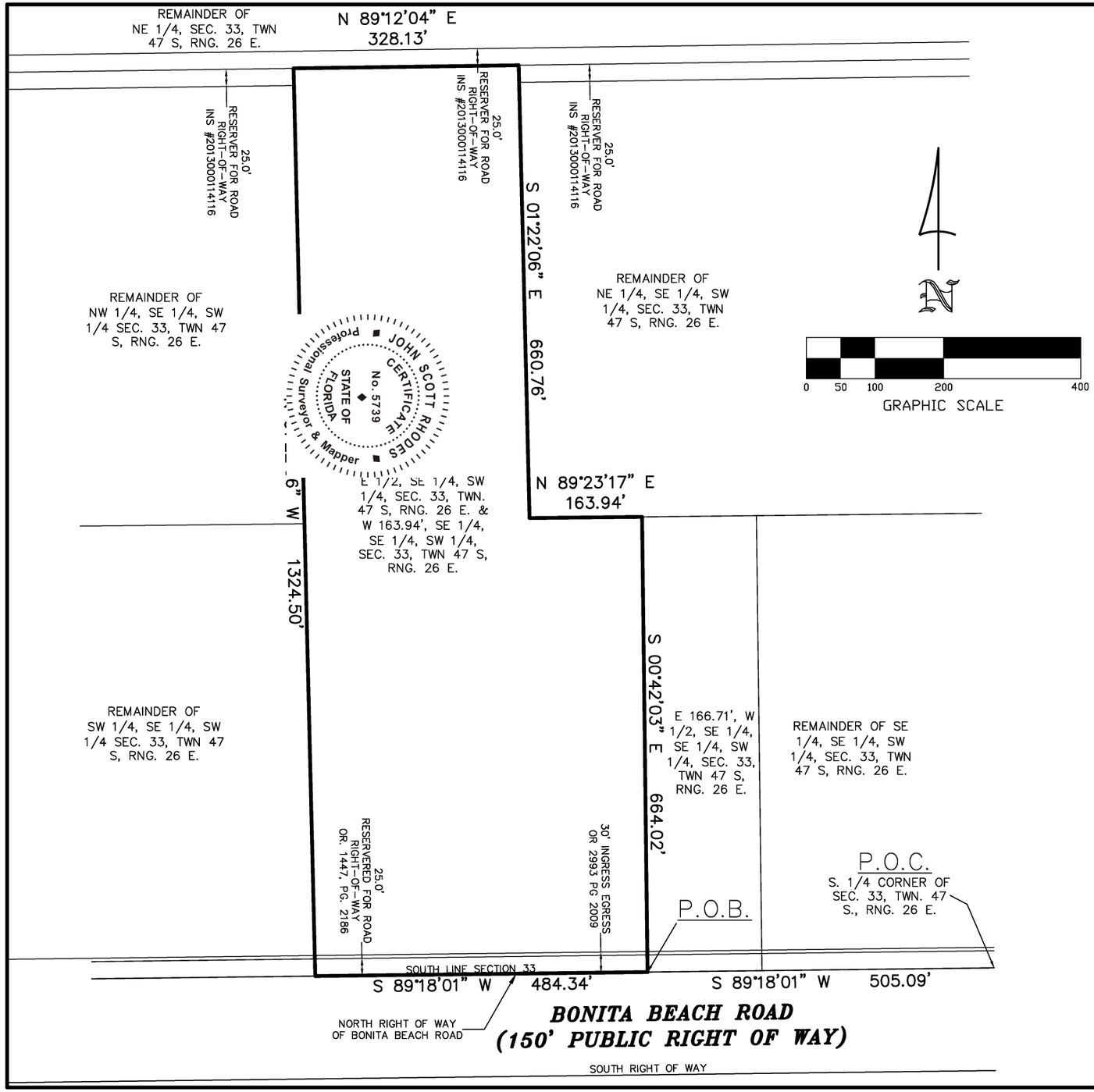
RECOMMENDATION OF THE AREA TO BE ANNEXED

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

Exhibits:

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


HARRELL AVE
BOX TURTLE
FAYGIN LN
RADIO TOWER RD
BONITA BEACH RD SE
CAVENDISH CT
TIVOLI TER
LAVANTE CT
SOSTA LN
BOCCACCIO WAY
OCEANA DR
LOGAN BLVD
LURE TRL
DONATELLO CT
VILLAGEWALK CIR
VIA ODANTI DR
MATTEOTTI VIEW
BELLINI TER
ALESSANDRIA CIR
LATITUDE DR
LOCATION MAP
LEGEND
Subject Area
City of Bonita Springs
NORTH



LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°18'01" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 33, A DISTANCE OF 505.09 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 89°18'01" WEST ALONG THE SAID SOUTHERLY LINE OF SECTION 33, A DISTANCE OF 484.34 FEET; THENCE NORTH 01°22'06" WEST, A DISTANCE OF 1,324.50 FEET; THENCE NORTH 89°12'04" EAST, A DISTANCE OF 328.13 FEET; THENCE SOUTH 01°22'06" EAST, A DISTANCE OF 660.76 FEET; THENCE NORTH 89°23'17" EAST, A DISTANCE OF 163.94 FEET; THENCE SOUTH 00°42'03" EAST, A DISTANCE OF 664.02 FEET TO THE POINT OF BEGINNING.

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

NOT A SURVEY

ABBREVIATIONS

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

BY: _____ JOHN SCOTT RHODES PSM #5739

SKETCH AND DESCRIPTION

CERTIFIED TO:
SEGATE BC PARTNERS, LLC.

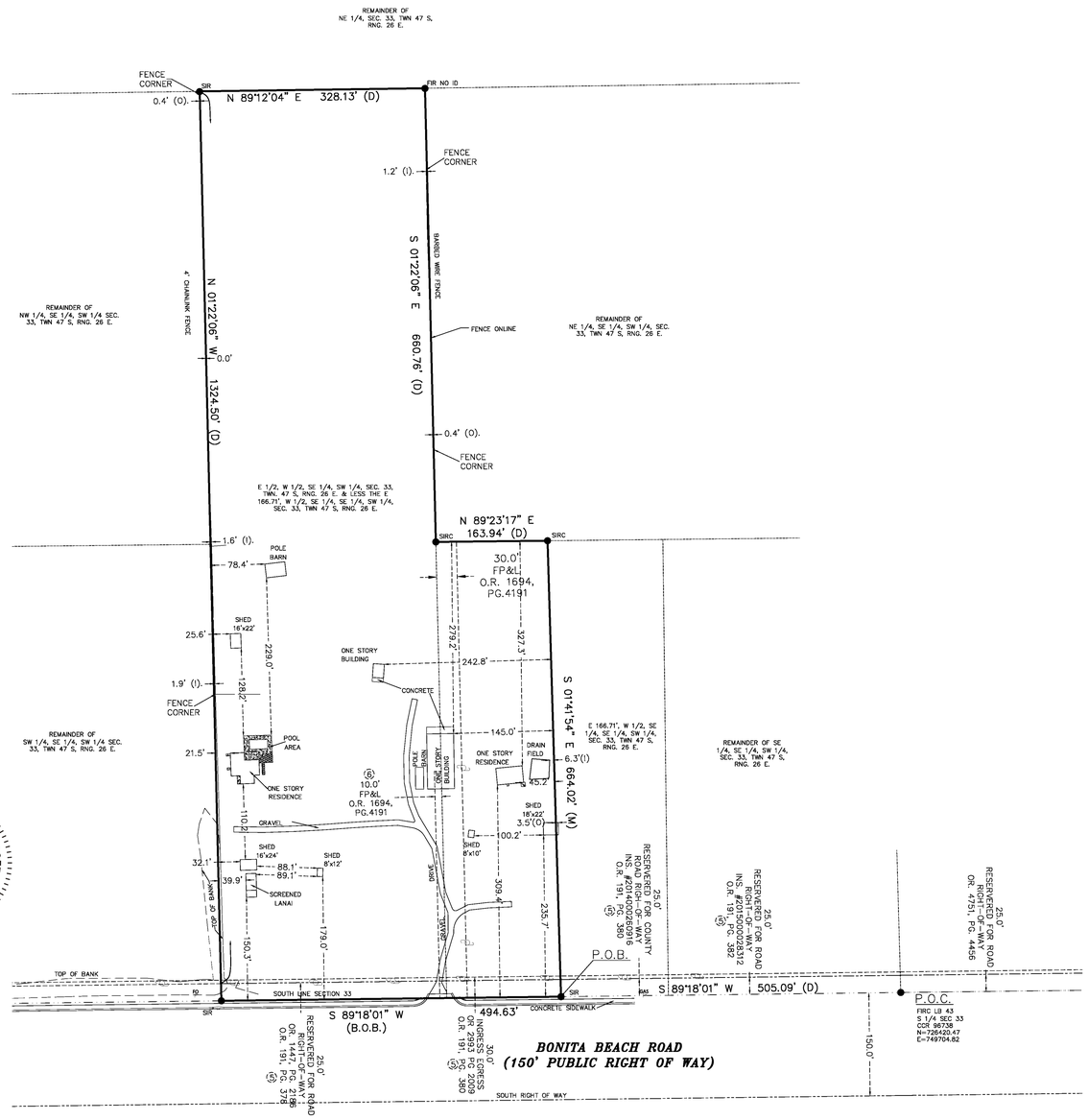
RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

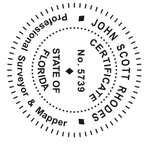
28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

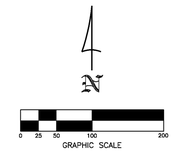
bk:	pg:	date:
XX	XX	NOV. 18, 2021
		scale: 1" = 200'
		cogo #: 18-435R

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

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







SCHEDULE B SECTION II

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

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

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.

D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

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. 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.

SURVEYORS NOTES

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.

LEGAL DESCRIPTION

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 SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

ABBREVIATIONS

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

NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33 AS BEING S 89°18'01" W AS SHOWN.

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

3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.

4. SUBJECT TO EASEMENTS OF RECORD.

5. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1158306 WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2021 AT 11:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY

6. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.

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

9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

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

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

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: _____ JOHN SCOTT RHODES PSM #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

bk:	pg:	date:
1324	3-5	OCTOBER 13. 2008
		scale: 1" = 100'
		cogo #: 18-435

design:	
drawn:	EFC
checked:	JSR
acad #:	2018-435
view:	PLOT
project#:	2018-435
sheet #:	1 of 1
file #:	2018-435 ENDY 12-45AC

Z:\BJ\VERONA LAKES (DOR MJA)\18-435\2021\1128 body 13-45ac.dwg, 13-45AC, 12/7/2021 3:23:48 PM, 1:1

CITY OF BONITA SPRINGS
VOLUNTARY ANNEXATION
AGREEMENT PETITION

Date_____ Plner_____
Submittal review conference
Date_____ Plner_____

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

Petitioner: Wendy Thiel
Address: 14310 Bonita Beach Road, Bonita Springs, FL 34135
Telephone #: n/a Fax #: n/a Email: n/a

Agent for Petitioner: RVi Planning + Landscape Architecture c/o Alexis V. Crespo
Address: 28100 Bonita Grande Drive #305, Bonita Springs, FL 34135
Telephone #: 239-405-7777 Fax #: 239-405-7899 Email: acrespo@rviplanning.com

Agent for Petitioner: Pavese Law Firm c/o Neale Montgomery
Address: 1833 Hendry Street, Fort Myers, FL 33901
Telephone #: 239-336-6235 Fax #: 239-332-2243 Email: nealemontgomery@paveselaw.com

Owner of Property: Wendy Thiel
Address: 14310/ Bonita Beach Road, Bonita Springs, FL 34135
Telephone #: n/a Fax #: n/a Email: n/a

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

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

Legal Description of Property Involved: See Exhibit A

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

Existing Structures on Property (include height and square feet):
950 SF cottage
378 SF cottage
1,262 SF single family dwelling

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

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

Uses Proposed: Residential

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

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

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

Signature of Petitioner	Signature of Owner
Alexis Crespo	
Print or type name of person signing above	Print or type name of person signing above
6/20/2022	
Date	Date

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

PART V

AFFIDAVIT

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

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

8720
4.00
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:

AUG 19 1 02 PM '80
SAL BERAH CLERK CIRCUIT COURT LEE COUNTY FLORIDA
RECORD 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 CERACI 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 — Edd Felts (Seal)
EDD FELTS

Arnold Baker — (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.

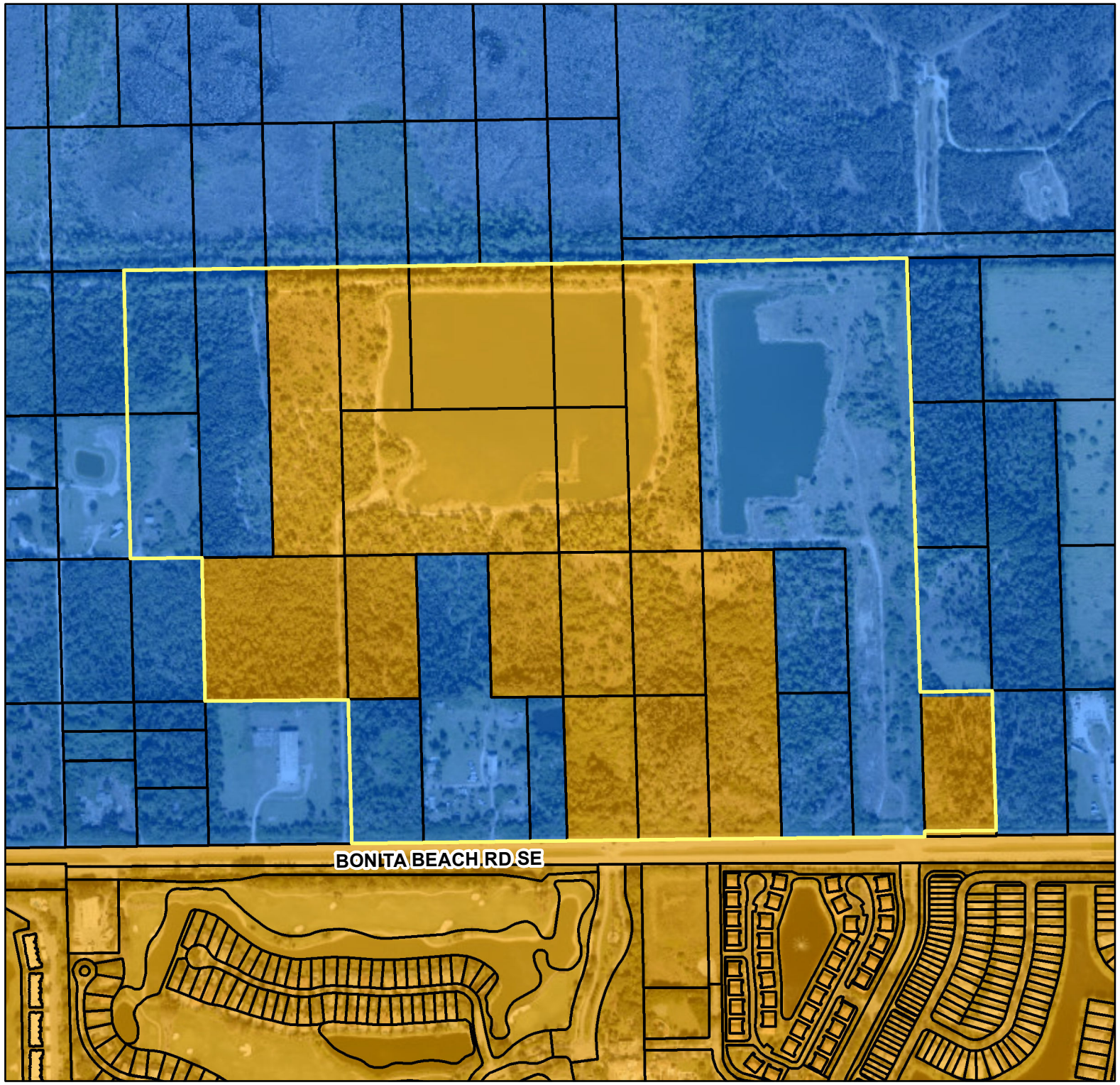
WITNESS my hand and official seal in the County and State last aforesaid this 29 day of July 1980.

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 19 '80
8.7.20
I.D. 11229



REVANA LAKES

EXISTING
CITY/COUNTY
BOUNDARY MAP

Prepared For:

SEAGATE REVANA, LLC

LEGEND

Subject Boundary

City

Unincorporated Lee County

City of Bonita Springs

N

0 285 570 1,140

Feet

RVi

Document Path: B:\Projects\1116-100 (Revana) - CPA & RPD Zoning\Drawings-Exhibits\1116-100-E05 GIS Exhibits\RVi Map Exhibits\MXD's\1116-100-E0302 Existing City-County Boundary Map.mxd

ANNEXATION AGREEMENT

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

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

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

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

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

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

1. Owner is the owner of the property legally described in Exhibit “A”.

2. The City has determined and finds the annexation of the property is consistent with Chapter 171, F.S. and will be a benefit to the City.

3. The Property is reasonably compact and contiguous to the boundary of the City.

4. The annexation of the property will be heard at or about the same time as an application for a comprehensive plan amendment seeking a City of Bonita Springs Future Land Use Category knowns as the Urban Fringe-Community District.

5. The annexation ordinance will not become effective until after the adoption of an ordinance approving the Urban Fringe-Community District Future Land Use Category. In the alternative should the Urban Fringe-Community District Future Land Use Category not be approved and should the annexation ordinance be in effect then the City will promptly thereafter approve the contraction of the City boundaries to remove the property described in Exhibit “A” from the City of Bonita Springs as no urban uses would be available.

IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement on _____day of _____20__.

WENDY THIEL

_____
Witness

By: _____

_____
(Printed Name of Witness)

Its: _____

_____
Witness

_____
(Printed Name of Witness)

CITY OF BONITA SPRINGS, FLORIDA

_____ Date:_____
Mayor

_____
City Clerk

Approved as to form by City Attorney: _____

Revana Lakes
RESIDENTIAL IMPACT STATEMENT

REVISED MAY 2025

I. POTABLE WATER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

II. SANITARY SEWER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

III. DRAINAGE

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

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

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

IV. PARKS, RECREATION & OPEN SPACE

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

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

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

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

TOTAL ACRES REQUIRED: 0.21 acres

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

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

TOTAL ACRES REQUIRED: 5.25 acres

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

V. SCHOOLS

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

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

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

High Schools

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

TOTAL EXISTING DEMAND: 4 students

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

Elementary Schools

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

Middle Schools

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

High Schools

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

TOTAL PROPOSED DEMAND: 75 students

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

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

COMPLIANCE WITH FLORIDA LAW

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

GENERAL DESCRIPTION OF THE AREA TO BE ANNEXED

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

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

CHARACTER OF AREA TO BE ANNEXED

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

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

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

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

SERVICE AVAILABILITY

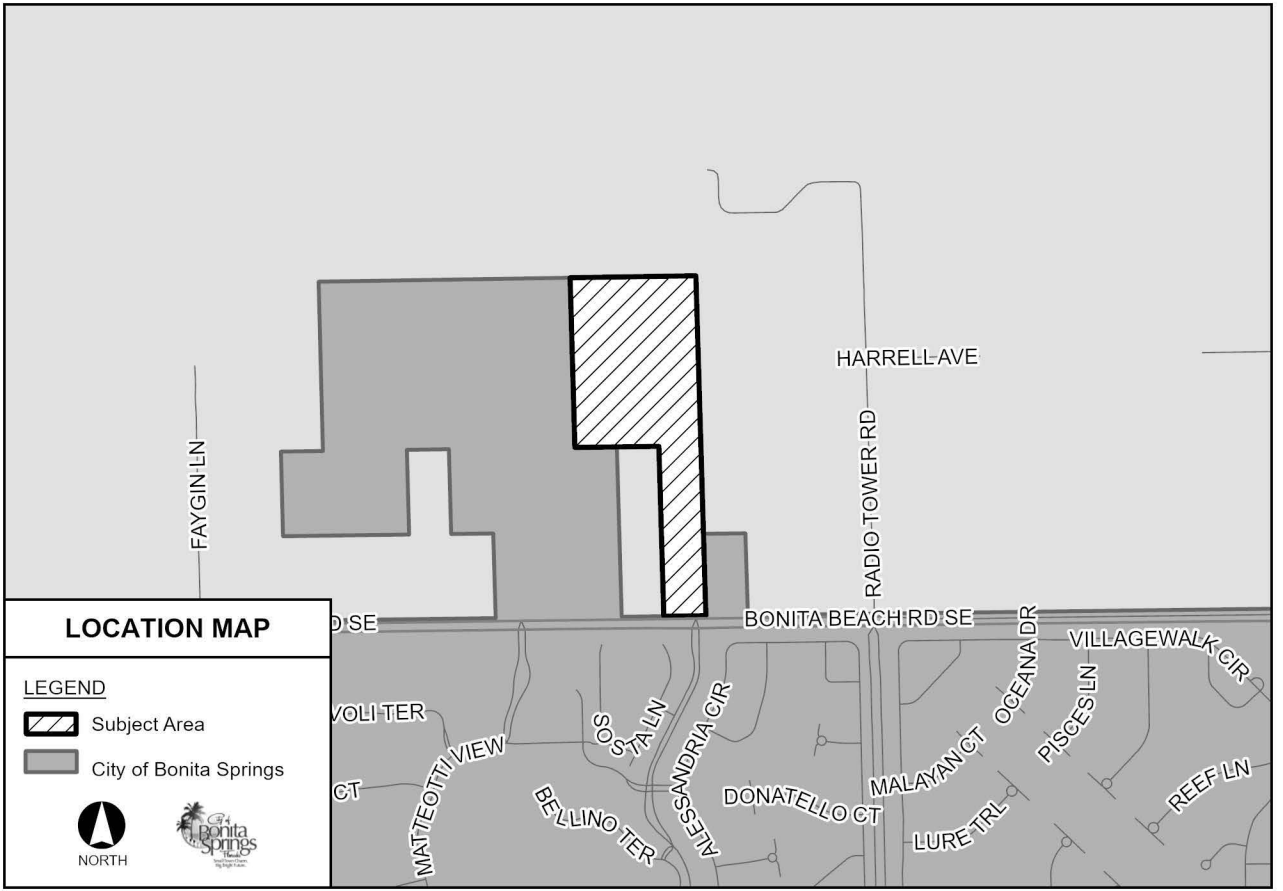
As part of a companion comprehensive plan amendment request, service availability letters were provided for Staff to review. Letters were provided by the Lee County Sherriff's Office, Bonita Springs Fire Control and Rescue District, Lee County School District, Lee County Solid Waste, and Bonita Springs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

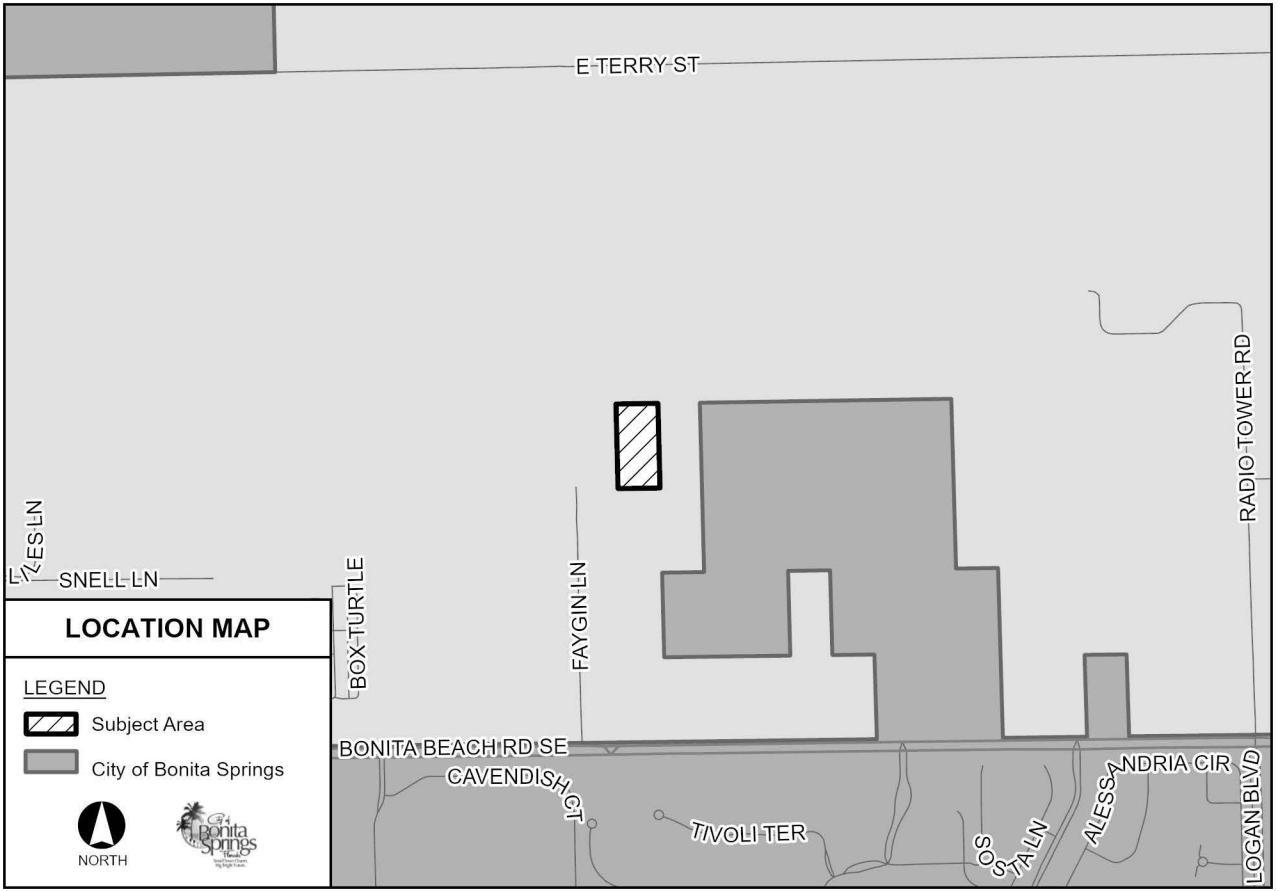
RECOMMENDATION OF THE AREA TO BE ANNEXED

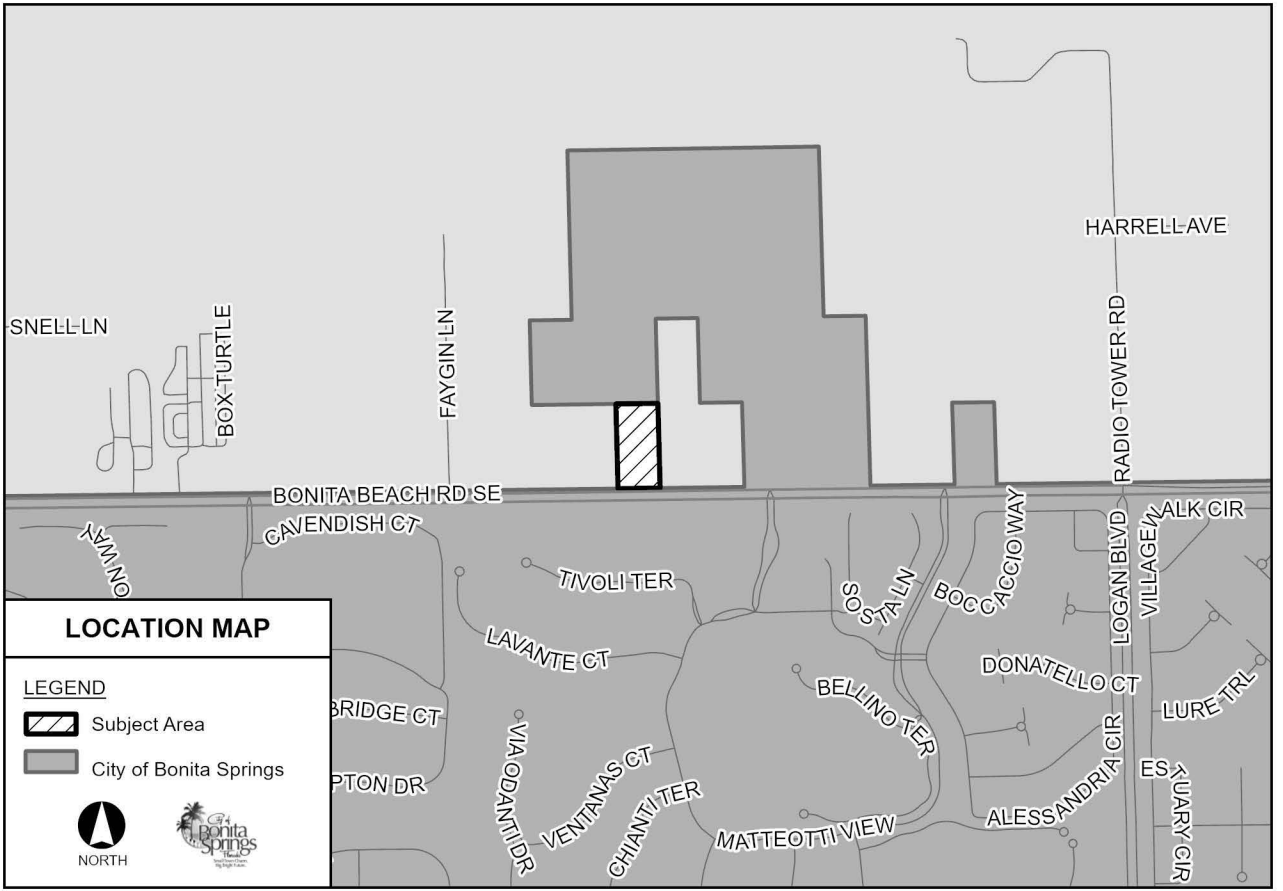
When addressed in tandem with the companion annexation requests, the application is ***consistent*** with the voluntary annexation requirements of Section 171.044, Florida Statues.

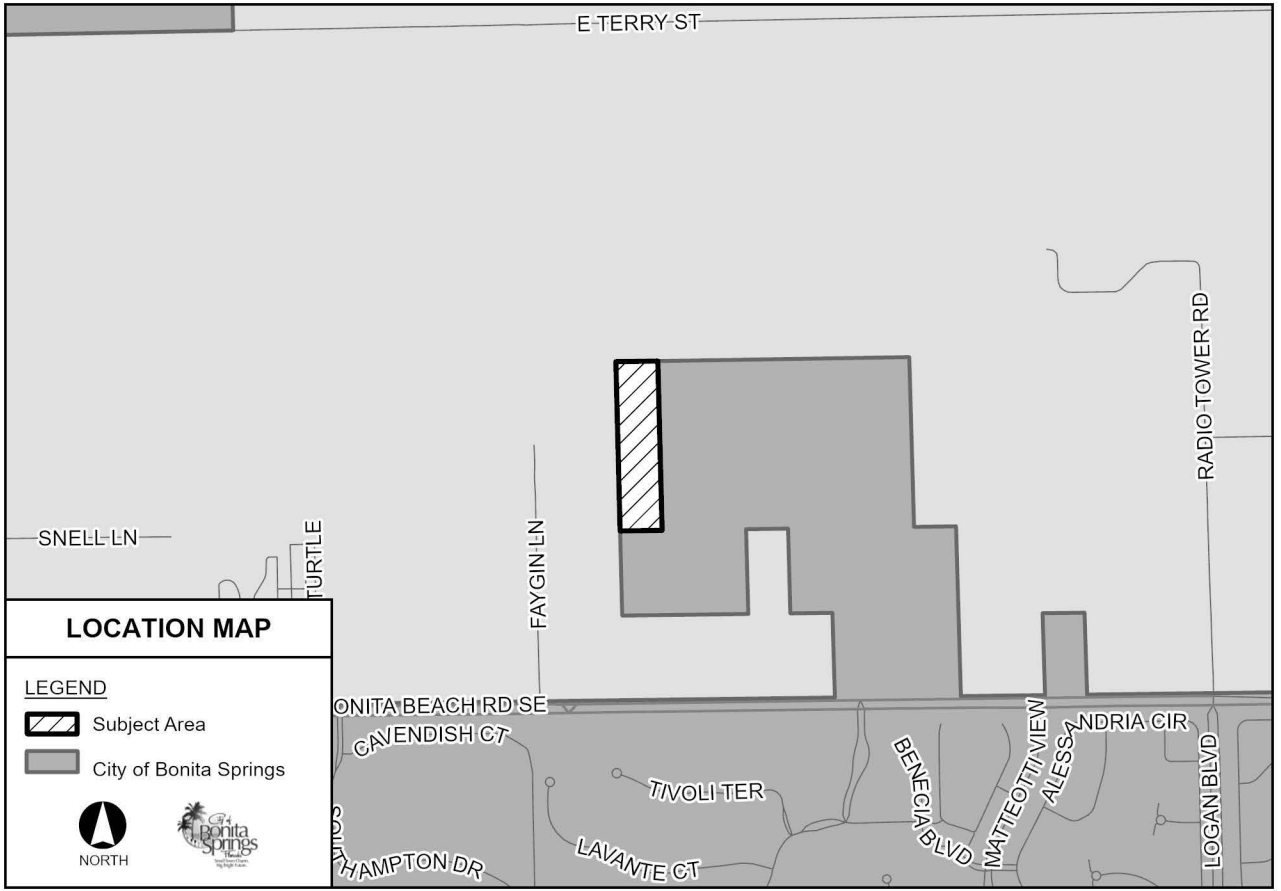
Exhibits:

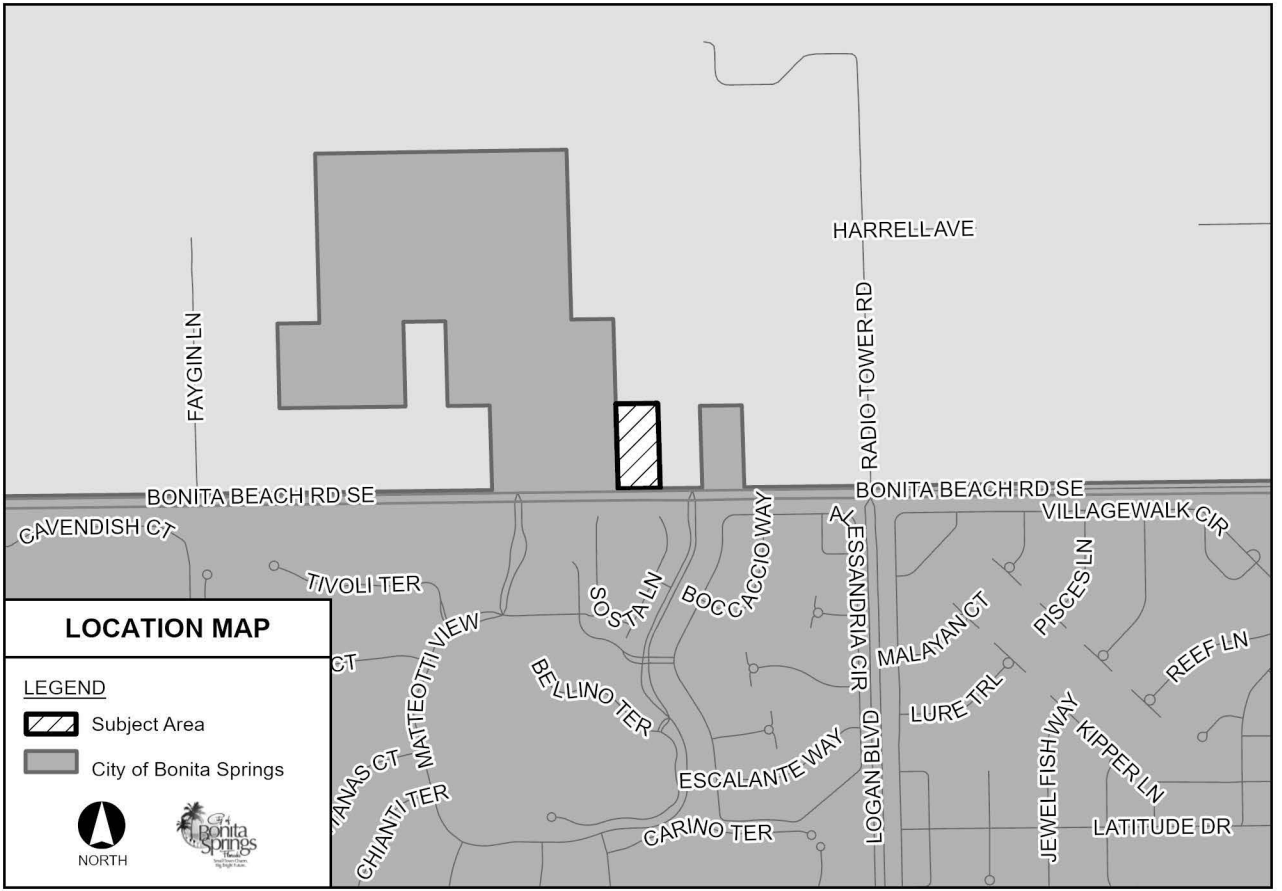
A. Boundary Survey
B. Aerial Map
C. [Draft] Annexation Agreement

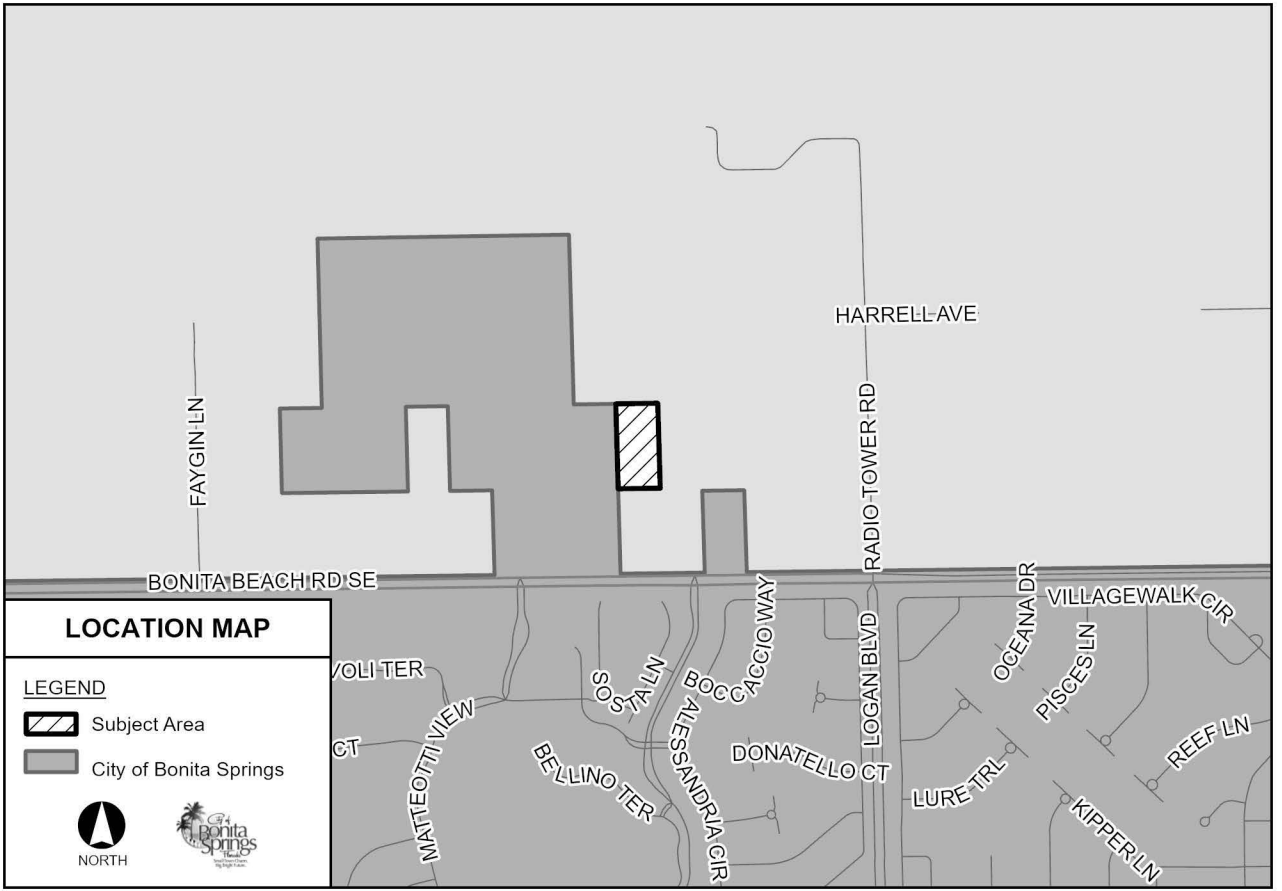

HARRELL AVE
FAYGIN LN
RADIO TOWER RD
BONITA BEACH RD SE
VILLAGEWALK CIR
OCEANA DR
PISCES LN
REEF LN
MALAYAN CT
DONATELLO CT
LURE TRL
ALESSANDRIA CIR
OSTA LN
BELLINO TER
MATTEOTTI VIEW
LOCATION MAP
LEGEND
Subject Area
City of Bonita Springs
NORTH

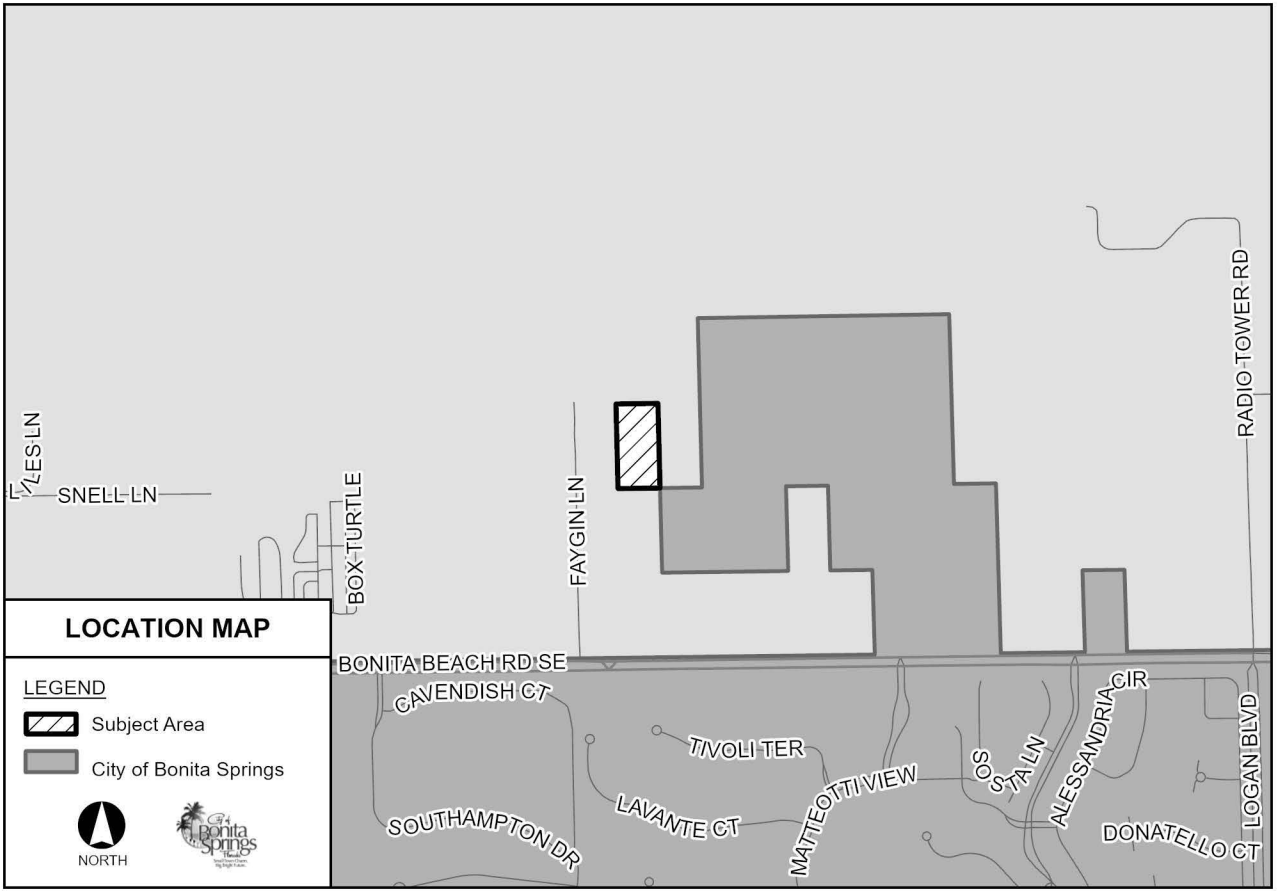

E TERRY ST
RADIO TOWER RD
L YES LN
SNELL LN
BOX TURTLE
FAYGIN LN
BONITA BEACH RD SE
CAVENDISH CT
TIVOLI TER
SOSTA LN
ALESSANDRIA CIR
LOGAN BLVD
LOCATION MAP
LEGEND
Subject Area
City of Bonita Springs
NORTH


SNELL LN
BOX TURTLE
FAYGIN LN
HARRELL AVE
RADIO TOWER RD
BONITA BEACH RD SE
CAVENDISH CT
TIVOLI TER
SOSTA LN
BOCCACCIO WAY
LOGAN BLVD
VILLAGE WALK CIR
LAVANTE CT
DONATELLO CT
BELLINO TER
LURE TRL
VIA ODANTI DR
VENTANAS CT
CHIANTI TER
MATTEOTTI VIEW
ALESSANDRIA CIR
ESTUARY CIR
LOCATION MAP
LEGEND
Subject Area
City of Bonita Springs
NORTH


E TERRY ST
RADIO TOWER RD
SNELL LN
TURTLE
FAYGIN LN
ONITA BEACH RD SE
CAVENDISH CT
TIVOLI TER
BENECIA BLVD
MATTEOTTI VIEW
ALESSANDRIA CIR
LOGAN BLVD
LAVANTE CT
HAMPTON DR
LOCATION MAP
LEGEND
Subject Area
City of Bonita Springs
NORTH


HARRELL AVE
FAYGIN LN
RADIO TOWER RD
BONITA BEACH RD SE
BONITA BEACH RD SE
CAVENDISH CT
TIVOLI TER
SOSTA LN
BOCCACCIO WAY
ALESSANDRIA CIR
VILLAGEWALK CIR
PISCES LN
MALAYAN CT
REEF LN
LURE TRL
MATTEOTTI VIEW
BELLINO TER
ESCALANTE WAY
LOGAN BLVD
JEWEL FISH WAY
KIPPER LN
LATITUDE DR
CHIANTI TER
CARINO TER
LOCATION MAP
LEGEND
Subject Area
City of Bonita Springs
NORTH


HARRELL AVE
FAYGIN LN
RADIO TOWER RD
BONITA BEACH RD SE
VILLAGEWALK CIR
OCEANA DR
PISCES LN
REEF LN
LOGAN BLVD
BOCCACCIO WAY
SOSTA LN
ALESSANDRIA CIR
DONATELLO CT
LURE TRL
KIPPER LN
BELLINO TER
MATTEOTTI VIEW
VOLI TER
CT
LOCATION MAP
LEGEND
Subject Area
City of Bonita Springs
NORTH


LOCATION MAP
LEGEND
Subject Area
City of Bonita Springs
NORTH
L ES LN
SNELL LN
BOX TURTLE
FAYGIN LN
RADIO TOWER RD
BONITA BEACH RD SE
CAVENDISH CT
TIVOLI TER
LAVANTE CT
SOUTHAMPTON DR
MATTEOTTI VIEW
OSTA LN
ALESSANDRIA CIR
DONATELLO CT
LOGAN BLVD

BOUNDARY SURVEY

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



NOTES:

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

2. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983, FLORIDA ZONE WEST AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; BEING SOUTH 89°18'29" WEST.

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

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

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

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

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

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

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

10. SURVEY DESCRIPTION IS THE SAME LAND AS DESCRIBED IN THE DESCRIPTION PROVIDED BY CLIENT AND AS PROVIDED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020
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

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

FLOOD ZONE: ZONE X

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

MAP REVISION DATE: AUGUST 28, 2008

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS 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:
SEAGATE BC PARTNERS, LLC
COLLIER INSURANCE AGENCY, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DONMAL, LLC
PENINSULA IMPROVEMENT CORPORATION
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.DWG
1137	72-78	Date:
1276	50	DEC. 7, 2020
		Scale:
		1" = 200'

psm:	JSR
drawn:	CLJ/MAC
checked:	EFC
view:	BND
Project#:	2018-435
File #:	2018-435
Sheet #:	1 OF 2

SURVEY NOT VALID WITHOUT SHEETS 2 OF 2

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

LEGAL DESCRIPTION PARCEL 16 THROUGH 18

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE NORTH 01°22'06" WEST ALONG THE WESTERLY SECTION OF SAID SECTION 33, A DISTANCE OF 1,321.66 FEET; THENCE NORTH 89°12'04" EAST LEAVING THE SAID WESTERLY SECTION LINE OF SECTION 33, A DISTANCE OF 329.61 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 01°22'06" WEST, A DISTANCE OF 1,322.33 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 89°06'12" EAST ALONG THE SAID NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33, A DISTANCE OF 658.40 FEET; THENCE SOUTH 00°50'49" EAST LEAVING SAID NORTH LINE OF SOUTHWEST QUARTER OF SECTION 33, A DISTANCE OF 1,323.39 FEET; THENCE SOUTH 89°12'04" WEST, A DISTANCE OF 646.37 FEET TO THE POINT OF BEGINNING.

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

LEGAL DESCRIPTION PARCEL 1

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

COMMENCE AT SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE NORTH 89°18'01" EAST ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 1,315.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 01°27'31" WEST, A DISTANCE OF 660.52 FEET; THENCE NORTH 89°23'17" EAST, A DISTANCE OF 328.25 FEET; THENCE SOUTH 01°13'54" EAST, A DISTANCE OF 659.99 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89°18'01" WEST ALONG THE SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 325.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 215,849 SQUARE FEET OR 4.955 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCELS 15, 19 AND 20

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE SOUTH 89°18'29" WEST ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 1,315.05 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SAID SOUTH LINE OF SECTION 33, SOUTH 89°18'12" WEST, A DISTANCE OF 668.43 FEET; THENCE NORTH 01°08'36" WEST LEAVING THE SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 1,327.43 FEET; THENCE SOUTH 89°11'13" WEST, A DISTANCE OF 327.53 FEET; THENCE NORTH 00°53'48" WEST, A DISTANCE OF 1,326.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH 89°06'12" EAST ALONG THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 960.35 FEET; THENCE SOUTH 01°47'16" EAST LEAVING SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 2,657.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,166,359 SQUARE FEET OR 49.733 ACRES, MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	329.61	N 89°12'04" E
L2	658.40	N 89°06'12" E
L3	646.37	S 89°12'04" W
L4	660.52	N 01°27'31" W
L5	328.25	N 89°23'17" E
L6	659.99	S 01°13'54" E
L7	325.63	S 89°18'01" W
L8	668.43	S 89°18'12" W
L9	327.53	S 89°11'13" W

SCHEDULE B SECTION II

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 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

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.

SURVEY NOT VALID WITHOUT SHEET 1 AND 2 OF 2

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

CITY OF BONITA SPRINGS
VOLUNTARY ANNEXATION
AGREEMENT PETITION

Date_____ Plner_____
Submittal review conference
Date_____ Plner_____

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

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

Agent for Petitioner: RVi Planning + Landscape Architecture c/o Alexis V. Crespo
Address: 28100 Bonita Grande Drive #305, Bonita Springs, FL 34135
Telephone #: 239-405-7777 Fax #: 239-405-7899 Email: acrespo@rviplanning.com

Agent for Petitioner: Pavese Law Firm c/o Neale Montgomery
Address: 1833 Hendry Street, Fort Myers, FL 33901
Telephone #: 239-336-6235 Fax #: 239-332-2243 Email: nealemontgomery@paveselaw.com

Owner of Property: Seagate Revana , LLC
Address: 9921 Interstate Commerce Drive, Fort Myers, Florida 33913
Telephone #: n/a Fax #: n/a Email: n/a

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

Folio Number of Subject Property: Multiple – See Exhibit A

Legal Description of Property Involved: See Exhibit B

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

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

N/A

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

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

Uses Proposed: Residential

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

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

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

Signature of Petitioner

Alexis Crespo
Print or type name of person signing above

01/09/2024
Date

Signature of Owner

MATTEW PRICE
Print or type name of person signing above

1/12/24
Date

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

AFFIDAVIT

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

KNOW ALL MEN THAT I, MATTHEW PRICE, do hereby constitute and appoint RVI Planning + Landscape Architecture and Pavese Law Firm my true and lawful attorney, to execute the foregoing instrument in my name, place and stead this 12th day of January, 2024.

Signature of owner or authorized agent

MATTHEW PRICE

Print or type name of person signing above

SEAGATE REVANA LLC

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

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

STATE OF Florida)
COUNTY OF Lee)

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

Notary Public

Print or Type Name Leonardo Anderson Neves.

My Commission Expires 02/27/2027

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

PERMISSION TO REPRODUCE

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



Signature

MATTHEW PRICE

Print or type name of person signing above

MANAGING MEMBER

Title

1/12/24

Date

STATE OF Florida)
COUNTY OF Lee)

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

Notary Public _____

Print or Type Name Leonardo Anderson Neves

My Commission Expires 02/27/2027

NOTARY PUBLIC STATE OF FLORIDA
LEONARDO ANDERSON NEVES
Commission # HH 365435
Expires February 22, 2027

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

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

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

Signature of owner or authorized agent

MATTHEW PRICE
Print or type name of person signing above

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

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

9921 Interstate Commerce Dr. Fort Myers FL
Address of Owner

STATE OF Florida)
COUNTY OF Lee)

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

Notary Public

Print or Type Name Leonardo Anderson Neves

My Commission Expires 02/27/2027

NOTARY PUBLIC STATE OF FLORIDA
LEONARDO ANDERSON NEVES
Commission # HH 365435
Expires February 22, 2027

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.

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
BONITA SPRINGS Tampa Orlando Sarasota
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

DONMAL ANNEXATION - FOLIO LIST

PARCELS TO BE ANNEXED

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

LETTER OF AUTHORIZATION

To Whom It May Concern:

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

STRAP NUMBER(S) or LEGAL DESCRIPTION

STRAP #: SEE ATTACHED LEGAL DESCRIPTION

Signature of Owner

Donal Malenick

STATE OF FLORIDA
COUNTY OF COLLIER

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

(Notary Seal)

Signature of Notary Public

Commission No.

JENNIE TAYLOR

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

JENNIE TAYLOR
Notary Public - State of Florida
Commission # HH 016018
My Comm. Expires Jun 29, 2024
Bonded through National Notary Assn.

INSTR # 2013000114117, Doc Type D, Pages 2, Recorded 05/15/2013 at 01:40 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $20300.00 Rec. Fee $18.50 Deputy Clerk ERECORD

Prepared by and return to:

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 30 feet thereof reserved for canal easement.

AND

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

AND

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

AND

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

AND

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

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

DoubleTime®

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

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

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

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

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

DeRonda Haynes
Witness Name: DeRonda Haynes

Witness Name:

East Bonita Associates, Inc., a corporation

By: _____
Richard H. Grimes, President

(Corporate Seal)

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 9th day of May, 2013 by Richard H. Grimes, President of East Bonita Associates, Inc., a corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

DeRonda Haynes
Notary Public

[Notary Seal]

DERONDA HAYNES
MY COMMISSION # DD 981082
EXPIRES: August 12, 2014
Bonded Thru Notary Public Underwriters

Printed Name: _____

My Commission Expires: _____

DoubleTime®

INSTR # 2016000080416, Doc Type D, Pages 2, Recorded 04/18/2016 at 08:30 AM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $759.50 Rec. Fee $18.50 Deputy Clerk ERECORD

Prepared by and return to:

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

A parcel land lying and being in Lee County, Florida, more particularly described as follows: The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 47 South, Range 26 East, excepting the North 25 feet thereof reserved for county roadway right of way.

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: Kayla Reilly

Witness Name: Olivia Keough

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

State of Massachusetts
County of NORFOLK

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

[Notary Seal]

BETHANY E. EGLIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 22, 2022

Notary Public

Printed Name: Bethany Eglin

My Commission Expires: 4/22/22

DoubleTime®

INSTR # 2017000158525, Doc Type D, Pages 2, Recorded 07/24/2017 at 08:59 AM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $1225.00 Rec. Fee $18.50 Deputy Clerk ERECORD

Prepared by and return to:

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

File Number: **17-1283**

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

> **The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Townhip 47 South, Range 26 East, Lee County, Florida, less and except the South 25' thereof reserved for county road right-of-way.**
>
> **Parcel Identification Number: 33-47-26-00-00001.0210**
>
> **Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

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

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

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

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

Signed, sealed and delivered in our presence:

Jeffrey Gilles
Witness Name: _____

Lexi L Lucas
Witness Name: _____

Virginia R. Godfrey (Seal)
Virginia Ruth Godfrey

State of Florida
County of Broward

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

[Notary Seal]

JEFFREY GILLES
Notary Public - State of Florida
Commission # FF 933511
My Comm. Expires Nov 3, 2019
Bonded through National Notary Assn.

Notary Public

Printed Name: Jeffrey Gilles

My Commission Expires: 11-3-19

DoubleTime®

INSTR # 2013000114116, Doc Type D, Pages 3, Recorded 05/15/2013 at 01:40 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $27.00 Deputy Clerk ERECORD

Prepared by and return to:

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

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

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

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

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

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

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

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

Parcel 5: The East ½ of the Northeast ¼ of the Southeast ¼ of the Southwest ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North, East and South 25 feet reserved for road right of way.

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

Parcel 6: The West ½ of the Northeast ¼ of the Southeast ¼ of the Southwest ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 25 feet reserved for road right of way.

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

Parcel 7: The East ½ of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 30 feet thereof reserved for canal easement.

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

Parcel 8: The East ½ of the Southeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the South 25 feet reserved for road right of way.

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

Parcel 9: The West ½ of the Northwest ¼ of the Northeast ¼ of the Southwest ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 30 feet thereof reserved for canal easement.

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

Parcel 10: The West ½ of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ and the East ½ of the Northwest ¼ of the Northeast ¼ of the Southwest ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 30 feet thereof reserved for canal easement.

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

Parcel 11: The West ½ of the Northwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 25 feet reserved for road right of way.

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

Parcel 12: The Northeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the North 25 feet for road right of way.

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

Parcel 13: The Southwest ¼ of the Northeast ¼ of the Southwest ¼ and the West ½ of the Southeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 33, Township 47 South, Range 26 East, Lee County, Florida, excepting the South 25 feet reserved for road right of way.

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

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

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

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

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

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

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

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

DeRonda Haynes
Witness Name: DeRonda Haynes

Witness Name: David Howell

Highgate Corporation, a corporation

By: _____
Richard H. Grimes, President

(Corporate Seal)

State of Florida
County of Lee

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

DeRonda Haynes
Notary Public

[Notary Seal]

DERONDA HAYNES
MY COMMISSION # DD 981082
EXPIRES: August 12, 2014
Bonded Thru Notary Public Underwriters

Printed Name: _____

My Commission Expires: _____

DoubleTime®

INSTR # 2014000059023, Doc Type D, Pages 4, Recorded 03/24/2014 at 02:15 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $1050.00 Rec. Fee $35.50 Deputy Clerk ERECORD

Prepared by and return to:

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, excepting the North 30 feet thereof reserved for canal easement and South 25 feet thereof reserved for county roadway right of way; and the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, excepting the North 25 feet and the South 25 feet thereof reserved for county roadway right of way, Lee County, Florida.

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: Sandi Cleary

Witness Name: Paul Carlisle

Gerald Vogt (Seal)

State of Florida
County of Collier

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

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

RONALD F. GAUSS
Notary Public - State of Florida
My Comm. Expires Oct 3, 2014
Commission # EE 31586
Bonded Through National Notary Assn.

Witness Name: DeLonda Haynes

Witness Name: Alexis Giannasi

Betty Jane Sawicki (Seal)

State of Florida
County of Lee

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

[Notary Seal]

DERONDA HAYNES
MY COMMISSION # DD 981082
EXPIRES: August 12, 2014
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

Witness Name: Alice D'Agati

Witness Name: Ruth P. Wharton

Richard Vogt (Seal)

State of Florida
County of Hernando .

The foregoing instrument was acknowledged before me this 14th day of March, 2014 by Richard Vogt, who [ ] is personally known or [X] has produced a driver's license as identification. ID - Fl dr. Lic. V230-750-37-027-0.

[Notary Seal]

RUTH R. WHARTON
MY COMMISSION #EE148641
EXPIRES: November 26, 2015
FL Notary Discount Assoc. Co.
STATE OF FLORIDA

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTimee

INSTR # 2014000098865, Doc Type D, Pages 2, Recorded 05/12/2014 at 02:46 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $420.00 Rec. Fee $18.50 Deputy Clerk ERECORD

Prepared by and return to:

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, excepting the North 30 feet thereof reserved for canal easement and South 25 feet thereof reserved for county roadway right of way, Lee County, Florida.

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

DeRonda Haynes
Witness Name: DeRonda Haynes

David Hengel
Witness Name: DAVID HENGEL

Steve J. Ott (Seal)
Steve J. Ott

Patricia L. Ott (Seal)
Patricia L. Ott

State of Florida
County of Lee

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

[Notary Seal]

DERONDA HAYNES
MY COMMISSION EXPIRES
August 12, 2018
#FF 112351
Bonded thru
Troy Fain - Insurance
NOTARY PUBLIC, STATE OF FLORIDA

DeRonda Haynes
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTR # 2015000051428, Doc Type D, Pages 2, Recorded 03/12/2015 at 01:15 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $700.00 Rec. Fee $18.50 Deputy Clerk ERECORD

Prepared by and return to:

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

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of **March, 2015** between **Denise Benoit, a single woman** whose post office address is **100 Rue Perre Ault - #201, Trois Rivieres, Quebec G8T 9S9, Canada** grantor, and **Donmal, LLC, a Florida limited liability company** whose post office address is **4461 Wayside Drive, Naples, FL 34119**, grantee:

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

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

The East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, excepting the North 25 feet and the South 25 feet thereof reserved for county road right of way, Lee County, Florida.

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: RICHARD - ALAIN LATOIS

Witness Name: ODETTE PERREAULT

Denise Benoit (Seal)
Denise Benoit

Country of Canada
Province of Quebec

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

[Notary Seal]

Me PIERRE DUHAMEL
NOTAIRE

Notary Public

Printed Name: PIERRE DUHAMEL NOTAIRE

My Commission Expires: NO EXP. DATE

DoubleTime®

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.

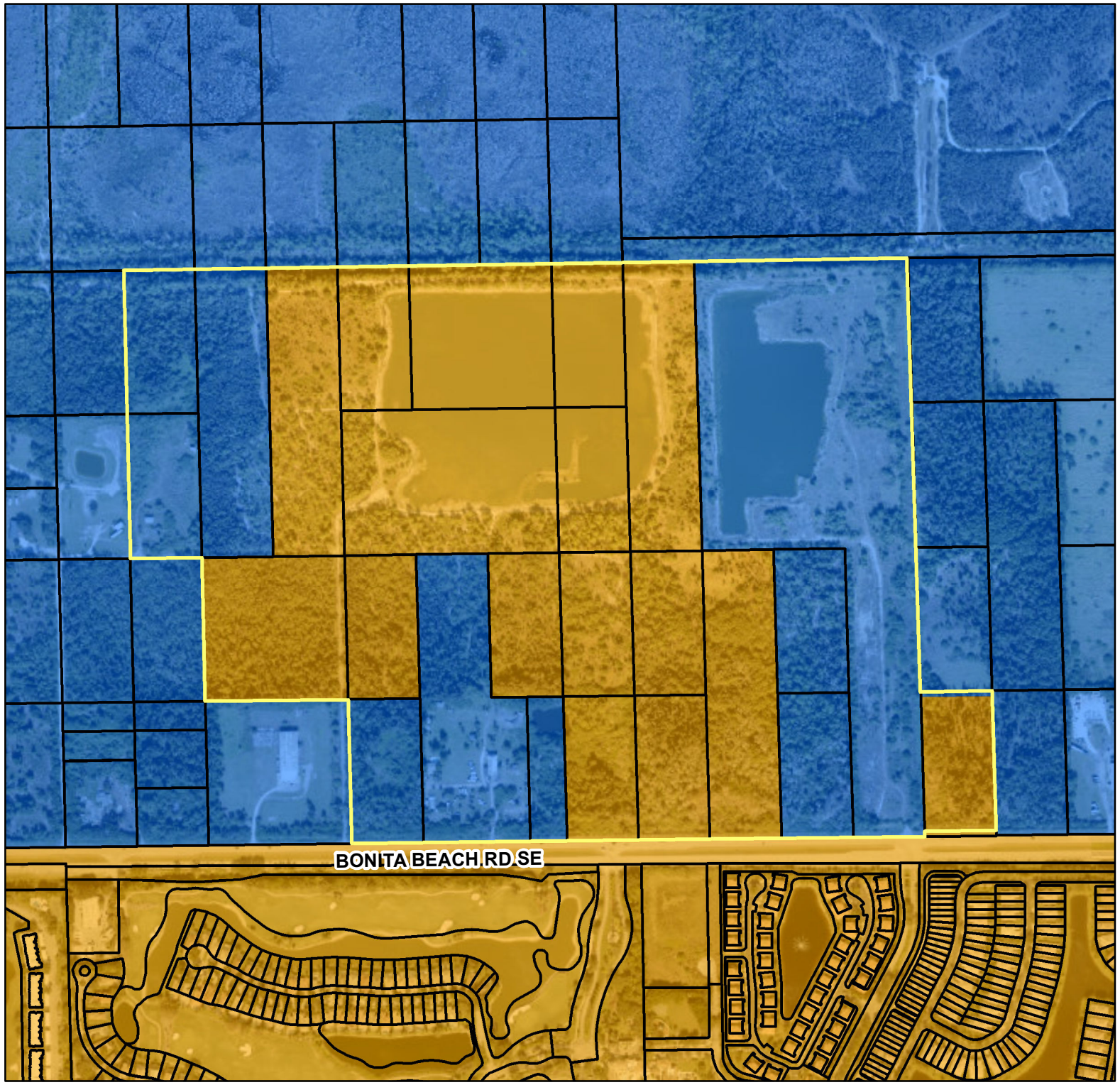
Parcel 16: The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida; AND
The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 47 South, Range 26 East, Lee County, Florida.

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.



REVANA LAKES

EXISTING
CITY/COUNTY
BOUNDARY MAP

Prepared For:

SEAGATE REVANA, LLC

LEGEND

Subject Boundary

City

Unincorporated Lee County

City of Bonita Springs

N

0 285 570 1,140

Feet

RVi

Document Path: B:\Projects\1116-100 (Revana) - CPA & RPD Zoning\Drawings-Exhibits\1116-100-E05 GIS Exhibits\RVi Map Exhibits\MXD's\1116-100-E0302 Existing City-County Boundary Map.mxd

BOUNDARY SURVEY

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



NOTES:

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

2. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983, FLORIDA ZONE WEST AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; BEING SOUTH 89°18'29" WEST.

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

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

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

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

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

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

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

10. SURVEY DESCRIPTION IS THE SAME LAND AS DESCRIBED IN THE DESCRIPTION PROVIDED BY CLIENT AND AS PROVIDED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020
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

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

FLOOD ZONE: ZONE X

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

MAP REVISION DATE: AUGUST 28, 2008

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS 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:
SEAGATE BC PARTNERS, LLC
COLLIER INSURANCE AGENCY, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DONMAL, LLC
PENINSULA IMPROVEMENT CORPORATION
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.DWG
1137	72-78	Date:
1276	50	DEC. 7, 2020
		Scale:
		1" = 200'

psm:	JSR
drawn:	CLJ/MAC
checked:	EFC
view:	BND
Project#:	2018-435
File #:	2018-435
Sheet #:	1 OF 2

SURVEY NOT VALID WITHOUT SHEETS 2 OF 2

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

LEGAL DESCRIPTION PARCEL 16 THROUGH 18

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE NORTH 01°22'06" WEST ALONG THE WESTERLY SECTION OF SAID SECTION 33, A DISTANCE OF 1,321.66 FEET; THENCE NORTH 89°12'04" EAST LEAVING THE SAID WESTERLY SECTION LINE OF SECTION 33, A DISTANCE OF 329.61 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 01°22'06" WEST, A DISTANCE OF 1,322.33 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 89°06'12" EAST ALONG THE SAID NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33, A DISTANCE OF 658.40 FEET; THENCE SOUTH 00°50'49" EAST LEAVING SAID NORTH LINE OF SOUTHWEST QUARTER OF SECTION 33, A DISTANCE OF 1,323.39 FEET; THENCE SOUTH 89°12'04" WEST, A DISTANCE OF 646.37 FEET TO THE POINT OF BEGINNING.

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

LEGAL DESCRIPTION PARCEL 1

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

COMMENCE AT SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE NORTH 89°18'01" EAST ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 1,315.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 01°27'31" WEST, A DISTANCE OF 660.52 FEET; THENCE NORTH 89°23'17" EAST, A DISTANCE OF 328.25 FEET; THENCE SOUTH 01°13'54" EAST, A DISTANCE OF 659.99 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89°18'01" WEST ALONG THE SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 325.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 215,849 SQUARE FEET OR 4.955 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCELS 15, 19 AND 20

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST; THENCE SOUTH 89°18'29" WEST ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 1,315.05 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SAID SOUTH LINE OF SECTION 33, SOUTH 89°18'12" WEST, A DISTANCE OF 668.43 FEET; THENCE NORTH 01°08'36" WEST LEAVING THE SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 1,327.43 FEET; THENCE SOUTH 89°11'13" WEST, A DISTANCE OF 327.53 FEET; THENCE NORTH 00°53'48" WEST, A DISTANCE OF 1,326.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH 89°06'12" EAST ALONG THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 960.35 FEET; THENCE SOUTH 01°47'16" EAST LEAVING SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 2,657.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,166,359 SQUARE FEET OR 49.733 ACRES, MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	329.61	N 89°12'04" E
L2	658.40	N 89°06'12" E
L3	646.37	S 89°12'04" W
L4	660.52	N 01°27'31" W
L5	328.25	N 89°23'17" E
L6	659.99	S 01°13'54" E
L7	325.63	S 89°18'01" W
L8	668.43	S 89°18'12" W
L9	327.53	S 89°11'13" W

SCHEDULE B SECTION II

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
ISSUING OFFICE FILE NUMBER: 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

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.

SURVEY NOT VALID WITHOUT SHEET 1 AND 2 OF 2

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

ANNEXATION AGREEMENT

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

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

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

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

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

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

1. Owner is the owner of the property legally described in Exhibit "A".

2. The City has determined and finds the annexation of the property is consistent with Chapter 171, F.S. and will be a benefit to the City.

3. The Property is reasonably compact and contiguous to the boundary of the City.

4. The annexation of the property will be heard at or about the same time as an application for a comprehensive plan amendment seeking a City of Bonita Springs Future Land Use Category knows as the Urban Fringe Community.

5. The annexation ordinance will not become effective until after the adoption of an ordinance approving the Urban Fringe Community Future Land Use Category. In the alternative should the Urban Fringe Community Future Land Use Category not be approved and should the annexation ordinance be in effect then the City will promptly thereafter approve the contraction of the City boundaries to remove the property described in Exhibit "A" from the City of Bonita Springs as no urban uses would be available.

IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement on _____day of _____20__.

SEAGATE REVANA, LLC

_____
Witness

By: _____

_____
(Printed Name of Witness)

Its: _____

_____
Witness

_____
(Printed Name of Witness)

CITY OF BONITA SPRINGS, FLORIDA

_____ Date:_____
Mayor

_____
City Clerk

Approved as to form by City Attorney: _____

Revana Lakes
RESIDENTIAL IMPACT STATEMENT

REVISED MAY 2025

I. POTABLE WATER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

II. SANITARY SEWER

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

TOTAL EXISTING DEMAND: 3,500 GPD

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

TOTAL MAXIMUM PROPOSED DEMAND: 84,750 GPD

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

III. DRAINAGE

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

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

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

IV. PARKS, RECREATION & OPEN SPACE

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

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

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

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

TOTAL ACRES REQUIRED: 0.21 acres

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

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

TOTAL ACRES REQUIRED: 5.25 acres

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

V. SCHOOLS

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

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

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

High Schools

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

TOTAL EXISTING DEMAND: 4 students

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

Elementary Schools

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

Middle Schools

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

High Schools

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

TOTAL PROPOSED DEMAND: 75 students

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

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

COMPLIANCE WITH FLORIDA LAW

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

GENERAL DESCRIPTION OF THE AREA TO BE ANNEXED

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

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

CHARACTER OF AREA TO BE ANNEXED

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

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

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

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

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

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

SERVICE AVAILABILITY

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

RECOMMENDATION OF THE AREA TO BE ANNEXED

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

Exhibits:

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

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet No. 26-01-002
January 21, 2026

ITEM TITLE: (SECOND READING AND PUBLIC HEARING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE 204 +/- ACRES FROM THE CITY OF BONITA SPRINGS AND LEE COUNTY DENSITY REDUCTION GROUNDWATER RESOURCE (DRGR), LEE COUNTY WETLANDS, AND CITY OF BONITA SPRINGS RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, TO THE CITY OF BONITA SPRINGS URBAN FRINGE COMMUNITY DISTRICT AND RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, AND TO AMEND THE TEXT OF THE URBAN FRINGE COMMUNITY DISTRICT; LOCATED 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 A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

REQUESTOR: Mike Fiigon II, Senior Planner, Community Development

AGENDA SECTION: Public Hearing

STRATEGIC PRIORITY: Environmental Protection

BACKGROUND: This is the adoption hearing associated with the Revana Lakes comprehensive plan amendments (map and text). The case numbers associated with the requests are CPA25-123666-BOS and CPA25-123814-BOS.

The property subject to the request is located east of I-75, on the north side of Bonita Beach Road, across from the existing Palmira Community. It also abuts the Kehl Canal on the north.

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

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

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

The Transmittal hearing in front of City Council took place on October 15, 2025 and the vote was to transmit the proposed changes to the State of Florida (4-3). The City received correspondence from the Department of Commerce on January 9, 2026 that outlined the process for adoption of the proposed changes. Other agencies that reviewed the request include the Department of Environmental Protection, which found no adverse impacts of the proposed amendments. Additional agencies that were provided a copy of the proposal for review but did not provide comments were the South Florida Water Management District, The Southwest Florida Regional Planning Council, and Lee County.

Minor changes were made to the proposed language between the Transmittal hearing and this adoption hearing. The changes strengthen the language in the Urban Fringe Community District in order to demonstrate that the amendments apply to the subject project *only* and no other lands that are located in the same future land use category. This was accomplished by adding language providing standards for property located in the Urban Fringe Community District and west of Logan Boulevard.

Additionally, the Applicant has provided an updated narrative the removes references to the Collier 951 project and will be further explaining this change as part of their presentation.

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

ATTACHMENTS:

1. LPA Meeting Minutes
2. Letter from the Department of Commerce, January 9, 2026
3. Draft Ordinance
4. Staff Report
5. Proposed Future Land Use Text and Map
6. Boundary Survey and Legal Description
7. Applicant Narrative
8. Public Comments (Received as of January 13, 2026)
9. 2023 Bonita Springs Fire Control & Rescue District GIS Analysis
10. Application Backup (available online only)

REVIEWERS:

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

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

City of Bonita Springs
Local Planning Agency
Draft Meeting Minutes

August 28, 2025
9:00 A.M.

1. **Call to Order** - *Chairman Steve Lohan called the meeting to order at 9:00 a.m.*

2. **Pledge of Allegiance** - *Chairman Lohan led the Pledge of Allegiance.*

3. **Roll Call** - *The City Clerk called the roll:*

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

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

5. **Review of the following Comprehensive Plan Amendments for consistency with the City of Bonita Springs Comprehensive Plan:**

   A. Case Name: REVANA LAKES COMPREHENSIVE PLAN AMENDMENTS (CPA25-123666-BOS AND CPA25-123814-BOS)

   A REQUEST TO AMEND THE CITY OF BONITA SPRINGS FUTURE LAND USE MAP TO DESIGNATE 204.5 +/- ACRES FROM THE CITY OF BONITA SPRINGS AND LEE COUNTY DENSITY REDUCTION GROUNDWATER RESOURCE (DRGR), LEE COUNTY WETLANDS, AND THE CITY OF BONITA SPRINGS RESOURCE PROCTION FUTURE LAND USE CATEGORIES, TO THE CITY OF BONITA SPRINGS URBAN FRINGE COMMUNITY DISTRICT AND RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, AND TO AMEND THE TEXT OF THE URBAN FRINGE COMMUNITY DISTRICT; LOCATED ON LEE COUNTY STRAP NUMBERS: 33-47-26-00-00001.002A, 33-47-26-B4-00001.0060, 33-47-26-00-00001.0070, 33-47-26-00-00001.0090, 33-47-26-B3-00001.0100, 33-47-26-B4-00001.0120, 33-47-26-00-00001.012A, 33-47-26-00-00001.012C, 33-47-26-B3-00001.0140, 33-47-26-B4-00001.0170, 33-47-26-B4-00001.0180, 33-47-26-00-00001.019A, 33-47-26-00-00001.0210, 33-47-26-B4-00001.0330, 33-47-26-00-00001.0340, 33-47-26-B4-00001.0350, 33-47-26-B3-00001.0370, 33-47-26-B4-00001.0400, 33-47-26-B3-00001.0010, 33-47-26-00-00001.0220, 33-47-26-B3-0001.0260, 33-47-26-B4-00001.0360, 33-47-26-B4-00001.0160, 33-47-26-B4-00001.0050, BONITA SPRINGS, FLORIDA 34135.

Mike Fiigon, Senior Planner with Community Development, introduced the item and provided a brief overview of the proposed amendment. The request is to change the Future Land Use Map so the entire project is under City of Bonita Springs jurisdiction. This is 1 of 4 active applications for this project.

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

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

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

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

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

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

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

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

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

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

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

Draft

Chairman Lohan called for Public Comment.

Public Comment

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

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

Motion and Vote

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

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

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

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

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

PREPARED BY:

_____
Teresa C. Grimes

APPROVED BY THE LOCAL PLANNING AGENCY

Date: _____

_____
Steve Lohan, Chairman

Draft

January 9, 2026

The Honorable Mike Gibson
Mayor, City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, Florida 34135

Dear Mayor Gibson,

FloridaCommerce has completed further review of the proposed comprehensive plan amendment for the City of Bonita Springs (Amendment No. 25-02ESR) received on October 24, 2025. This correspondence supersedes and replaces the letter dated November 21, 2025, regarding this amendment. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption**.

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Scott Rogers, Regional Planning Administrator, by telephone at (850)-717-8510 or by email via Scott.Rogers@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS /sr

Enclosure(s): Procedures for Adoption

cc: Jacquline Toemmes Genson, Planning and Zoning Manager, City of Bonita Springs
Rebekah Harp, Interim Director, Southwest Florida Regional Planning Council

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://fldeo.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 2026 –

AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE 204 +/- ACRES FROM THE CITY OF BONITA SPRINGS AND LEE COUNTY DENSITY REDUCTION GROUNDWATER RESOURCE (DRGR), LEE COUNTY WETLANDS, AND CITY OF BONITA SPRINGS RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, TO THE CITY OF BONITA SPRINGS URBAN FRINGE COMMUNITY DISTRICT AND RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, AND TO AMEND THE TEXT OF THE URBAN FRINGE COMMUNITY DISTRICT; LOCATED 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 A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

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

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

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

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

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

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

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

THE CITY OF BONITA SPRINGS HEREBY ORDAINS:

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

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

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

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

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

AUTHENTICATION:

_____ _____

Mayor City Clerk

APPROVED AS TO FORM: _____

City Attorney

Vote:

Carr	Bogacz
Fitzpatrick	Gibson
Fullick	Corrie
Purdon	

Date filed with City Clerk: _____

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**
	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.

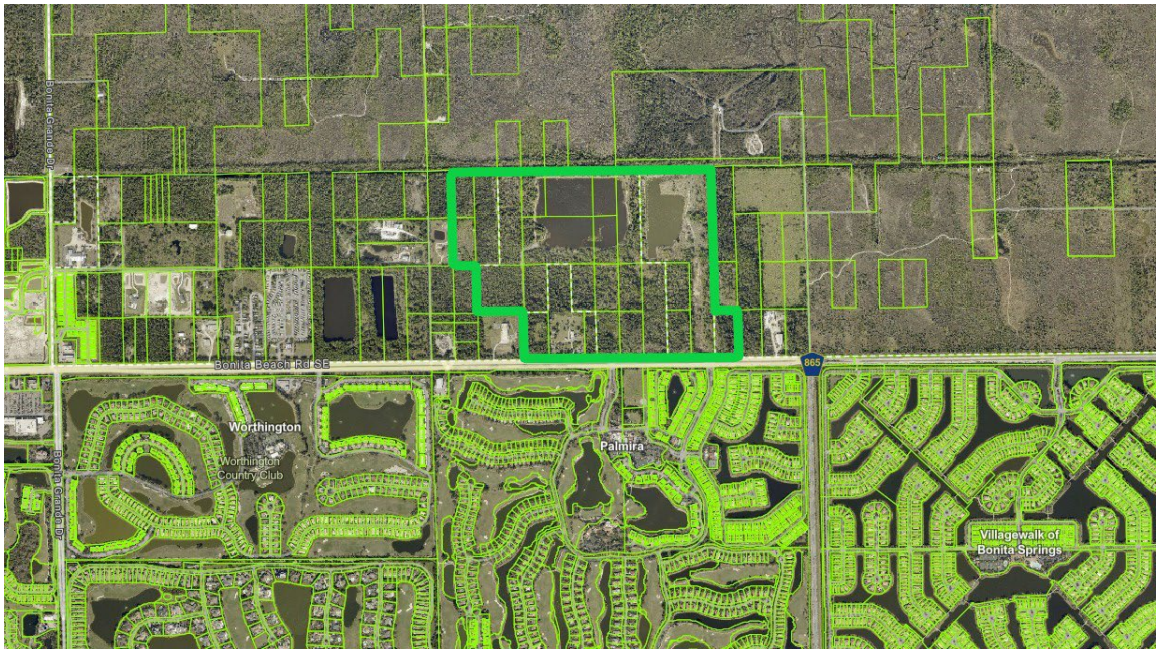
Future Land Use Element

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:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

Mayor Mike Gibson	Aye
Jamie Bogcaz	Nay
Jesse Purdon	Aye
Laura Carr	Aye
Chris Corrie	Nay
Nigel Fullick	Aye
Jim Fitzpatrick	Nay

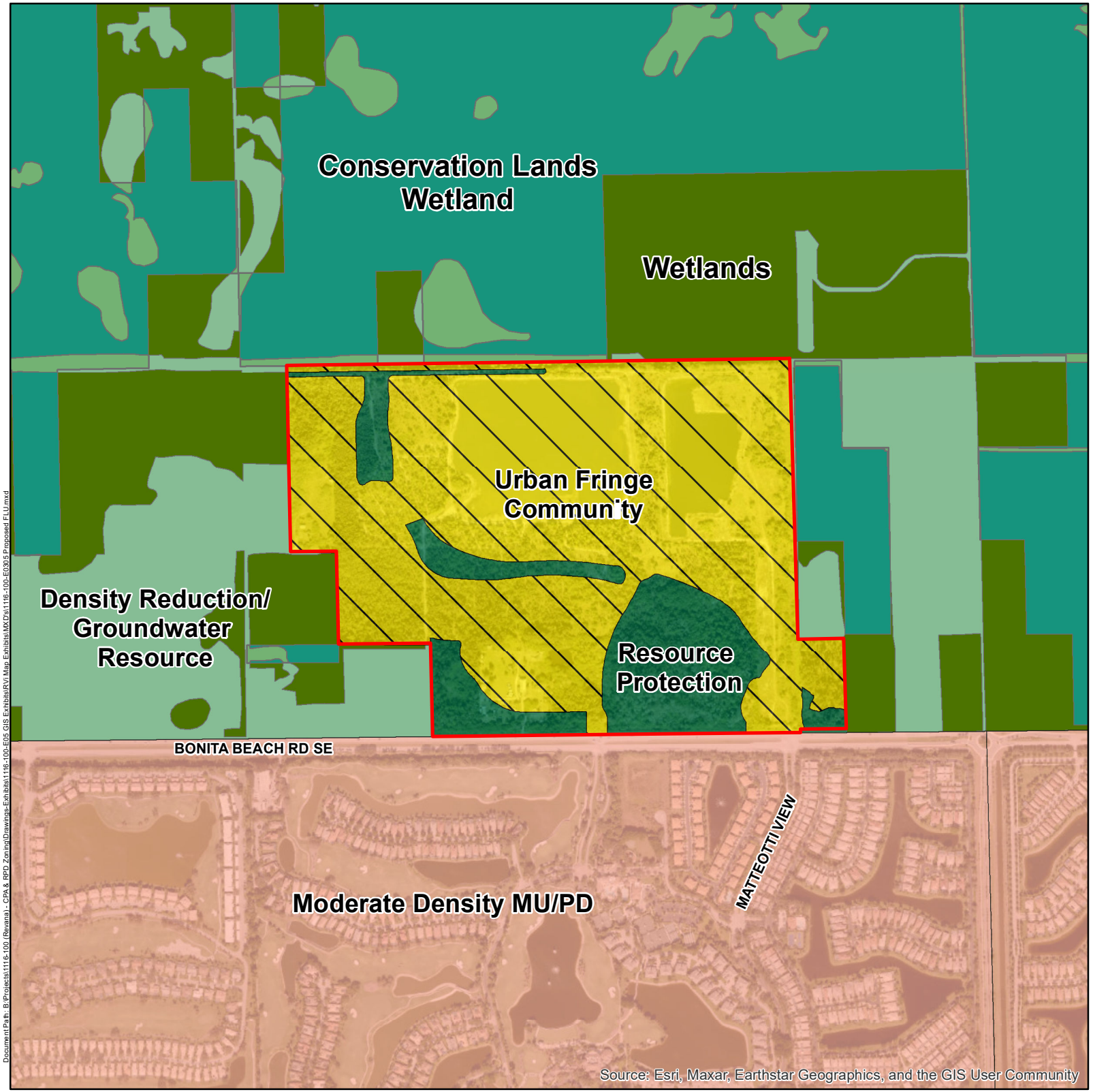


EXHIBIT A

REVANA LAKES

EXHIBIT IV.A.3
PROPOSED
FUTURE LAND USE MAP

Prepared For:

SEAGATE REVANA, LLC

LEGEND

- Subject Boundary

City of Bonita Spring FLU

- Moderate Density-Mixed Use/Planned Development
- Resource Protection
- Urban Fringe-Community District

Lee County FLU

- Conservation Lands Upland
- Conservation Lands Wetland
- Density Reduction/Groundwater Resource
- Wetlands

N

0 500 1,000 2,000
Feet

Document Path: B:\Projects\1116-100 (Revana) - CPA & RPD Zoning\Drawings-Exhibits\1116-100-E05 GIS Exhibits\RVI Map Exhibits\MXD's\1116-100-E0305 Proposed FLU.mxd

Revana Lakes
COMPREHENSIVE PLAN AMENDMENT

Text Amendment to Urban Fringe Community

Future Land Use Category

REVISED DECEMBER 2025

Policy 1.1.10.1: Urban Fringe Community District. Intended to accommodate and provide flexibility for development in areas exhibiting substantial environmental resource protection lands combined with transitional urban characteristics. In order for land to be considered for this designation, land requested to be placed in this category shall be a minimum of 100 acres within the ~~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-du[1])
Commercial/Non-Residential[2]	2%	15%	0.35 FAR
Open Space	40%	53%	0.25 FAR

[1] Gross Density Pursuant to Policy 1.1.10.1

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

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

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

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

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

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

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

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

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

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

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

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

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

h. Height. Maximum allowable height for residential structures shall be 60 feet from the base flood elevation to the eaves. Structures on Urban Fringe Community lands on the north side of Bonita Beach Road 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. Properties within the Urban Fringe Community District located north of Bonita Beach Road, west of Logan Blvd., and south of the Kehl Canal shall provide the following setbacks and buffers from adjacent conservation areas:

i. A minimum 130-foot-wide buffer area containing at least 1.77-acre restoration plantings shall be provided along the northern property boundary where abutting the 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.

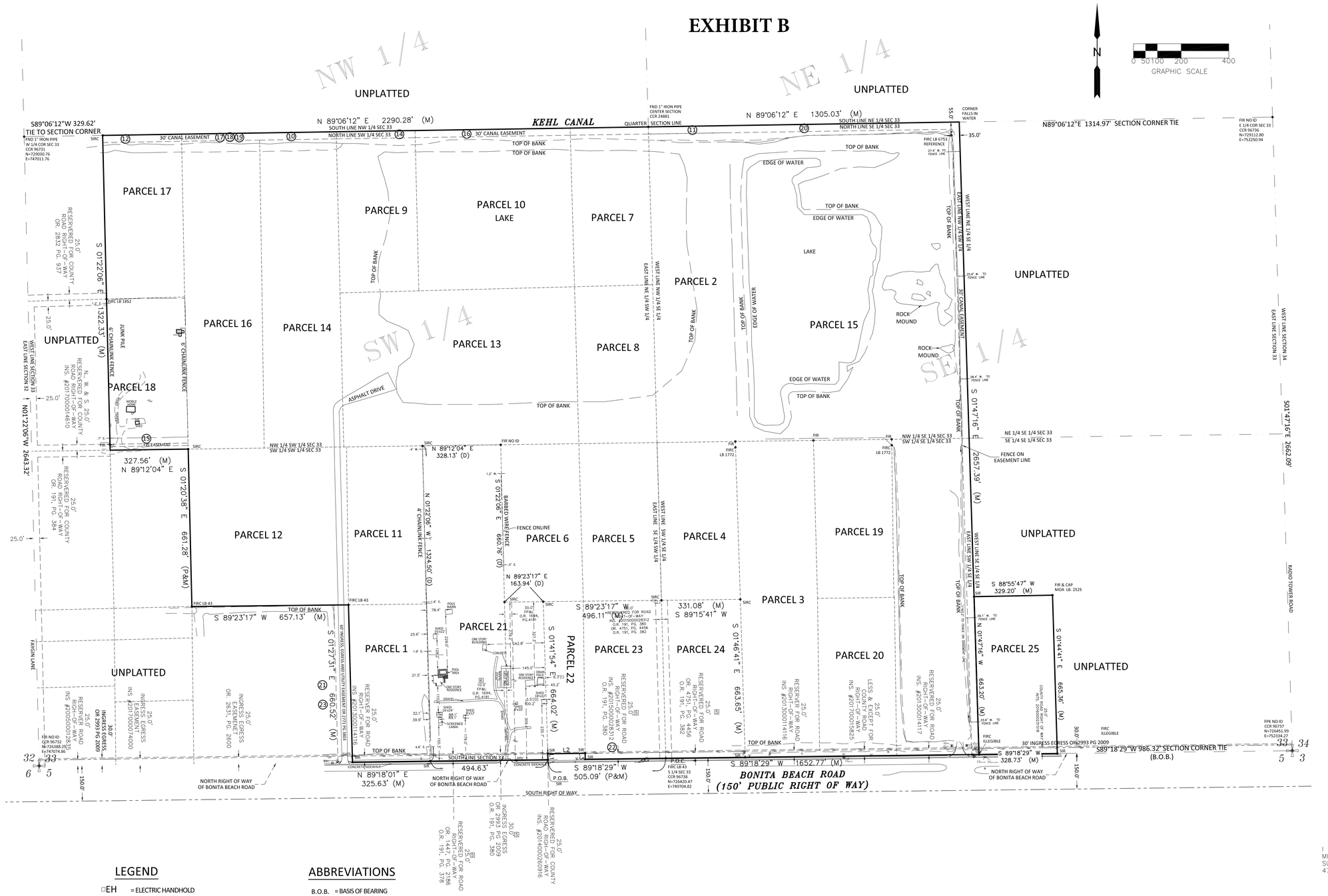
c. Providing assurances through fiscal and other means that an amendment to the Urban Fringe Community District category will expedite any additionally needed infrastructure improvements so as to not adversely impact the surrounding community outside this District.

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).

EXHIBIT B

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



NOTES:

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

2. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983, FLORIDA ZONE WEST AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; BEING SOUTH 89°18'29" WEST.

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

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

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

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

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

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

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

10. SURVEY DESCRIPTION IS THE SAME LAND AS DESCRIBED IN THE DESCRIPTION PROVIDED BY CLIENT AND AS PROVIDED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/16/2020 AND AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CIA20-318 FILE NO. 20169225 KP, DATED 11/17/2021

11. TREES AND SHRUBS WERE NOT LOCATED.

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

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

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

LEGEND

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

ABBREVIATIONS

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

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

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

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	MARCH 22, 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 2

Z:\RAVENNA LAKES (DON MAIL) 18-435\2018-435 - DRAWING FOR UPDATE 2022\ch22.dwg, BND, 4/5/2022 13:18:58 PM, 1:1

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

LEGAL DESCRIPTIONS PER TITLE COMMITMENT

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

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

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

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

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

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

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

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

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

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

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

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

LEE COUNTY, FLORIDA.

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

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

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

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

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

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

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

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

PARCEL 21
THE EAST 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 SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

PARCEL 22

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

PARCEL 23

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

PARCEL 24

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

PARCEL 25

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

SCHEDULE B SECTION II
PARCELS 1 THROUGH 20

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

SCHEDULE BII EXCEPTIONS

ITEMS 1 THROUGH 6 ARE GENERAL EXCEPTIONS

7. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY BARRON COLLIER, JR. AND MILES COLLIER RECORDED IN DEED BOOK 215, PAGE 6 AND DEED BOOK 216, PAGE 419, SAID RIGHT CURRENTLY HELD BY BARRON COLLIER RESOURCES, LTD BY DEED RECORDED UNDER ORI NO. 2008000252521, TOGETHER WITH NOTICE OF INTEREST IN LAND RECORDED UNDER ORI NO. 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: CIA20-318
FILE NO. 20169225 KP
COMMITMENT EFFECTIVE DATE NOVEMBER 17, 2021

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

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS.

   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.

   C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.

   D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

   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. 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.

SURVEYORS NOTES
PARCEL 21

SCHEDULE BII EXCEPTIONS

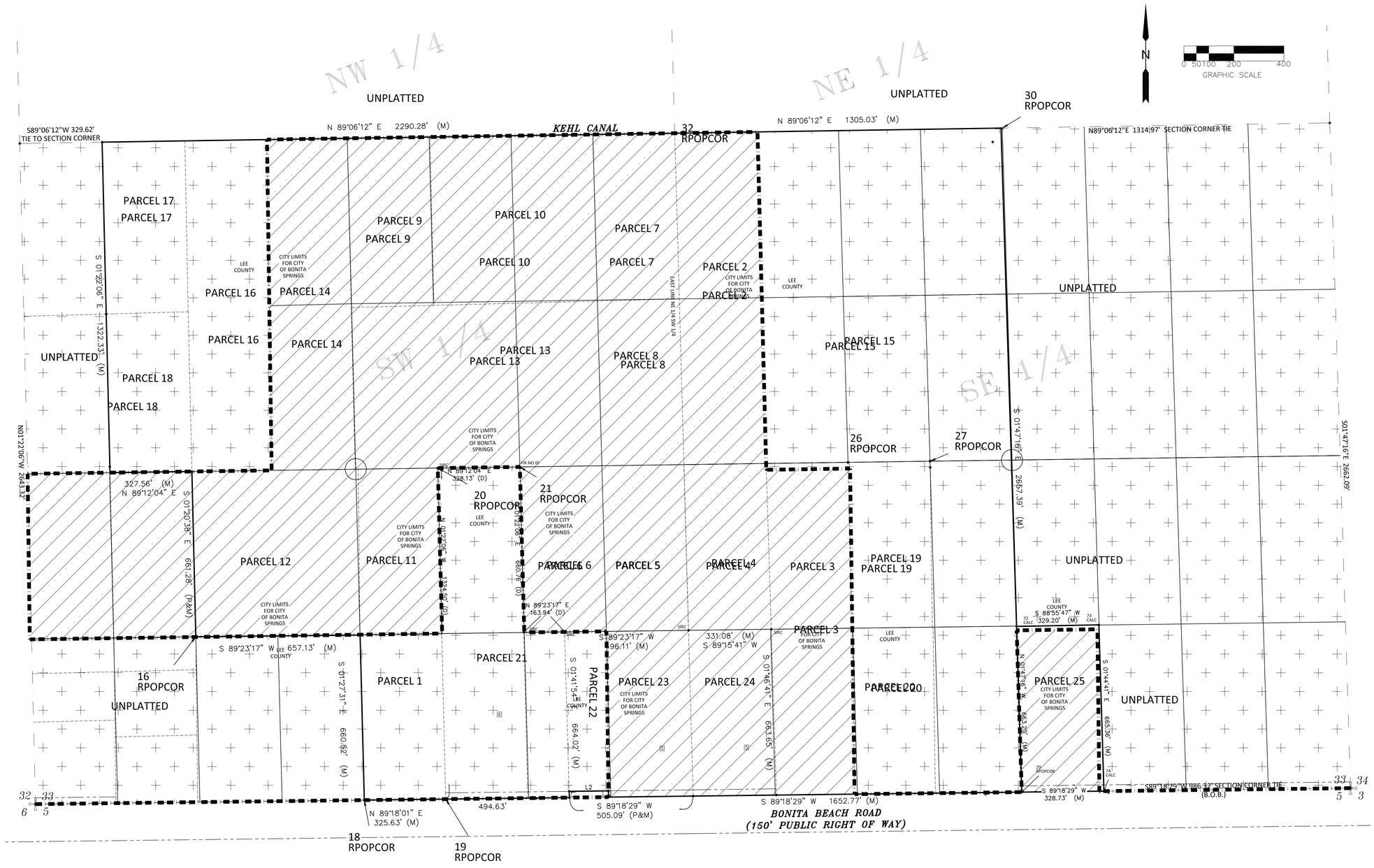
1. THROUGH 4. GENERAL EXCEPTIONS.
5. AND 6. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON.
7. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
8. AND 9. GENERAL EXCEPTIONS.

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) 19-435\2019435 DRAWING FOR UPDATE 2022-05-22.dwg, LEGAL, 4/5/2022 13:03:1 PM, 1:1

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

SHEET 3 OF 3
SURVEY NOT VALID WITHOUT SHEETS 1 AND 2 OF 3

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) \1644537\01644537 DRAWING FOR UPDATE 20220422.dwg, CITY LIMITS, 4/5/2022 1:34:09 PM, 1:1

EXHIBIT C

Revana Lakes
COMPREHENSIVE PLAN MAP AMENDMENT

Exhibits IV.E – Bonita Plan Compliance & IV.G – Sound Planning Principles

REVISED JANUARY 2026

I. Request

Seagate Revana, LLC ("Applicant") is requesting approval of a Text Amendment and Future Land Use Map Amendment to designate the 204 +/-acre subject property from the Lee County "Density Reduction Groundwater Resource" (DR/GR) and "Wetlands" future land use categories, and the City of Bonita Springs "Resource Protection", and "Wetlands" future land use categories, to the City of Bonita Springs' "Urban Fringe Community" future land use category and the "Resource Protection" future land use category.

The Amendment proposes to designate this annexed assembled property within a unified City future land use (FLU) category, that is appropriate and compatible considering the surrounding land use pattern, available infrastructure, and changed environmental conditions applicable to the Property since the DR/GR category was adopted in 1989.

The following narrative outlines the relevant data and analysis to support this request. The Applicant has filed a companion Annexation Agreement to annex those parcels within unincorporated Lee County into the City of Bonita Springs, as well as a Planned Development rezoning petition. These applications will allow for the construction of 299 dwelling units (single and multi-family units) with 100,000 square feet of commercial retail and office uses on the site.

II. Property Information & Existing Conditions

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

The Property is currently accessed from Bonita Beach Road via existing unimproved driveways at the eastern edge of the site and connecting to the Thiel property. Other access is provided via partially improved driveways from Faygin Lane to the west of the site.

In terms of historic use, the following description of changes in land use and cover are based on observations of current site conditions and analysis of publicly available data sources including Natural Resources Conservation Service (NRCS) soils maps, South Florida Water Management District (SFWMD) permits, and historical aerial imagery. Prior to the 1960's, the region, including the subject

property, was largely undeveloped – lacking improved roadways, agriculture, residential, or commercial improvement. Similar to surrounding lands, the Property was characterized as open rangeland and pine flatwoods bounded by wet prairies, marshes, and cypress forest that were part of the Imperial River watershed that extended to the east and northeast, including southern sections of Corkscrew Regional Ecosystem Watershed (CREW) lands. In the early 1960's the Kehl Canal, which runs along the property's northern limit, was excavated. The Kehl Canal captured water flow from CREW lands and directed it westerly to the Imperial River, essentially severing the Property's surface water and shallow groundwater hydrology from the larger Imperial River watershed.

Comparison of historic aerials and soils maps suggest that when the canal was constructed, the land uses and vegetation cover on the Property was composed primarily of hydric flatwood communities, punctuated by pine flatwood "islands" that were associated with *Immokalee Sand* soils. In the early 1980's the 12-acre property fronting on Bonita Beach Road was improved with a single-family dwelling and in the late 1990's, a 5-acre parcel along the western Property limit was improved with a single-family residential dwelling. The residential structures continue to exist on the properties today although it is noted that the 5-acre parcel has been vacant for many years. In 1998, SFWMD issued an Environmental Resource Permit (ERP) for the construction of the Property's western limestone mine. The mining area was contained by berms and excavated in approximately 2002. In 2000, SFWMD issued a second ERP for the construction of the Property's eastern limestone mine. Prior to the eastern mine's development, the parcel was occupied by a tree farm. The eastern mine was also bermed and partially excavated in 2006/2007. When the excavation was terminated, the balance of the parcel remained unexcavated and partially impacted/improved by mining related operations. Over the decades, as with most disturbed lands in the region, the forested and non-forested communities became infested with exotic vegetation – primarily melaleuca, Brazilian pepper, and ear-leaf acacia. Exotic vegetation was previously removed from portions of the property, including areas adjacent to the western mine and along the Kehl Canal; however, exotic vegetation is again encroaching. Over the remainder of the undeveloped portion of the property, exotics have come to dominate the existing plant communities. Recent inspections indicate no active use of the property.

The entire Property is designated within the Lee County DR/GR and Wetlands future land use categories and is zoned Agricultural (AG-2) and Industrial Planned Development (IPD). The portion of the site annexed into the City was never assigned a Bonita Springs future land use category or zoning district and retains Lee County entitlements until City entitlements are adopted by the municipality per Section 171.062(2), Florida Statutes.

The area zoned Industrial Planned Development (IPD) consists of approximately 40 acres in the far eastern portion of the Property. This IPD approval allows for earth mining operations of both fill dirt and lime rock to a depth of 30 feet. The approval authorizes blasting to access materials below the rock layer pursuant to Lee County Zoning Resolution Z-01-004. The mining operation was further permitted via Limited Review Development Order, which was recently extended. The SFWMD authorized the mining operation through Environmental Resource Permit (ERP) No. 36-03780-P. An earlier and larger mining operation, identified as the BLR Fill Pit, occurred in the northwest section of the Property. The SFWMD similarly issued an ERP (No. 36-03511-P) for the BLR Fill Pit mining operation.

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

½ years and has sun-setted. At the time of this approval, the lands were within the Lee County DR/GR and Wetlands FLU categories, and it was determined that 99% of the wetlands on site were impacted with melaleuca and the excavation/mining use was deemed appropriate.

III. Surrounding Land Uses

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

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

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

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

With the exception of the relatively small areas of Urban Fringe-Community District and Resource Protection categories shown on the City's current FLU Map, **the Property is the only area on the map located in eastern Bonita that is not within an urban-designated FLU category**. The DR/GR lands that are shown on the adopted future land use map are located much further west along the I-75 corridor and mostly west of Bonita Grande Drive.

IV. Property History & DR/GR Background

In order to determine the appropriate future land use category to assign to the Property, an examination of the most similar City category, also DR/GR, is warranted.

Bonita Springs' DR/GR land use originates from the 1989 Department of Community Affairs settlement with Lee County. The settlement dealt with the over-allocation of County land

compared to population growth. Lee County responded to the concerns regarding growth rate, dwelling unit capacity, groundwater recharge, and future water supply within the County by creating a new Density Reduction/Groundwater Resource (DR/GR) future land use category. The category allowed for very low-density development at 1 du/10 acres to address the overallocation of density, but also allowed for intensive land uses, such as mining, that contradict the overarching intent to protect groundwater and natural resources.

When the City incorporated in 1999, the City Charter made the Lee County Comprehensive Plan the City's transitional Comprehensive Plan. The intent was to modify and update the plan over time to tailor it to the unique and specific lands within the City limits. Documentation also indicates that the City would consider the existing conditions and viability of the land to provide environmental or groundwater resource benefits specific to the DR/GR category, inherited via the transitional comprehensive plan. The modifications and amendments that occurred over the following years were reflective of existing conditions and the City's vision.

Future Land Use Element Policy 1.7.1 in the City's Comprehensive Plan required the City to complete a study by 2004 that identified the types and intensity of uses that should be allowed within the DR/GR area, and to determine the most effective and appropriate techniques to ensure the maintenance of adequate quantity and quality of surface and groundwater resources. The first significant DR/GR study entitled, "Engineering Analysis for Properties Designated Within the City of Bonita Springs as 'Density Reduction/Groundwater Resource' (DR/GR)", also known as the "Rawl Study", was completed in July 2005 on behalf of Lee County. This study also provided findings relating to the Bonita Springs DR/GR lands. This study indicates that the subject area specifically does not provide significant recharge to the Lower Tamiami and the Lower Mid-Hawthorn Aquifers and developing properties in this area while employing Best Management Plans (BMPs) along with adherence to SFWMD regulations would be sufficient. The Study goes on to state that development under these standards will result in a net increase in the quantity of water retained on-site, which in turn would increase the net recharge to underlying aquifer systems.

The next study of note that should be examined is the North East Quadrant Land Use Study prepared in 2013 by Barraco & Associates, Inc., Stuart & Associates, JMB Transportation Engineering, Inc., & Passarella and Associates. This study states on page 18 directly relating to the Property and immediate vicinity "…the area does not provide significant recharge to aquifer systems associated with potable water well fields. Hence, it is entirely questionable whether Bonita Spring's DR/GR land use is warranted" and "from a groundwater management perspective, there is no governmental or technical support for the existence of this DR/GR category." The lack of effective recharge to underlying aquifers is further exemplified by the United States Geological Survey (USGS) Water Resource Investigation Report 95-4003, which indicates a recharge rate in the range of 0 to 3 inches per year in the vicinity of the Property. The low recharge rate is due to seasonal high water table elevations in respect to land surface, low soil vertical permeability and low soil moisture holding capacity.

The Bonita Springs Density Reduction/Groundwater Resource Land Use Study, prepared by DeLisi Fitzgerald, Inc. in 2009, which did not include the Property in its study area, focused on the DR/GR lands within the City that are mostly west of Bonita Grande Drive. However, as it relates to lands assigned a DR/GR category, the study stated that "*the land within the Bonita Springs DR/GR is almost entirely impacted in some way*." The study also references the projected population and the need for viable housing lands within the City. Based on population projections outlined in this report, it was also stated that "*Based on these projections, the City of Bonita Springs is anticipated to see a dramatic population increase through the year 2025 with minimal*

additional land for development." It goes on further to say "*To the extent that there is appropriate land available in this incorporated municipality, land that can be serviced by urban infrastructure, development should be accommodated. Utility service is available (Bonita Springs Utilities is physically located inside the DR/GR) and road infrastructure is and can be made available with proper planning*." As this report outlines, the Property can be serviced by urban infrastructure and can also receive utilities by Bonita Springs Utilities (BSU) as outlined in the enclosed availability letter.

It is evident that the DR/GR land use category has served as a "placeholder" on many lands within the City and as a carryover from the Lee Plan designations. In direct compliance with Policy 1.7.1, this placeholder has allowed the City the time to carry out several studies of the DR/GR to determine appropriate land uses and to ensure the maintenance of adequate surface and groundwater resources. The intent of these studies was to identify areas within the City, within the DR/GR category, that were of environmental value and that should be restricted in terms of land development. It should be noted that when Lee County originally placed such lands into the DR/GR category it was because the best data available at that time showed those areas could play a role in the development of the County's future potable water supplies. However, it is evident by the latest available data that this Property does not significantly contribute to the protection of the groundwater resources and water supply, nor does it have high quality environmentally sensitive lands or other natural resources.

It is also important to note the underlying Lee County FLU permits mining activities, which are contrary to many of the goals of the Comprehensive Plan. Lee County over recent years has evolved their Plan to provide a mechanism for balanced, well-planned developments in the context of DR/GR. This is evidenced by Babcock Ranch in Northeast Lee County and the communities along Corkscrew Road. The comprehensive plan amendments that made these projects possible recognize that development can be done appropriately to uphold the intent of the DR/GR, and in a manner that enhances instead of detracts from the natural environment, while accommodating population growth and properly utilizing publicly funded infrastructure investments.

V. Public Infrastructure

As outlined in the enclosed application, the subject property is currently serviced, or will be serviced, by public and private infrastructure that can accommodate the proposed density associated with the map amendment. Potable water and sanitary sewer services for the project will be provided by BSU. The enclosed availability letter demonstrates adequate capacity of potable water and sewer to serve the maximum development permitted by this amendment. There is an existing 12" to 16" water main located on the south side of Bonita Beach Road and a 16" force main located on the north side of Bonita Beach Road, which the project will connect to in order to extend utilities throughout the project. In addition to the BSU service availability letter, the Applicant has received letters of service availability from the Lee County Sheriff, Bonita Springs Fire Control & Rescue District, Lee County Solid Waste Department, Lee County School District, and Lee County Transit.

As detailed in the accompanying Traffic Analysis prepared by TR Transportation Consultants, Inc., the surrounding roadway network is sufficient and can accommodate the proposed map amendment and resulting density. The proposed amendment will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed amendment. This is an important point to note as it further indicates

that providing the opportunity for residential development through this comprehensive plan amendment, allows the City to maximize utilization of existing facilities and increase revenue sources for maintaining adopted LOS through additional impact fees and long term maintenance of roadways from population based state revenue sharing, gas taxes, and increases in existing ad valorem taxes for the City.

In addition, there are adequate community facilities and services in the immediate vicinity of the project, including fire protection, schools, and public parks. From an EMS standpoint, the County no longer provides letters of service availability. Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibits IV.B.2 and IV.B.3) for a complete description of available infrastructure and services to support the amendment request.

As evidenced by the available existing infrastructure, and future infrastructure improvements, this area can accommodate new growth to support projected population increases within the City's planning horizon. Furthermore, the Applicant has provided the requisite data to support a finding that the property will have the necessary public infrastructure needed to support the requested density achievable in the Urban Fringe-Community District FLU category.

VI. Amendment Request

A request for Annexation has been filed concurrently by the Applicant for all 204.5 acres to be located within the City of Bonita Springs. By annexing the remaining 90+/- acres of Lee County parcels into the City, the Applicant is providing the City the benefit of receiving additional tax-based incentives from future development. The City, rather than the County, is also receiving the benefit of being able to control, through review and approval, the type and quality of development that can occur on the Property via the Planned Development rezone process. Additionally, all impact fees associated with the development would be retained by the City instead of the County.

The Applicant's request to designate the Property in the City's Urban Fringe-Community District category will allow for appropriate lower-density residential development and neighborhood commercial uses along the Bonita Beach Road arterial corridor. The proposal represents a logical extension of the land use pattern that currently exists east along the southside of Bonita Beach Road; acknowledges that this Property is in an urbanized area intended for development based upon existing and planned public infrastructure; and recognizes the site is not environmentally significant enough to warrant maintaining the DR/GR category due to its highly disturbed condition from historical mining and lack of preserve or habitat connectivity, including its hydrologic isolation from off-site conservation lands.

The Urban Fringe-Community District category will allow a maximum base density of up to 2.77 gross dwelling units per acre. Allowable and appropriate uses within this category include the full range of land uses including residential uses, non-residential/commercial, and open space uses. Through the companion PD the Applicant will seek a mix of dwelling types, as permitted in the other developments along Bonita Beach Road with appropriate design controls and performance standards to ensure compatible development that compliments the surrounding communities. The Applicant is also proposing limited, neighborhood commercial uses as well as recreational amenities. The commercial portion of the project will be limited to 0.35 floor area ratio (as currently allowed in the FLU) and will be located on 7.3 acres in the southeast corner of the project along Bonita Beach Rd. This will not only provide local goods and services within walking distance of homes within the proposed development, but also provide for nearby services for surrounding communities, allowing for reduction in vehicle miles travelled along Bonita Beach Road. As for the open space uses, these areas allow for preserved natural areas such as, buffer lakes, retention areas, parks, and conservation areas.

The resulting maximum density yield based upon the size of the Property and the proposed future land use category would result in a unit count of 566 dwelling units. **However, the applicant desires to reduce the maximum density from 566 DU to a maximum 299 dwelling units. This represents a proposed density of 1.5 du/acre or approximately 50% of the maximum allowable density.** The proposed density will minimize the overall impact of development and help ensure that the development is compatible with the surrounding area and provides transition from the intensive Bonita Beach Road frontage to the conservation lands and large-lot residential uses to the north of the Kehl canal. In addition, the lower amount of dwelling units will allow for greater clustering of residential development while minimizing the loss of native vegetation and wetlands.

According to Policy 1.1.10.1(3), development within the Urban Fringe Community District is encouraged to provide a mix of uses, including convenience and commercial uses intended to serve residents and their guest to minimize trips outside of the Urban Fringe Community. The amendment and companion PD is consistent with this Policy through the inclusion of 100,000 sq. ft. of commercial retail uses within the project boundary. Adding the 100,000 sq. ft. of commercial development will provide the opportunity for goods and services to be available along Bonita Beach Road. Currently, the only option for residents to access convenient goods is approximately two miles west towards Interstate-75. The proposed development would also reduce the distance traveled for residents living at the far east of Bonita Beach Rd seeking convent retail services. As for the residents living within the proposed development, the option for commercial development will allow them to remain within the Urban Fringe Community District and still be able to purchase goods without leaving the neighborhood.

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

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

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

The Property contains existing land features that already serve to buffer the development from adjacent conservations areas. Buffer Zones 1-3 of the Urban Fringe communities are more appropriate for the existing properties in this land use category that are located southwest of the subject property which are directly adjacent to the CREW Bird Rookery Swamp and the Crew Flint Pen Strand and which

require greater buffer areas to mitigate impacts to adjacent conservation lands almost completely surrounding developments which is not appropriate for most properties north of Bonita Beach Road.

The Property incorporates 100-foot wide Kehl Canal Corridor along the entire northern property line which includes a 30-foot canal easement providing for a minimum 130-foot-wide buffer area containing a minimum 1.77 acres of restoration plantings along the northern property line. To the east of the is an isolated state-owned conservation area. As identified in the text amendment and companion rezone request boundaries that abut conservation land will provide a minimum 40-foot-wide buffer area with a type C buffer.

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

EXHIBIT IV.E – BONITA PLAN INTERNAL CONSISTENCY NARRATIVE

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

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

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

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

units per acre. Land developed within this Urban Fringe Community District must adhere to the following innovative design and planning principles.

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

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

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

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

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

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

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

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

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

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

N/A

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

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

7. **As individual zoning to the Residential Planned Development (RPD) are submitted to the City they shall include as minimum the following information:**
    a. **A showing of the amount of units as a part of the maximum approved for the parent parcel**
    b. **A Traffic Analysis submitted in accordance with the City's TIS requirements verifying that adequate capacity currently exist or will exist prior to the issuance of any certifications of occupancy.**

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

    The proposed amendment represents a logical extension of the Urban Fringe Community District category in this location of the City where Urban Fringe Community District category exists (1) one mile east along the southern side of Bonita Beach Road. It is noted that the same infrastructure system (without the need for improvements) exists to support future growth on the north side of the Bonita Beach Road corridor. The Planned Development rezoning will ensure compliance with all of the above sub-policies to ensure well-planned, attractive and functional development that maximizes the use of existing infrastructure results from this amendment. A traffic study was submitted demonstrating adequate capacity on impacted roadways. Additionally, the neighborhood commercial component will help reduce Vehicle Miles Travelled (VMT) on Bonita Beach Road.

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

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

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

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

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

a. Subsurface and surface water resources.

b. Existing uses and those having received approval prior to the adoption of the City's Comprehensive Plan.

c. Soils, wetlands, habitats and species and their quantity and quality.

d. The Imperial River and its historical and present floodways and flow ways.

e. Drainage and stormwater patterns and flooding.

f. The long-term water and wastewater supply and disposal needs and plans of Bonita Springs Utilities.

g. Resource protection measures applicable and contained in the City's Comprehensive Plan and land development regulations.

h. Allowable uses and their density and intensity.

i. Existing and planned infrastructure in and affecting the area.

j. SFWMD and County ownership in and projects affecting the area.

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

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

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

City's DR/GR and Resource Protection future land use categories as proposed through the City-initiated General Amendments. The Applicant is proposing to designate the property within a FLU category that is consistent with surrounding City lands and is appropriate for the heavily impacted site.

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

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

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

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

- *Improved surface water quality and attenuation is anticipated through the creation of engineered stormwater management system lakes, some of which will outfall into the existing limestone pits, prior to entering the Kehl Canal. The use of the existing water-filled mine pits will also provide enhanced floodwater storage, allowing the project to help improve historic stormwater flooding concerns in addition to water quality.*

- *The routing of treated stormwater into the historic limestone pits prior to entering the Kehl Canal will also promote and greatly enhance recharge potential to the Water Table Aquifer. This approach takes advantage of the historic excavation's storage capabilities and penetration into the underlying aquifer.*

- *Due to its disturbed nature, the site exhibits significant nuisance and exotic plant infestation, particularly within the disturbed wetland areas. The proposed removal of nuisance and exotic vegetation will assist in the restoration of the project site's hydrology and ecology.*

- *The Revana Lakes development proposes to utilize both groundwater and captured stormwater (surface water) for irrigation, whereby groundwater quantities are used to supplement surface water irrigation supplies within the project's stormwater management system lakes. Irrigation quantities will then be withdrawn from the lakes to irrigate lawn and landscaped areas. The conjunctive use of both ground and surface water supplies is anticipated to conserve groundwater quantities proposed to be derived from the Lower Tamiami Aquifer, thereby furthering the project's resource benefits.*

- *The project proposes a master-controlled irrigation system that will regulate both the initiation and overall duration of irrigation events in order to increase irrigation water use efficiency and enhance water conservation (i.e., no individual homeowner will have access to irrigation timers). Future plans may include an integrated communication system between the surface water pump station controller clocks and the proposed augmentation well pump station(s).*

- *The project's proposed Enhanced Lake Management Plan, designed to protect the water resources and the City's wellfield, includes quarterly surface water quality monitoring of the stormwater management system and existing water-filled limestone pits. These data will serve as an early warning system, will be timely submitted after each testing event, and summarized in an annual report.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Requiring planned development applications to be accompanied by:

1. A description of existing conditions including:

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

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

2. A protected species and critical area management plan.

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

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

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

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

tracts of on-site native preservation. The site does not contain threatened or endangered species.

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

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

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

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

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

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

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

The Applicant acknowledges the site is within the Primary Panther Habitat Zone, however, based on the Environmental Report, no panthers 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

Measures employed by the Applicant to protect DR/GR water resources and ultimately the City's eastern wellfield are anticipated to evolve from predominately a "construction phase" to "partial construction" and then ultimately to a "post-construction" phase. BMPs will be employed to ensure that the provisions of Lee County Ordinance 07-35 and the Bonita Plan are adhered to. For example, during construction of the proposed Development, the site's general contractor shall be responsible for assuring that each contractor or subcontractor evaluates their respective work area to determine if site conditions may pose particular problems for the safe and secure handling of any regulated substances. In addition, there will be no intention to use, handle, produce or store any regulated substances in violation of the Lee County Land Development Code

Section 14-477 [Stormwater Pollution Prevention Plan (SWP3) criteria], Lee County's Wellfield Protection Ordinance, or the Bonita Plan. Upon completion of construction, all unused quantities of any regulated substance and their containment systems shall be completely removed from the construction site.

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

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

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

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

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

As described in the narrative above, the Property is highly disturbed and should not be considered as a significant recharge area for underlying aquifers. In addition, the site is hydrologically isolated from conservation areas to the north by the Kehl Canal and the balance of the DR/GR. The Kehl Canal, constructed in the early 1960s, appears to have been excavated into the top of the underlying limestone and therefore interacts with the

Water Table Aquifer. In addition, there are two historic limestone mines on the Property that are also excavated into the Water Table Aquifer indicating further disturbance to shallow groundwater resources of the DR/GR. Given its proximity to BSU's eastern wellfield, a vast majority of the Property is within the 5- and 10-year travel time zones (Zones 3 and 4) with the exception of two small areas near Bonita Springs Road.

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

Consistency with Population Projections

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

Consistency with Local Governments

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

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

EXHIBIT IV.G – SOUND PLANNING PRINCIPLES

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

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

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

From a density standpoint, restricting the proposed land use to 299 DU or 1.5 DU/acre provides that the surrounding densities in Palmira, Worthington and Village Walk are comparable to the proposed density within the 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.

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.

January 9, 2026

The Honorable Mike Gibson
Mayor, City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, Florida 34135

Dear Mayor Gibson,

FloridaCommerce has completed further review of the proposed comprehensive plan amendment for the City of Bonita Springs (Amendment No. 25-02ESR) received on October 24, 2025. This correspondence supersedes and replaces the letter dated November 21, 2025, regarding this amendment. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption**.

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Scott Rogers, Regional Planning Administrator, by telephone at (850)-717-8510 or by email via Scott.Rogers@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS /sr

Enclosure(s): Procedures for Adoption

cc: Jacquline Toemmes Genson, Planning and Zoning Manager, City of Bonita Springs
Rebekah Harp, Interim Director, Southwest Florida Regional Planning Council

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://fldeo.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

Cynthia Vargas

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

Please see below.

Alexis Crespo, AICP
Vice President of Planning

RVi Planning + Landscape Architecture
28100 Bonita Grande Drive, Suite 305 • Bonita Springs, FL 34135
239.850.8525 Mobile • 239.405.7777 Main
www.rviplanning.com

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

Mr. Fitzpatrick,

I am writing to share my support for the proposed development of 299 upscale homes along with a few thoughtfully planned small businesses, such as a grocery store similar to Trader Joe's or Fresh Market, and even an ice cream shop. I believe these types of additions would bring real value to the community and provide amenities that enhance daily life for current and future residents. Personally, I don't feel a yoga studio or office building would be as beneficial.
At the same time, I understand that some neighbors have concerns, particularly around traffic and congestion. I share those concerns and feel they need to be addressed in order for this project to succeed in a way that benefits everyone. In particular, I strongly encourage the installation of a traffic light at the entrance across from our community. This would help manage the increased volume safely while protecting residents, pedestrians, and visitors.

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

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

Thank you for your time and consideration.

Sincerely,

Amy Ciarrocchi

14670 Meravi Dr

Palmira Resident

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

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

Cynthia Vargas

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

Please add to the Big Hickory file please
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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

Dear Members of the Bonita Springs City Council,

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

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

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

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

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

Thank you for your time and consideration.

Cynthia Vargas

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

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

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

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

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

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

Cynthia Vargas

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

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

Get Outlook for iOS

From: ROBERT BLAGG
Sent: Friday, September 12, 2025 11:06 AM
To: Nigel Fullick
Subject: Seagate

"I live in Bonita Springs and oppose Seagate's development request." Or "I live in Bonita Springs. Please vote no to Seagate because we already have far too much traffic."

Cynthia Vargas

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

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

Dan DeVasto
14509 Speranza Way
Bonita Springs
Sent from my iPhone

Cynthia Vargas

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

Good morning, Mr. Feintuch,

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

Thank you,

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

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

Good Morning Mr. Sheffield,

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

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

Your thoughts and consideration are appreciated!

Thank you,

Jack Feintuch
28721 Montecristo Loop

Bonita Springs, FL 34135
443-826-0304

Cynthia Vargas

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

Please add to the Seagate file please.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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

Dear Community Council Members,

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

Thank you for considering my perspective.

Respectfully,
Anita Gruttadaurio

Cynthia Vargas

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

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

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

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

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

Jamie Bogacz
City of Bonita Springs
District 1

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

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

Rich Gumpert
302-562-0040

Cynthia Vargas

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

Good morning, Dr. Hernandez,

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

Thank you,

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

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

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

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

Sincerely,

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

Cynthia Vargas

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

Good afternoon, Ms. Huber,

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

Thank you,

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

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

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

Liz Huber
28580 Longford Court
Bonita Springs

Cynthia Vargas

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

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

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

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

Cynthia Vargas

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

Attn: Mike Sheffield

Dear Mr. Sheffield:

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

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

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

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

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

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

Respectfully,

Mary Ellen Jones
28103 Edenderry Court
Bonita Springs, FL

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

Cynthia Vargas

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

Subject: Sea gate Development

To whom it may concern:

As a resident of Sorrento, I want to voice my opposition to the Seagate Development Proposal. There is already a lot of traffic when I attempt to exit the development. This area is already congested and will be made worse with the apartments near I75, Midway and the townhomes near Racetrack. Kindly keep our safety in mind when making your decision.
Regards,
Chantal Kotyla
28036 Sosta Lane
Unit 4
Bonita Springs, Fl 34135
860 833 3390

Cynthia Vargas

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

Jamie Bogacz
City of Bonita Springs
District 1

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

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

Lend Ciarrocchi
14670 Meravi Dr
Bonita Springs FL 34135

Sent from the all new AOL app for iOS

Sent from the all new AOL app for iOS

Cynthia Vargas

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

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

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

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

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

Jamie Bogacz
City of Bonita Springs
District 1

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

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

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

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

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

Margaret Laggis
Bonita Springs

Sent from my iPad

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

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

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

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

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

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

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

Margaret Laggis
Bonita Springs
Sent from my iPad

Cynthia Vargas

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

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

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

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

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

Jamie Bogacz
City of Bonita Springs
District 1

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

Dear Mayor/Council Member,

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

Thank you

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

To Whom It May Concern

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

1. It appears than many more homes are being built in the neighboring areas of I-75 entrance/exit on Bonita Beach Road! Seagate is the current one being contemplated. In the past, leaving Bonita Springs during hurricanes was very difficult due to high traffic congestion. Won't our evacuation plan be significantly impacted by the addition of 2000 new homes and businesses on Bonita Beach Rd? What is be contemplated about this 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

Cynthia Vargas

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

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

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

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

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

Jamie Bogacz
City of Bonita Springs
District 1

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

Jamie Bogacz:

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

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

Your Local Planning Authority has denied the Seagate Project twice.

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

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

Thank you for time and consideration.

Jim Lukas
Palmira Resident
14053 Lavante Court
Bonita Springs 34135

Sent from my iPhone

Cynthia Vargas

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

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

To: Bonita Springs Local Planning Authority

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

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

Seagate Project

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

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

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

Thank you,

Jim Lukas
Sent from my iPad

Cynthia Vargas

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

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

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

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

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

Jamie Bogacz
City of Bonita Springs
District 1

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

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

Vicki Mace and Paul Michaels
28063 Pisces Lane
Bonita Springs

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

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

Vicki Mace and Paul Michaels
28063 Pisces Lane
Bonita Springs

Cynthia Vargas

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

Please add to the Seagate file please.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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

Begin forwarded message:

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

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

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

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

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

Remember who your constituents really are……

Yours for a strong and safe America,

https://quickpropertyview.com/listing/3/1/225066128/16038_Liguria_PL_BONITA_SPRINGS_FL_34135/FTMY/N630149

LEE GOP Precinct Captain 313

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

Platinum Circle of Excellence Award

Signature Premier Properties LLC
Serving: Nassau & Western Suffolk County, NY

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

Cynthia Vargas

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

To Bonita Springs City Counsel,

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

-Vivid Shores
-Swell
-Midtown
-Solaris
-Madison

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

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

GRAND TOTAL of New Residences= 1,968

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

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

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

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

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

Bonita is supposed to be a charming small town. That is how it is advertised. That is what it was 8 years ago. But it seems Greed is the only important thing now. I am starting to see why Estero had to take drastic measures to annex themselves from Bonita and become their own Village.
Our only hope is that you will be a government that cares about its people and makes the right decision now to at least pause this Revana Lakes development long enough that we can at least see the impacts of these other developments in addition to this proposed one more clearly and address them accordingly.
Thank you for your time.
Judy

Cynthia Vargas

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

Please add to the Seagate file please.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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

Begin forwarded message:

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

Dear Council Members:
I writing in regards to the Seagate Project, I am a Floridian, I live at Valencia Bonita all year round. I am not a snowbird. I would like you to consider to APPROVE the Seagate project. I know there are petitions to stop this development ,unfortunately I signed that petition not understanding the ramifications if this project is not approved.
I do not believe it is in the best interest of the residents of Bonita Springs and the city of Bonita to not allow this to happen.
I Urge you to vote YES on this project. Thank you for your consideration.
Cordially yours,
Nicolina (Nicky) M Mendolia
(607)316-1093
28565 Sicily Loop
Bonita Springs, FL 34135
jmendoli@Gmail.com

NOTICE: This e-mail, including attachments, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. If the reader of this emails is not the intended recipient or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any retention, dissemination, forwarding, distribution or coping of this communication it is strictly prohibited. **Please consider the environment before printing this e-mail.**

Cynthia Vargas

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

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

Get Outlook for iOS

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

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

Vicki Mace and Paul Michaels
28063 Pisces Lane
Bonita Springs

Cynthia Vargas

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

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

Cynthia Vargas

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

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

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

Hello!

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

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

Thank you for taking the time to read this and have a great week!,
Terri Mireault
28502 Capraia Drive
Bonita Springs, FL. 34135

Cynthia Vargas

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

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

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

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

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

Jamie Bogacz
City of Bonita Springs
District 1

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

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

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

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

Thank you in advance for your consideration.

Candy Moot

Bonita Springs

Sent from my iPad

Cynthia Vargas

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

Good morning, Candy,

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

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

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

Hi Mike:

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

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

Candy Moot
Valencia Bonita

Sent from my iPad

Cynthia Vargas

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

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

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

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

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

From: Robert Morgan
Sent: Friday, September 12, 2025 8:08 PM
To: Jamie Bogacz
Subject: Seagate Project on Bonita Beach Rd
Hi, I'm a homeowner on Bonita Beach Rd and I'm asking you to vote no on this project. There is already far to much traffic on this roadway already.

Thank you
Robert Morgan

Jamie Bogacz
City of Bonita Springs
District 1

Cynthia Vargas

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

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

--

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

Cynthia Vargas

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

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

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

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

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

Jamie Bogacz
City of Bonita Springs
District 1

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

Dear Council Member Bogacz,

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

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

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

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

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

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

Sincerely,
Charles Nichols
Resident of the Valencia Bonita community

Cynthia Vargas

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

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

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

Thank you for your consideration.

Chuck Nichols

Sent from my iPhone

Cynthia Vargas

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

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

Get Outlook for iOS

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

Subject: Support for Seagate's Revana Lakes Development

Dear City Council Members,

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

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

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

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

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

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

Thank you for your time and consideration.

Sincerely,
Joseph and Jamie Nolan
28632 Wharton Dr.

Bonita Springs, FL 34135

Cynthia Vargas

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

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

I have seen a lot of growth along BB Rd (BBR) during that time and I understand there are already approvals for many, many homes and apartments already... many not completely built or occupied yet.
This Seagate development would only add to the existing problems - associated with flooding, road safety and access as well as destroying more of our environment.

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

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

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

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

Sincerely,

Jim Ruggieri
14669 Speranza Way
Bonita Springs, FL. 34135

Cynthia Vargas

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

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

Get Outlook for iOS

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

Dear Mayor Gibson and City Council Members,

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

I welcome progress that enhances the areas that surrounds my community of Valencia Bonita.

Thank you for all your hard work keeping Bonita Springs residents safe, our home values up, and our community progressing making it a wonderful place to call home!!

With gratitude,
Christine Sembiante
28671 Sicily Loop 34135
412-817-1204

Cynthia Vargas

From: Barbara Sherman <barbararsherman@comcast.net>
Sent: Wednesday, August 27, 2025 11:51 AM
To: City Meetings
Subject: Seagate Development

Dear Bonita Springs Representatives,

As a Valencia Bonita resident, I oppose further development on Bonita Beach Road at this time. Infrastructure, (including impact on traffic, flood plains, etc.) must be reexamined through expert study and publication of the same.) This should include an updated traffic study DURING SEASON to account for the currently existing bottleneck at Bonita Beach Road and Bonita Grande. Once the Midtown Center is opened, I'd like to know how the fire station is going to move swiftly in an emergency when the intersection is already congested from poor road planning! There are an inadequate number of lanes at that intersection and access to and from Midtown Center will only exacerbate the congestion. It is well known to local residents that there exists inadequate lane access to RT 75 with traffic backups from Logan to Bonita Grande during peak hours. And no, it is all not due to RT 75 needing to be widened. This will not be completed for at least 10 years! The intersection at Bonita Springs Road and Bonita Grande is inadequate NOW without accounting for additional Midtown Center and additional Seagate traffic.

Also it is ludicrous to allow Seagate to open a strip mall at their entrance. No matter how elegantly they "dress up" their additional retail shops and offices, it's still commercial intrusion in a residential area. Do town leaders need to eradicate every picturesque road in Bonita Springs and turn it into a congested eyesore of continuous retail to match Bonita Beach Road west of 75? Retail should stop at the Bonita Beach Road/Bonita Grande Intersection. We have to opportunity to prevent another Immokolee bottleneck now. Seagate's retail location will only draw more traffic coming from Logan.

I am truly disheartened by the lack of environmental concern of our community leaders and the seeming capitulation to monied developers. Creating circumscribed "pretty green spaces" and "preserves" that have no real functional efficacy to wildlife (such as panther migration due to the inadequacy of the space allotted) only placates the more naive and less knowledgeable among us.

Additionally we are calling out developers who "push" to get their agenda approved when many residents are away during the summer months as well as leaders who condone this. Many of us tax paying residents are invested in their communities despite being absent at this time. In effort to be responsive to constituents as well as transparent, leaders should take responsibility to adequately notify all resident stakeholders by email, as well as Zoom video the proceedings. I should not have to rely on neighbors to learn when these meetings are taking place.

Please do your jobs to protect our quality of life and the environment. We expect more from our elected representatives!

Barbara Sherman

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:25 PM
To: Dawn Shiels
Cc: Mike Sheffield
Subject: Re: Seagate Development - Bonita Springs

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

Jamie Bogacz
City of Bonita Springs
District 1

From: Dawn Shiels
Sent: Saturday, September 20, 2025 1:55:42 PM
To: Jamie Bogacz
Subject: Seagate Development - Bonita Springs

Dear Councilman Bogacz,
I live in Palmira GC in Bonita Springs and SUPPORT the Seagate development. Please vote YES to Seagate.
Thank you,
Dawn Shiels
(860)508-8730

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:25 PM
To: Mike Sheffield
Subject: Fw: Seagate

Jamie Bogacz
City of Bonita Springs
District 1

From: STARK
Sent: Saturday, September 20, 2025 10:24:42 AM
To: Jamie Bogacz
Subject: Seagate

> "I live in Bonita Springs and oppose Seagate's development request." Enough already!!!

Steven and Ellen stark

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:24 PM
To: paul stinson
Cc: Mike Sheffield
Subject: Re: Seagate Dev

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

Jamie Bogacz
City of Bonita Springs
District 1

From: paul stinson
Sent: Saturday, September 20, 2025 9:34:26 PM
To: Jamie Bogacz
Subject: Seagate Dev
I live in Palmira GC in Bonita Springs. I support the development of Seagate, and ask that you vote YES to the Seagate development.
Thanks
Paul

Sent from my iPhone

Cynthia Vargas

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Wednesday, September 24, 2025 1:17 PM
To: susan tedeschi
Cc: Mike Sheffield
Subject: Re: Seagate Revana Lake Project

Thank you for reaching out, and sharing your thoughts on the Seagate application that is currently under review. I truly appreciate the time you took to share your perspective.

Please know that no decision will be made at this time. The City Council will carefully review all relevant information during the public hearing before making a determination. It is important to all of us to have all the facts presented and considered in a transparent and fair manner.

Your voice is a valuable part of this process, and I encourage you to attend the public hearing if you are able, and to share any additional comments you may have.

I have also copied the City Clerk to ensure your input is on record.

Jamie Bogacz
City of Bonita Springs
District 1

From: susan tedeschi
Sent: Tuesday, September 23, 2025 6:10 AM
To: Jamie Bogacz
Subject: Seagate Revana Lake Project

Council Member Bogacz,

We are residents of Bonita Springs and oppose the Seagate's Revana housing project. We also ask our City leaders to do the same now because:

- A Pause in development will allow the impact of the current 1800 homes and MidTown yet to be completed, to be properly assessed with regard to traffic congestion, emergency response and environmental impacts.
- The City's Comprehensive Plan is an all encompassing document that was updated in March and endorsed by City Leadership. In the Future Land Use element, the area targeted for development by Seagate, is not planned for any development until after 2040. If the DR/GR is changed it calls into question the credibility of the Pan and the influence developers have on our political structure. We fail to see how the Seagate project improves / addresses any of the Plan's goals and more likely negatively impacts them.

- The Local Planning Agency, after an extensive review, recommended pausing the project based on both the Project's value and the precedent it sets for future developers challenging the DR/GR.
- According to the Florida Department of Transportation, traffic on Bonita Beach Road has increased to 18,200 vehicles between 2020 and 2024, a 50% increase ! The Road is now Classed 'D' for Service Level, a description of which includes 'Freedom to maneuver within the traffic stream is severely limited and drivers experience reduced physical and psychological comfort levels'. This is before MidTown and the 1800 cluster homes are completed.

Lastly, we do not object to development. We object to haphazard development that does not take into consideration all the impacts on the communities. We also object to a Developer threatening permit submissions to the County or State as a tactic to gain concessions from local Communities.

Seagate was totally aware of the current construction projects and the Comprehensive Plan's' land use designation for the area of the Revana Lake Project. I can only assume they held little regard for the local community, the Comprehensive Plan and held in high regard their ability to influence local officials.

In short, we oppose issuing permits to allow the Seagate project to proceed, at least until the impact of the current construction projects are assessed.

Thank you.

Sincerely

Susan and Frank Tedeschi

Cynthia Vargas

From: susan tedeschi <smtedeschi@yahoo.com>
Sent: Wednesday, August 27, 2025 10:27 AM
To: City Meetings
Subject: Sea Gate Development - Ravana Lakes

I am a resident of Village Walk Bonita Springs and unfortunately, my wife and I are traveling and will miss tomorrow's meeting but would like to comment.

First it would be more appropriate to schedule such meetings/hearings at a time when more residents are available to attend ie outside of vacation times and during the winter season period.

Congestion – According to the Florida Department of Transportation, traffic on Bonita Beach Road has increased to 18,200 vehicles between 2020 and 2024, a 50% increase ! The Road is now Classed 'D' for Service Level, a description of which includes 'Freedom to maneuver within the traffic stream is severely limited and drivers experience reduced physical and psychological comfort levels'. This, before the impact of the 1800 cluster homes and apartments and MidTown is even completed. SeaGate deflects this traffic situation as a County and State issue, but that in no way addresses the issue. And to be truthful, not only Bonita Beach Road is impacted, but it will also impact all of City / District 6+ roads i.e. Terry, Immokalee, 41, Bonita Grande, Logan etc. A responsible developer, along with other considerations, would at least assess the traffic impact of MidTown and the 1800 residences before adding to the congestion.

Comprehensive Plan-The City's Comprehensive plan is an all-encompassing document with Vision, Goals, and Objectives that speaks to concern over flooding, loss of natural habitat, protection of wetlands, responsible development, conservation, the environment, and quality of life issues. In the Future Land Use element, the area targeted for development by SeaGate, is not planned for any development until after 2040. The plan was updated in March 2025 and endorsed, presumably, by City Officials so why would it be changed 6 months later? It brings into question the credibility of the Plan and the influence developers have on our political structure. I fail to see how the Seagate project improves / addresses any of these issues and more likely negatively impacts them. The integrity of the Plan is under challenge, what justification exists to change the plan and what was missed in the recent review ? We have a Plan, the Seagate project will adversely affect every element that the Plan serves to address.

Development – It may not appear so, but I do not object to development. I object to haphazard development that does not take into consideration all the impacts on the communities. I also object to a Developer threatening permit submissions to the County or beyond as a tactic to gain concessions from local Communities. Beyond the SeaGate project, I understand that East of I75 in Lee and Collier County, permits have already been approved for over 50,000 additional residences (Kingston -10,000: Babcock-19,500; Bonita Bay - 3,300; Fiddlers Creek - 6,000 Verdana -2,400, Alva -1,900). The broadening of I75, from 6-8-10 lanes, will help alleviate the backups that now occur on the feeder roads but I feel like we are moving toward a Miami West vision for SWF. SWF's unique ecosystems and natural habitats are diminishing (i.e. witness the increased frequency of black bear intrusions into residential communities.)

SeaGate was totally aware of the current construction projects and the Comprehensive Plan's' land use designation for the area of the Ravana Lake Project. I can only assume they held little regard for the local community, the Comprehensive Plan and held in high regard their ability to influence local officials.

In short, I oppose issuing permits to allow the SeaGate project to proceed, at least until the impact of the current construction projects are assessed from an environmental, flooding, natural habitat and traffic perspective. I hope the City, County and State elected representatives support the interest of their constituents and not that of the Developer in denying Sea Gate’s proposed development of Ratana Lake.

Thank you.

Sincerely
Susan and Frank Tedeschi

Cynthia Vargas

From: Gary Turnier <educator54@gmail.com>
Sent: Tuesday, August 26, 2025 3:05 PM
To: City Meetings
Subject: Seagate Development

My wife a I are totally against the Seagate Development Plan.
There is way, way too much development already. We do not need more.
Some of our concerns include traffic, safety, evacuation constraints, water control, additional electric to the grid, and of course the displacement of the inhabited animals.
DO NOT ALLOW THIS TO HAPPEN!
No to Seagate!

Gary & Joanne Turnier

Cynthia Vargas

From: BRIAN WALTERS <brianwalters@comcast.net>
Sent: Wednesday, August 27, 2025 11:53 PM
To: City Meetings
Subject: LPA and City Council Vote Against Seagate Development

Dear City Clerk of Bonita Springs Mike Sheffield
Please vote against the Seagate Development as we have too much traffic already on Bonita Beach Road.
I have been a resident of Palmira GCC since 2011, fulltime since 2014. I have seen the fields east of Village Walk turn to numerous housing developments east and south of the roundabout connection of Logan Road to Immokalee Road. Further, we currently have three huge housing and shopping developments in progress on Bonita Beach Road from Bonita Grande to the I-75 interchange with no room to widen Bonita Beach Road.
Also, there are several new developments in progress on Terry Road and north of Bonita Grande who will use the overcrowded Bonita Grande and Bonita Beach Roads intersection.
In season, we NOW have a LOGJAM of vehicles from the middle of Worthington GC on Bonita Beach Road West to I-75. If Seagate is approved traffic WILL be backed up to Palmira GCC at Seagate.
Numerous vehicles disregard the road signs and rules on Bonita Beach Road already. I have seen:
1. I-75 drivers to westbound Bonita Beach Road block the red-light
2. drivers race through both red lights at the I-75 interchange,
3. westbound Bonita Beach drivers use the left two turns lanes to I-75 south to merge pass around vehicles to westbound Bonita Beach
4. numerous drivers from I-75 disregard the NO TURN ON RED sign to Bonita Beach West
5. southbound drivers on Bonita Grande ignore the redlight merging in front of drivers westbound on Bonita Beach.
The further increase of traffic from the Seagate development **will escalate automobile and pedestrian accidents.** Thank you very much for considering my views.
Please vote against the Seagate Development.

Brian Walters
28528 Chianti Terrace
Bonita Springs, FL 34135

Cynthia Vargas

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Wednesday, September 10, 2025 8:49 PM
To: Mike Sheffield; Jacqueline Genson
Subject: Fwd: Support of Big Hickory Waterfront Grille & Marina Post.

Please add to the Big Hickory file please
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL
The information contained in this email message is privileged and is intended only for the use of the individual names above and others who have been specifically authorized to receive such. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of this communication is strictly prohibited. If you have received the communication in error, or if any problems occur with the transmission, please immediately notify us by telephone.
Thank you.

Begin forwarded message:

From: Dale Wilcox
Date: September 3, 2025 at 11:45:44 AM EDT
To: Mike Gibson , Jamie Bogacz , Laura Carr , chris.corrie@cityofbonitaspring.org, Nigel Fullick , Jim Fitzpatrick
Subject: Support of Big Hickory Waterfront Grille & Marina Post.

I am writing to express my support of the Big Hickory Waterfront Grille & Marina Post. Four generations of my family have been visiting Bonita Beach annually and we now have two condo's at Seascape on Little Hickory Island owned by the family. For many of these years we enjoyed the former Big Hickory Waterfront Grill. I have reviewed the proposed plans and think this would be a great use of the land and a great addition to the community.

Dale Wilcox
25820 Hickory Blvd, D304
Bonita Beach, FL 34134
513-659-0764
dalewilcox06@gmail.com

Cynthia Vargas

From: john.wilson@optires.com
Sent: Wednesday, August 27, 2025 1:52 PM
To: City Meetings
Subject: Seagate's (Revana Lakes) proposed development on Bonita Beach Road

I would like to ask for a pause on the application until all the necessary research and proposed solutions can be done.

The development would be exactly opposite our entrance and exit to Palmira and according to the developers there are no proposed traffic signals that would be required to approve the development. This could result in many traffic accidents with potentially life-threatening outcomes.

Bonita Beach Road is already very busy and very difficult to get out to the west side lanes from our development. This will make matters quite a bit worse.

The Bonita Beach Road should be 3 lanes each way with traffic signals on major feeds from developments.

Thank you for your consideration.

John and Kathy Wilson
23651 Via Carino Ln
Bonita Springs, FL 34135

From: Jacqueline Genson
To: Michael Fiigon
Cc: Cynthia Vargas
Subject: FW: I support Seagate Development at Ravena Lakes
Date: Thursday, September 11, 2025 9:56:17 AM

For file. This public comment does have a question about the project providing a wireless communication facility. I have a few others I will be forwarding that are in support with no response needed from staff.

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Wednesday, September 10, 2025 8:54 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: I support Seagate Development at Ravena Lakes

Please add to the Seagate file please.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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 4:00:43 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: Revana Lakes
Date: Tuesday, September 9, 2025 4:00:07 PM

For the Revana case files

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Tuesday, September 9, 2025 3:54 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: Revana Lakes

Please add to the Seagate file please.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL
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: Eva Hadgigeorge <evahadg@gmail.com>
Date: September 4, 2025 at 10:22:57 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>
Subject: Revana Lakes

I have been a year around resident of Bonita Springs for five years and am writing to express my strong support for the Seagate Development at Revana Lakes. While I understand there has been opposition, I believe this project represents a

very

thoughtful approach to growth in our community.

Seagate's plan to build just 290 upscale homes — along with improvements to Bonita Beach Road that will help ease congestion — is far preferable to the potential of a larger development that could introduce high-density or affordable housing with no infrastructure enhancements. This is an opportunity to positively shape the future of our neighborhood and protect property values.

I encourage you to support Seagate Development's Revana Lakes project.

Eva Hadgigeorge
16533 Calistoga Drive

Bonita Springs, FL. 34135

Sent from my iPad

From: Jacqueline Genson
To: Michael Fiigon
Cc: Cynthia Vargas
Subject: FW: Seagate Development
Date: Thursday, September 11, 2025 9:59:14 AM

---

file

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Wednesday, September 10, 2025 8:53 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: Seagate Development

Please add to the Seagate file please.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL
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: Pamela Berrong <pberrong13@yahoo.com>
Date: September 2, 2025 at 5:06:48 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>, Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>, Laura Carr <laura.carr@cityofbonitasprings.org>, Nigel Fullick <nigel.fullick@cityofbonitasprings.org>, Jesse Purdon <jesse.purdon@cityofbonitasprings.org>, Chris Corrie <chris.corrie@cityofbonitasprings.org>, Jim Fitzpatrick <jim.fitzpatrick@cityofbonitasprings.org>
Cc: Jamie Nolan <drsmart4kids@gmail.com>

Subject: Seagate Development

Good afternoon. I wanted to contact all of you to communicate my support for the Seagate Development at Ravena Lakes. My husband and I are residents in Valencia Bonita. We believe this project will positively impact the growth of Bonita Springs.

Best,

Pamela Berrong
(217) 361-5795

From: Jacqueline Genson
To: Michael Fiigon
Cc: Cynthia Vargas
Subject: FW: Seagate development
Date: Friday, September 12, 2025 10:25:15 AM

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Thursday, September 11, 2025 3:56 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: Seagate development

Please add to the Seagate file.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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: Mitchell Barrock <mjbarrock@gmail.com>
Date: September 11, 2025 at 3:07:06 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>, Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>, Laura Carr <laura.carr@cityofbonitasprings.org>, Nigel Fullick <nigel.fullick@cityofbonitasprings.org>, Jesse Purdon <jesse.purdon@cityofbonitasprings.org>, Chris Corrie <chris.corrie@cityofbonitasprings.org>, Jim Fitzpatrick <jim.fitzpatrick@cityofbonitasprings.org>

Subject: Seagate development

To all concerned
I wanted to express my opinions supporting the Seagate development in Bonita Springs. I think a tasteful development on Bonita Beach road will be well received by the neighbors and the community as a whole.

The land will eventually be developed by somebody so it might as well be now by Seagate.

Thank you for your time and consideration.
Mitchell Barrock

From: Jacqueline Genson
To: Michael Fiigon
Cc: Cynthia Vargas
Subject: FW: Seagate Proposal Support
Date: Tuesday, September 9, 2025 3:37:00 PM

For the Revana case files

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Tuesday, September 9, 2025 3:36 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: Seagate Proposal Support

Please add to the Seagate file please.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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: Douglas Holtz <hdlholtz@aol.com>
Date: September 9, 2025 at 1:03:44 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>
Subject: Seagate Proposal Support

Mike,

I'm writing in support of the Seagate Development at Ravena Lakes. My wife and I live in Valencia Bonita, 16023 Liguria Place.

I know there has been a petition circulating from Change.org. While we all have our own perceptions of the validity of petitions, certainly a petition without address verification should be weighted differently than one that requires it. Aside from that I have heard tremendous support within and surrounding our community. Sometimes the vocal minority is the only voice heard.

A wonderful higher end development should be welcomed with open arms into Bonita Springs. States, counties, cities and municipalities solicit these types of developments and go out of their way to welcome them into their communities. What a shame it would be if we turn down a developer who is coming us.

I will copy and send this email to all city contacts that would be in the decision loop. Please feel free to reach out to me if you have questions or would like to discuss further.

Respectfully,

Douglas and Jan Holtz
16023 Liguria Place
Bonita Springs

612-817-1834

From: Jacqueline Genson
To: Michael Fiigon
Cc: Cynthia Vargas
Subject: FW: Support for the Revana Lakes Seagate
Date: Thursday, September 11, 2025 9:58:52 AM

---

file

From: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Sent: Wednesday, September 10, 2025 8:48 PM
To: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Jacqueline Genson <jgenson@cityofbonitaspringscd.org>
Subject: Fwd: Support for the Revana Lakes Seagate

Please add to the Seagate file please.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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

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: 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
> 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:** Angelia Seagroves <angeliaseagroves@gmail.com>
> **Date:** September 5, 2025 at 8:16:55 PM EDT
> **To:** Chris Corrie <chris.corrie@cityofbonitasprings.org>, Jim Fitzpatrick <jim.fitzpatrick@cityofbonitasprings.org>, Nigel Fullick <nigel.fullick@cityofbonitasprings.org>, Mike Gibson <mike.gibson@cityofbonitasprings.org>, Jesse Purdon <jesse.purdon@cityofbonitasprings.org>
> **Subject: Support Ravena Lakes/Seagate Development**
>
> We urge you to vote in favor of Seagate's proposal for the development of Ravena

Lakes. They are a reputable builder who invests in quality, infrastructure and long-term community value. Please support this proposal.

Angelia and Dan Seagroves
28423 Montecristo Loop
Bonita Springs, FL 34135

From:	jmendoli@gmail.com
To:	City Meetings
Subject:	Public Comment - Revana Lakes Comprehensive Plan Amendment (October 15, 2025)
Date:	Monday, October 6, 2025 11:43:33 AM
Importance:	High

To: Mike Sheffield, City Clerk

Dear Mr. Sheffield,

Please include my comments in the record for the October 15, 2025 City Council hearing
regarding the Revana Lakes Comprehensive Plan Text and Map Amendment (First Reading –
Transmittal).
I am a FULL TIME resident of Bonita Springs, I live at VALENCIA BONITA, and I want to express my support for this proposal.

Keeping Revana Lakes under City oversight ensures higher standards, stronger accountability, and
better outcomes for our community than if this project were to proceed through Lee County's
looser review process.

Specifically, I support this project because:

- It provides opportunities for traffic and infrastructure improvements that can be enforced by the City of Bonita.
- It helps protect emergency response times by requiring proper access and mitigation.
- It ensures upscale design and landscaping standards that are compatible with our neighborhoods.
- It contributes to Bonita Springs' tax base and impact fees, which support local infrastructure and services.

Bonita Springs deserves quality, well-managed growth. Approving this proposal under City
review keeps control where it belongs—with our community.

Thank you for your service and for considering my support.

Cordially yours,
Nicolina (Nicky) M Mendolia
(607)316-1093
28565 Sicily Loop
Bonita Springs, FL 34135
jmendoli@Gmail.com
NOTICE: This e-mail, including attachments, is intended for the exclusive use of the person or

entity to which it is addressed and may contain confidential or privileged information. If the reader of this emails is not the intended recipient or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any retention, dissemination, forwarding, distribution or coping of this communication it is strictly prohibited.  Please consider the environment before printing this e-mail.

From: Lorraine Feller
To: City Meetings
Subject: Public Comment-Support for Revana Lakes Proposal 10/15/2025
Date: Sunday, October 5, 2025 12:01:24 PM

Dear Mr. Sheffield,
Please include my public comment in the record for the October 15, 2025 City Council hearing. I strongly support the Revana Lakes Comprehensive Plan Amendment because keeping the project under City oversight ensures higher standards, stronger accountability, and much-needed traffic and safety improvements for Bonita Springs.

Lorraine & Fred Feller
Valencia Bonita

Sent from my iPad

September 2023

GIS Analysis

BONITA SPRINGS
Fire Control and Rescue District

Bonita Springs Fire Department
Bonita Springs, FL

Prepared by:

FITCH & ASSOCIATES, LLC
2901 Williamsburg Terrace #G ▪ Platte City ▪ Missouri ▪ 64079
816.431.2600 ▪ www.fitchassoc.com

CONSULTANT REPORT

Bonita Springs Fire Department, FL
DRAFT GIS ANALYSIS
TABLE of CONTENTS

ESTABLISHING BASELINE PERFORMANCE 1

Table 1: 90th Percentile Performance Times by Program– First Arriving BSFD Units in BSFD's Jurisdiction 1

COMPARISON TO NATIONAL REFERENCES 2

Table 2: Marginal Station Contribution for 4-Minute Travel Time – All Calls 3

Figure 1: Current Station Bleed Map for 4-Minute Travel Time – All Calls 3

VALIDATION OF PLANNING ANALYSIS 4

Table 3: Marginal Station Contribution for 8-Minute Travel Time – All Calls 4

Figure 2: Current Station Bleed Map for 8-Minute Travel Time – All Calls 4

EVALUATION OF VARIOUS DISTRIBUTION MODELS 5

BSFD FIRE STATIONS – ALL CALLS 6

6-Minute Travel Time – All Calls 6

Table 4: Marginal Station Contribution for 6-Minute Travel Time – All Calls 6

Figure 3: Current Station Bleed Map for 6-Minute Travel Time – All Calls 6

7-Minute Travel Time – All Calls 7

Table 5: Marginal Station Contribution for 7-Minute Travel Time – All Calls 7

Figure 4: Current Station Bleed Map for 7-Minute Travel Time – All Calls 7

9-Minute Travel Time – All Calls 8

Table 6: Marginal Station Contribution for 9-Minute Travel Time – All Calls 8

Figure 5: Current Station Bleed Map for 9-Minute Travel Time – All Calls 8

ALL BSFD FIRE STATIONS – EMS CALLS 9

4-Minute Travel Time – EMS Calls 9

Table 7: Marginal Station Contribution for 4-Minute Travel Time – EMS Calls 9

Figure 6: Current Station Bleed Map for 4-Minute Travel Time – EMS Calls 9

6-Minute Travel Time – EMS Calls 10

Table 8: Marginal Station Contribution for 6-Minute Travel Time – EMS Calls 10

Figure 7: Current Station Bleed Map for 6-Minute Travel Time – EMS Calls 10

7-Minute Travel Time – EMS Calls 11

Table 9: Marginal Station Contribution for 7-Minute Travel Time – EMS Calls 11

Figure 8: Current Station Bleed Map for 7-Minute Travel Time – EMS Calls 11

8-Minute Travel Time – EMS Calls 12

Table 10: Marginal Station Contribution for 8-Minute Travel Time – EMS Calls 12

Figure 9: Current Station Bleed Map for 8-Minute Travel Time – EMS Calls 12

9-Minute Travel Time – EMS Calls 13

Table 11: Marginal Station Contribution for 9-Minute Travel Time – EMS Calls 13

Figure 10: Current Station Bleed Map for 9-Minute Travel Time – EMS Calls 13

GEOGRAPHIC COVERAGE WITHOUT CONSIDERATION FOR CALL DISTRIBUTION 14

Engine Coverage 15

Figure 11: 1.5-Mile Engine Polygons – All Current Stations 15

Ladder Truck Coverage 15

Figure 12: 2.5-Mile Station Ladder Truck Configuration – Current and Proposed Deployment – Quint Concept 15

Figure 13: Current Ladder Truck Deployment - ISO 2.5 Mile 16

DISTRIBUTION OF RISK ACROSS THE JURISDICTION 17

DISTRIBUTION OF DEMAND BY PROGRAM AREAS 17
Figure 14: Heat Map for All Calls 17
Figure 15: Heat Map for EMS Calls 18
Figure 16: Heat Map for Fire Service Calls 18
Figure 17: Heat Map for Hazmat Calls 19
Figure 18: Heat Map for Rescue Calls 19
Figure 19: Heat Map for Mutual/Automatic Aid – Outside of Jurisdiction 20
Figure 20: Urban and Rural Call Density Map – All Incidents 21

CONCENTRATION STUDY 22

EFFECTIVE RESPONSE FORCE CAPABILITIES 22
Table 12: Comparisons of Effective Response Force Configurations 22
Figure 21: ERF at 8-Minutes 23
Figure 22: ERF at 10-Minutes 23
Figure 23: ERF at 12-Minutes 24
Figure 24: ERF at 14-Minutes 24
Figure 25: ERF at 16-Minutes 25
Figure 26: ERF at 18-Minutes 25
Figure 27: ERF at 20-Minutes 26
LONG-TERM SUSTAINABILITY OF THE MODELS PRESENTED 27
PROJECTED GROWTH 28
Figure 28: Observed and Hypothetical Growth in Call Volume 28

ESTABLISHING BASELINE PERFORMANCE

The first step in completing GIS planning analyses is to establish the desired performance parameters. Measures of total response time can be significantly influenced by both internal and external influences. The dispatch time, defined as the time from call creation at the 911-center to the dispatching of units, was not available for this analysis. Another element in the total response time continuum is the turnout time, defined as the time from when the units are notified of the incident until they are responding. Turnout time can have a significant impact on the overall response time for the customer and is generally considered under management's control. However, the travel time, defined as the period from when the units are responding until arrival at the incident is a factor of the number of fire stations, the ability to travel unimpeded on the road network, the existing road network's ability to navigate the community, and the availability of the units. Largely, travel time is the most stable variable to utilize in system design regarding response time performance.

Therefore, these GIS planning analyses will focus on travel time capability as the unit of measure. Performance for travel time of first arriving Bonita Springs Fire Department (BSFD) units to emergency calls by program during the 2022 (January 1, 2022 – December 31, 2022) reporting period is provided below. Overall, travel time was 8.2 minutes or less for 90% of the incidents within the City. EMS-related incidents had a travel time of 7.9 minutes or less for 90% of the incidents, and fire service-related incidents had a travel time performance of 9.2 minutes or less for 90% of the incidents for incidents within the jurisdiction.

Table 1: 90th Percentile Performance Times by Program– First Arriving BSFD Units in BSFD's Jurisdiction

Program	Dispatch Time (Minutes)	Turnout Time (Minutes)	Travel Time (Minutes)	Response Time (Minutes)	Sample Size[1]
EMS	1.1	1.7	7.9	9.7	5,719
Fire	1.4	1.8	9.2	11.2	1,014
Hazmat	1.7	1.7	9.1	10.7	32
Rescue	1.6	1.6	10.7	12.5	40
Total	**1.2**	**1.7**	**8.2**	**10.0**	**6,805**

[1]Sample sizes reflect the number of responses to emergency calls made by first arriving primary front-line units assigned to BSFD; due to missing or excluded time data, sample sizes corresponding to individual table metrics may be smaller.

© Fitch & Associates, LLC

Comparison to National References

There are two notable references for travel time available to the fire service in National Fire Protection Association (NFPA) 1710[1] and the Commission on Fire Accreditation International (CFAI)[2]. NFPA 1710 suggests a 4-minute travel time at the 90th percentile for first due arrival of Basic Life Support (BLS) and fire incidents, and the CFAI recommends a 5 minute and 12 seconds travel time for first due arrival in an urban/suburban population density. In contrast the CFAI affords a 13-minute travel time for rural areas. The arrival of an Advanced Life Support (ALS) unit is recommended at 8 minutes travel time by NFPA 1710. It is important to note that the previous edition (9th edition) of the CFAI guidelines have de-emphasized response time and only reference the legacy standards with a separately provided companion document[3]. There is no reference for response times in the most recent publication.[4]

The following analysis evaluates the 4-minute travel time at the 90th percentile to evaluate the NFPA 1710 recommendations.

When referring to the marginal utility analyses provided in the tables on the following pages, ascending rank order is the station's capability to cover risk (incidents) for all calls in relation to the total historical call volume of the sample period CY 2022. Station is the identifier for the current BSFD station; station capture is the number of calls the station would capture within the specified travel time parameter; total capture is the cumulative number of calls captured with the addition of each station; and percent capture is the cumulative percentage of risk covered with the addition of each station.

The goal would be to achieve at least 90% capture. Figures depict drive time mapping for all incidents from stations Bonita Springs deploys.

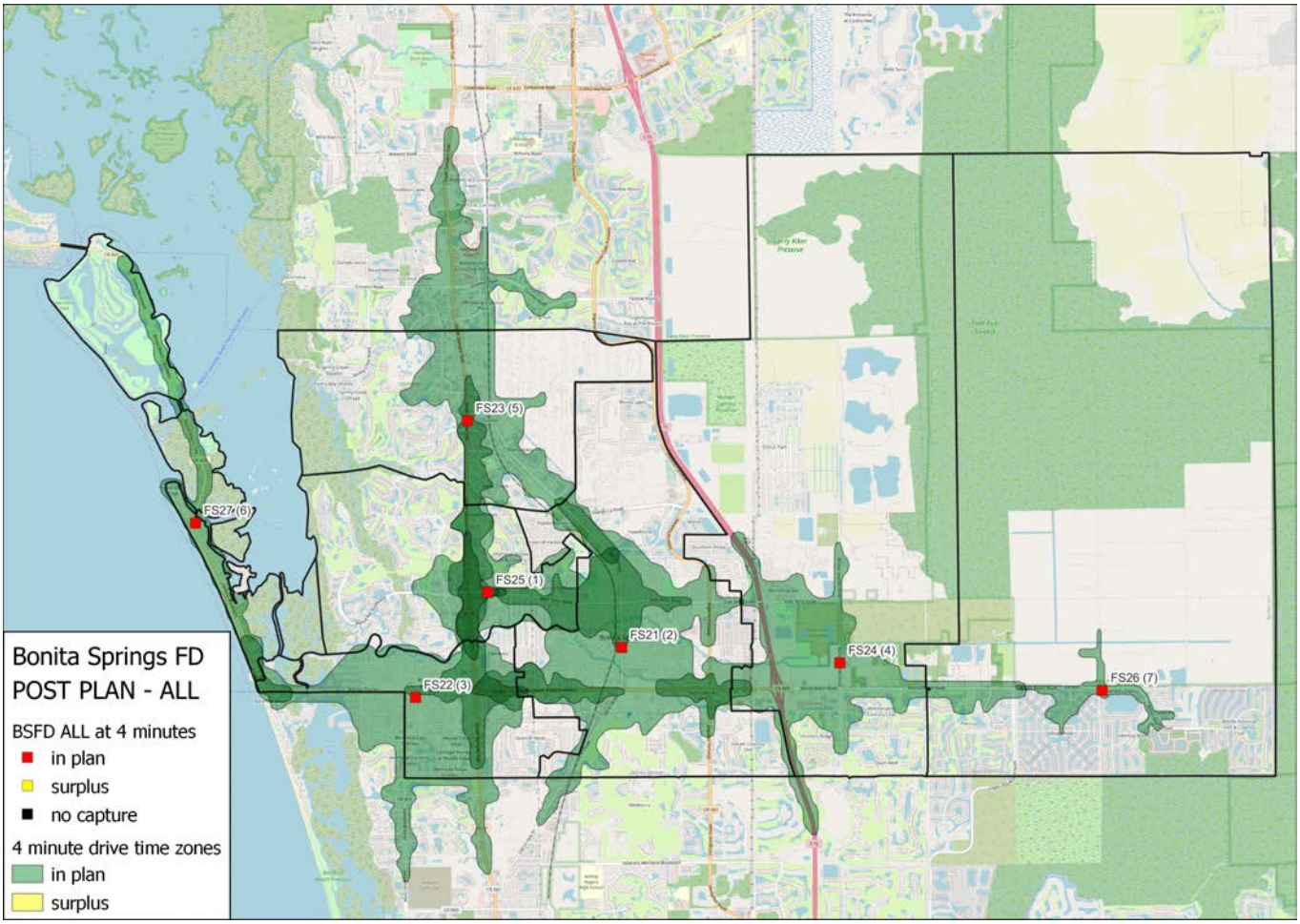
Results suggest that with 7-stations, approximately 57% of all calls could be responded to within 4-minutes or less travel time.

[1] National Fire Protection Association. (2010). NFPA 1710, *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*. Boston, MA: National Fire Protection Association.
[2] CFAI. (2009). Fire & emergency service self-assessment manual, (8th ed.). Chantilly, Virginia: Author. (page 71)
[3] CFAI. (2016). Fire & emergency service self-assessment manual, (9th ed.). Chantilly, Virginia: Author.
[4] CFAI. (2020). Quality improvement for the fire and emergency services. Chantilly, Virginia: Author.

Table 2: Marginal Station Contribution for 4-Minute Travel Time – All Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS25	4	1,926	1,926	22.75%
2	FS21	4	1,244	3,170	37.45%
3	FS22	4	518	3,688	43.57%
4	FS24	4	516	4,204	49.66%
5	FS23	4	412	4,616	54.53%
6	FS27	4	150	4,766	56.30%
7	FS26	4	62	4,828	57.03%

Figure 1: Current Station Bleed Map for 4-Minute Travel Time – All Calls



© Fitch & Associates, LLC

Validation of Planning Analysis

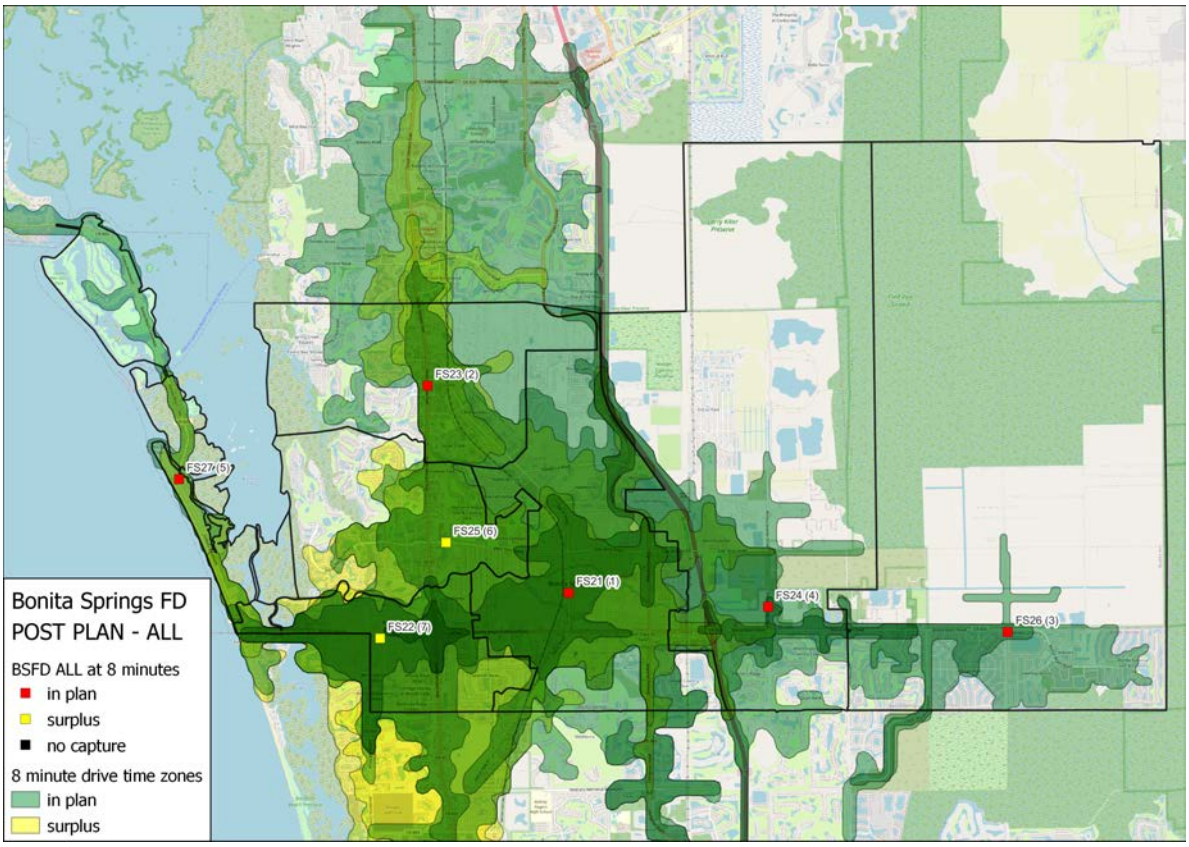
The first step in this validation analysis is to utilize the historical performance to validate the planning analyses utilized by the GIS system. The 2022 historical performance demonstrated an 8.2-minute overall department travel time performance at the 90th percentile. The planning assessments estimated 91.32% risk coverage by 7 stations within 8-minutes travel time.

The planning assessment utilizes average road speeds and impedance; therefore, it is not uncommon for the fire department to outperform the more conservative GIS modeling. Overall, there is a high degree of agreement between the historical performance and the GIS modeling.

Table 3: Marginal Station Contribution for 8-Minute Travel Time – All Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS21	8	6,070	6,070	71.71%
2	FS23	8	614	6,684	78.96%
3	FS26	8	511	7,195	85.00%
4	FS24	8	245	7,440	87.89%
5	FS27	8	221	7,661	90.50%
6	FS25	8	65	7,726	91.27%
7	FS22	8	4	7,730	91.32%

Figure 2: Current Station Bleed Map for 8-Minute Travel Time – All Calls



EVALUATION OF VARIOUS DISTRIBUTION MODELS

As previously discussed, these analyses utilized 2022 historical performance as the desired performance for system design. Various configurations of 4- to 9-minute travel times were completed to consider alternatives compared to the current performance.

Analyses are presented as follows:

1. BSFD stations responding to ALL calls at 4-, 6-, 7-, 8, and 9-minute travel times.
    a. 4-, and 8-minute travels times were previously presented

2. BSFD stations responding to EMS calls at 4-, 6-, 7-, 8, and 9-minute travel times.

Analyses are offered to compare the various potential distribution models.

© Fitch & Associates, LLC

BSFD Fire Stations – All Calls

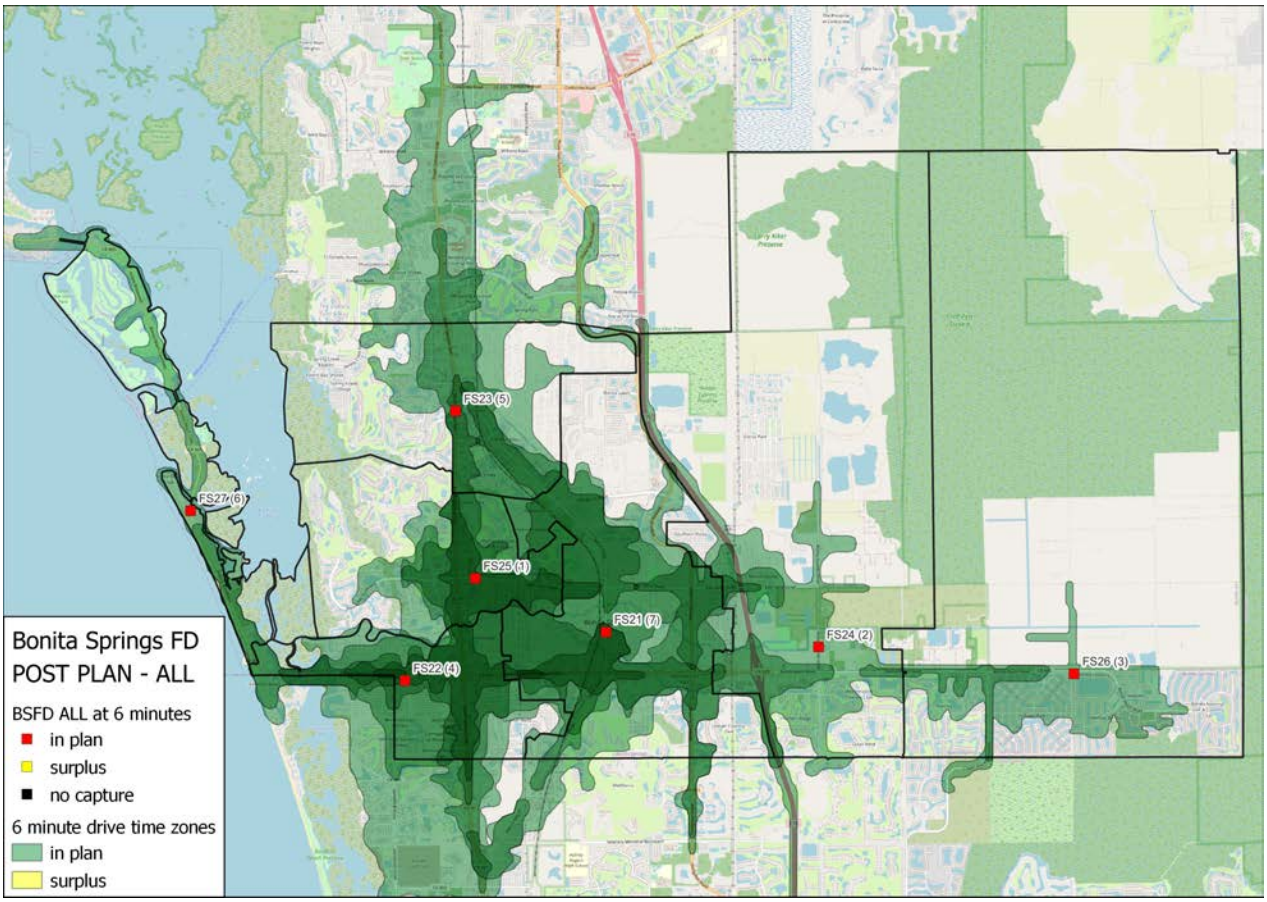
6-Minute Travel Time – All Calls

The planning assessments estimated 79.73% risk coverage by 7-stations within 6-minutes travel time.

Table 4: Marginal Station Contribution for 6-Minute Travel Time – All Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS25	6	4,658	4,658	55.03%
2	FS24	6	1,050	5,708	67.43%
3	FS26	6	296	6,004	70.93%
4	FS22	6	262	6,266	74.02%
5	FS23	6	210	6,476	76.50%
6	FS27	6	138	6,614	78.13%
7	FS21	6	135	6,749	79.73%

Figure 3: Current Station Bleed Map for 6-Minute Travel Time – All Calls



© Fitch & Associates, LLC

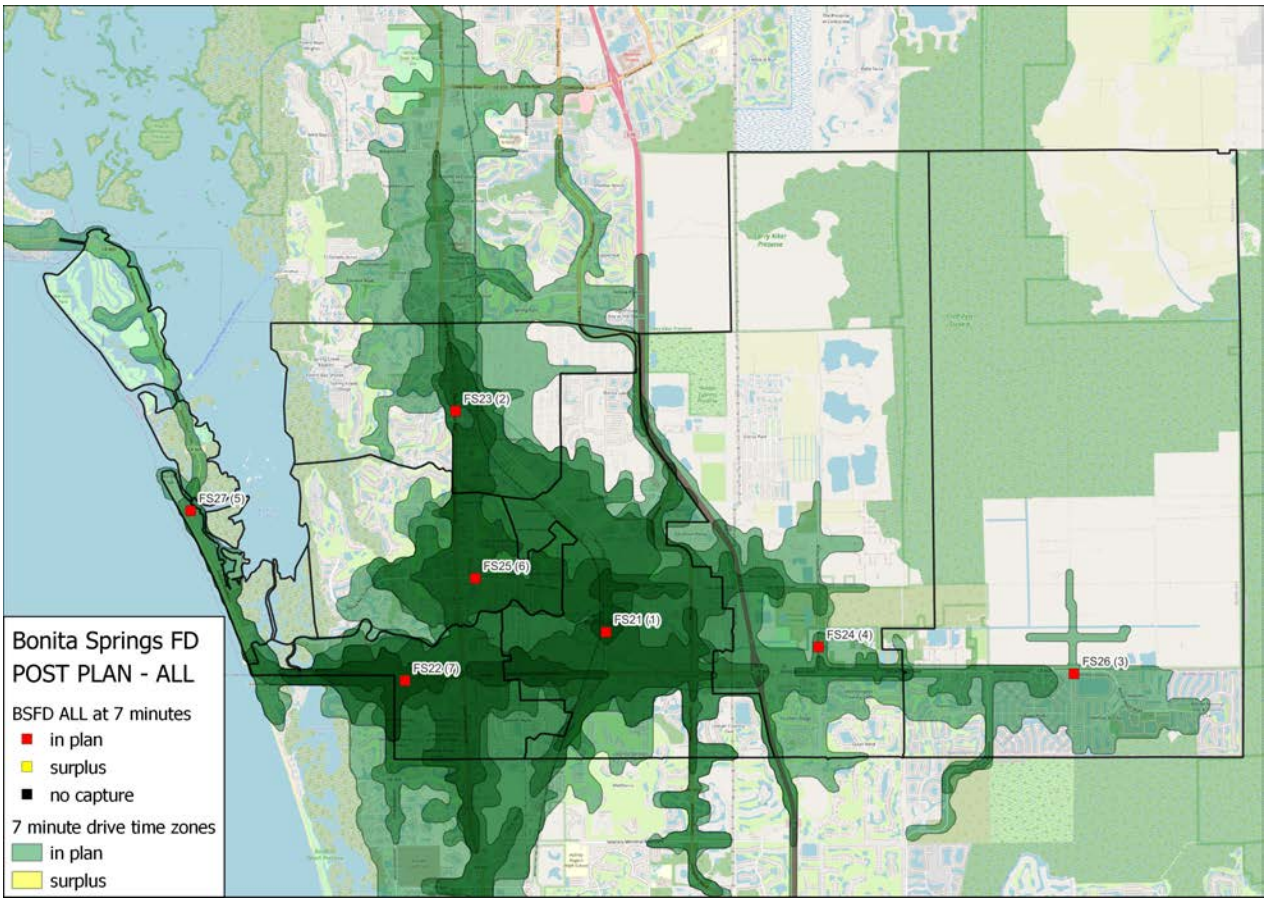
7-Minute Travel Time – All Calls

The planning assessments estimated 85.92% risk coverage by 7-stations within 7-minutes travel time.

Table 5: Marginal Station Contribution for 7-Minute Travel Time – All Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS21	7	5,501	5,501	64.99%
2	FS23	7	532	6,033	71.27%
3	FS26	7	465	6,498	76.76%
4	FS24	7	373	6,871	81.17%
5	FS27	7	268	7,139	84.34%
6	FS25	7	120	7,259	85.75%
7	FS22	7	14	7,273	85.92%

Figure 4: Current Station Bleed Map for 7-Minute Travel Time – All Calls



© Fitch & Associates, LLC

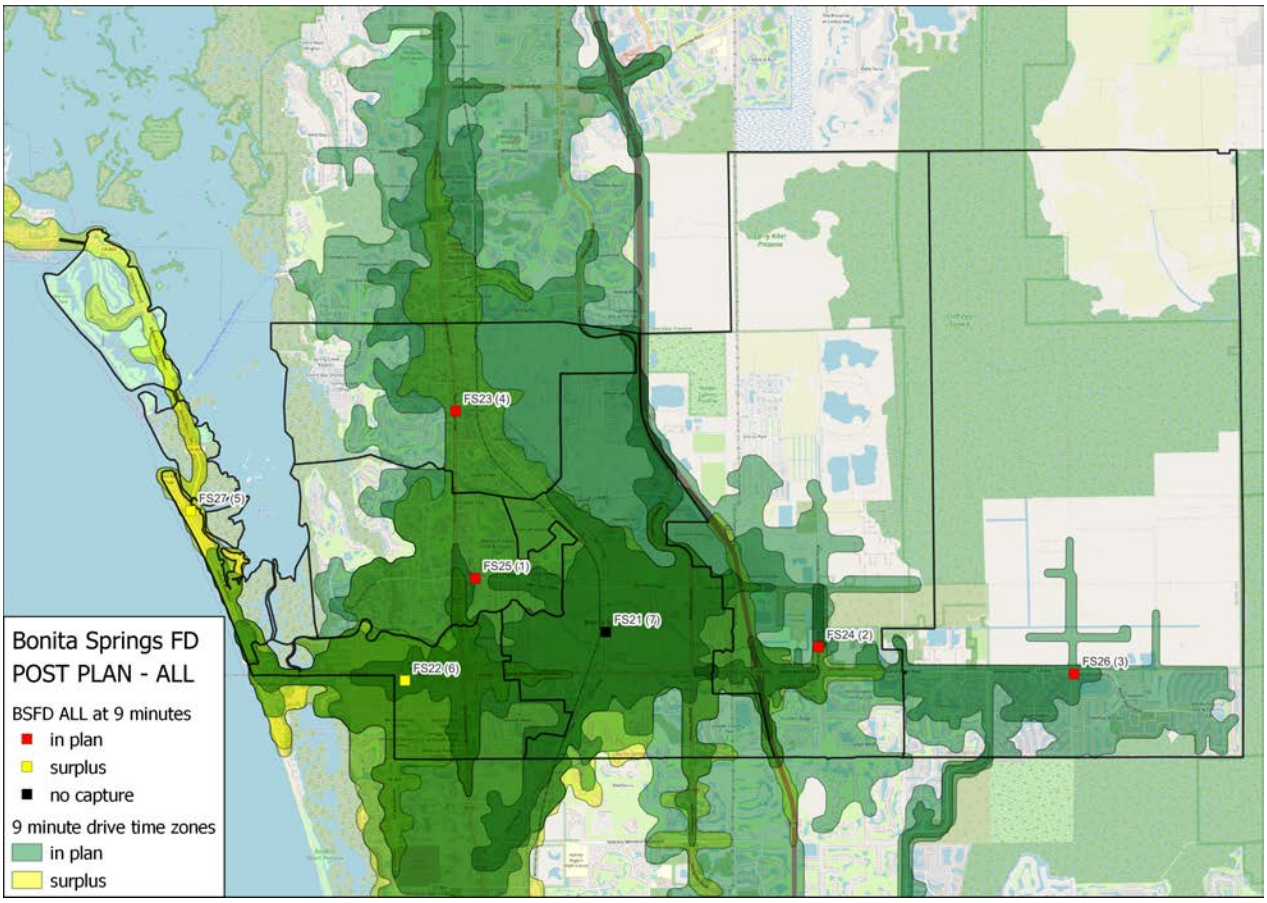
9-Minute Travel Time – All Calls

The planning assessments estimated 94.07% risk coverage by 7-stations within 9-minutes travel time. However, a four-station configuration can cover 91.98% of the incident density without consideration for geographic needs.

Table 6: Marginal Station Contribution for 9-Minute Travel Time – All Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS25	9	6,535	6,535	77.20%
2	FS24	9	687	7,222	85.32%
3	FS26	9	390	7,612	89.92%
4	FS23	9	174	7,786	91.98%
5	FS27	9	167	7,953	93.95%
6	FS22	9	10	7,963	94.07%
7	FS21	9	0	7,963	94.07%

Figure 5: Current Station Bleed Map for 9-Minute Travel Time – All Calls



© Fitch & Associates, LLC

All BSFD Fire Stations – EMS Calls

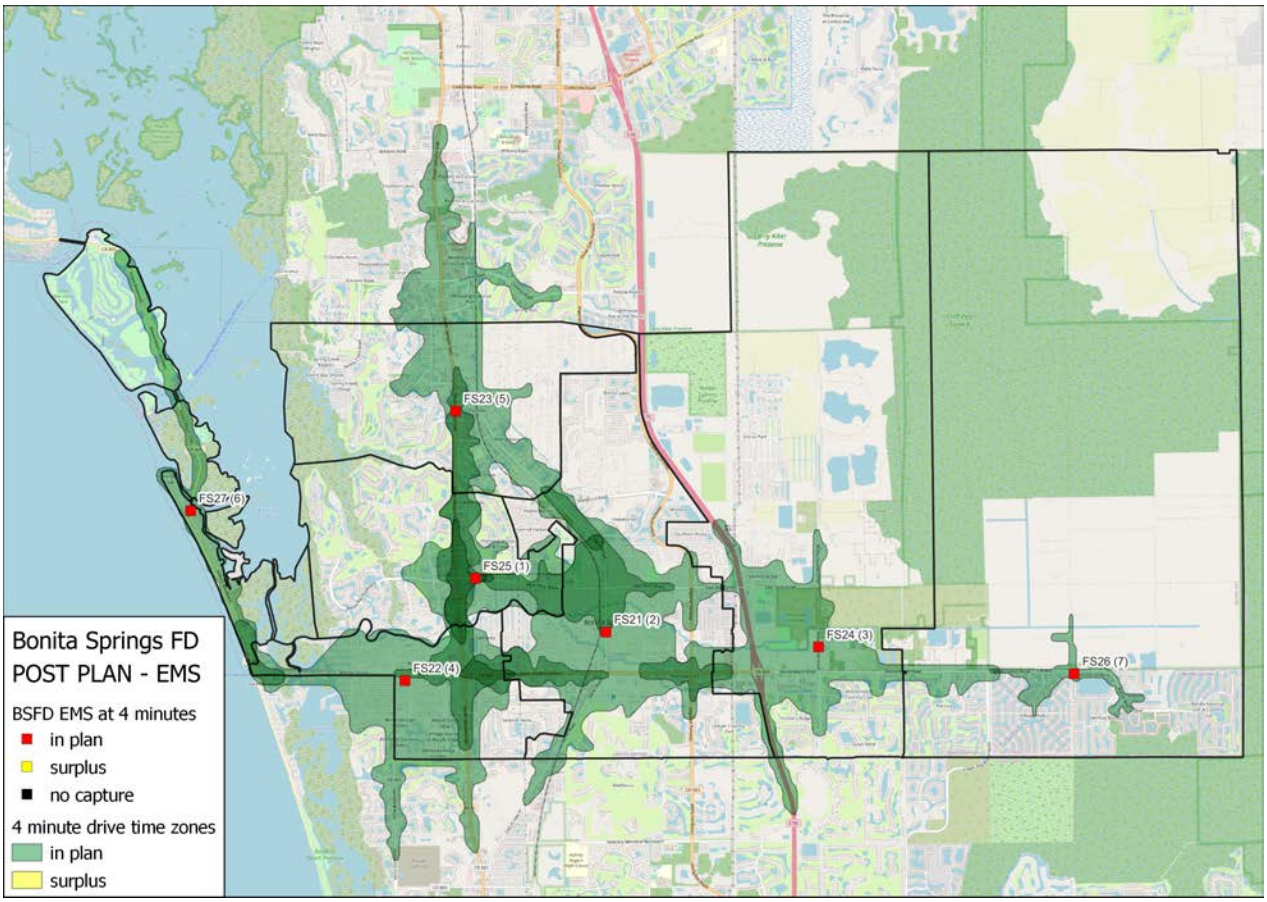
4-Minute Travel Time – EMS Calls

The planning assessments estimated 59.65% risk coverage by 7-stations within 4-minutes travel time.

Table 7: Marginal Station Contribution for 4-Minute Travel Time – EMS Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS25	4	1,552	1,552	24.45%
2	FS21	4	989	2,541	40.03%
3	FS24	4	419	2,960	46.64%
4	FS22	4	362	3,322	52.34%
5	FS23	4	338	3,660	57.67%
6	FS27	4	83	3,743	58.97%
7	FS26	4	43	3,786	59.65%

Figure 6: Current Station Bleed Map for 4-Minute Travel Time – EMS Calls



© Fitch & Associates, LLC

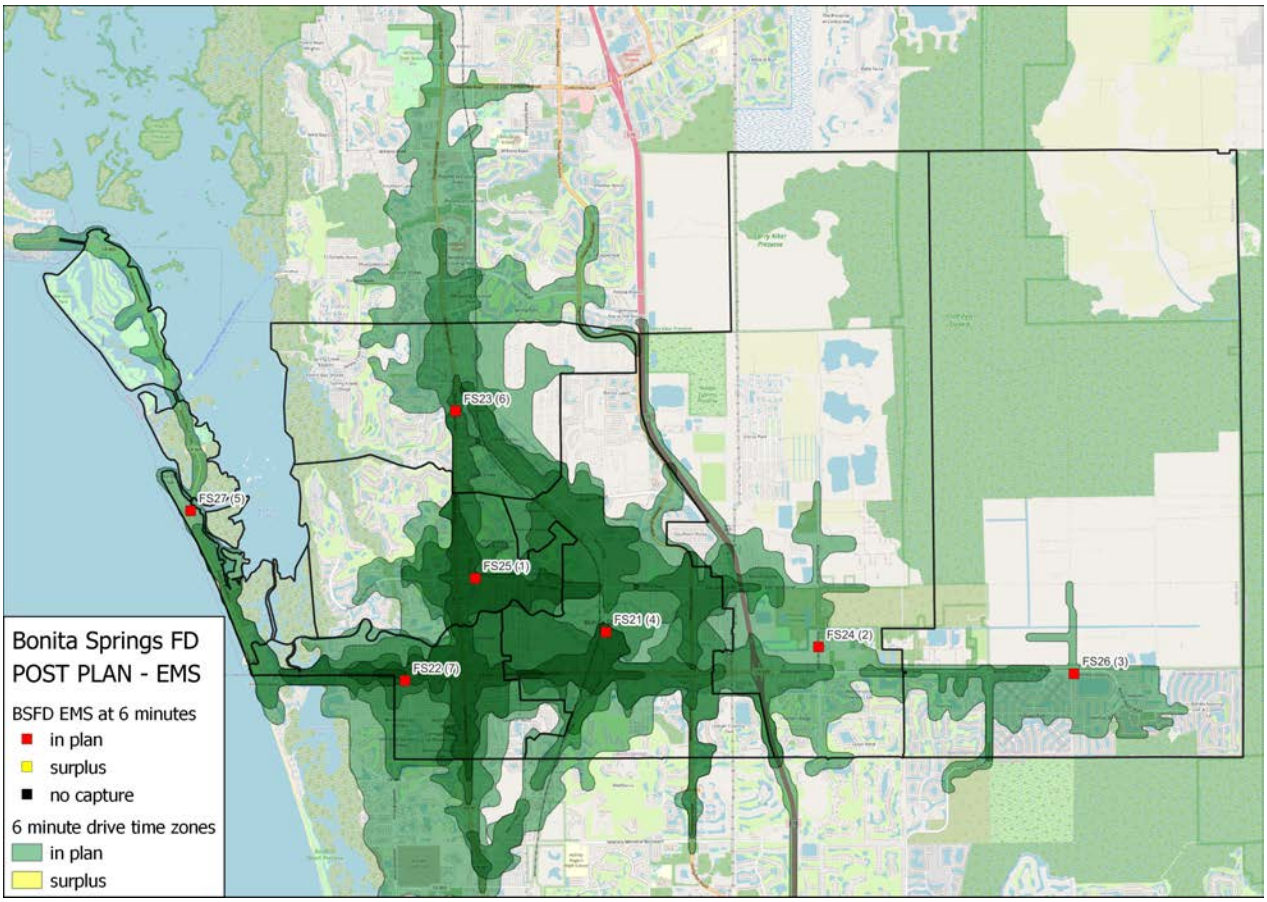
6-Minute Travel Time – EMS Calls

The planning assessments estimated 82.13% risk coverage by 7-stations within 6-minutes travel time.

Table 8: Marginal Station Contribution for 6-Minute Travel Time – EMS Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS25	6	3,682	3,682	58.01%
2	FS24	6	845	4,527	71.33%
3	FS26	6	190	4,717	74.32%
4	FS21	6	183	4,900	77.20%
5	FS27	6	155	5,055	79.64%
6	FS23	6	110	5,165	81.38%
7	FS22	6	48	5,213	82.13%

Figure 7: Current Station Bleed Map for 6-Minute Travel Time – EMS Calls



© Fitch & Associates, LLC

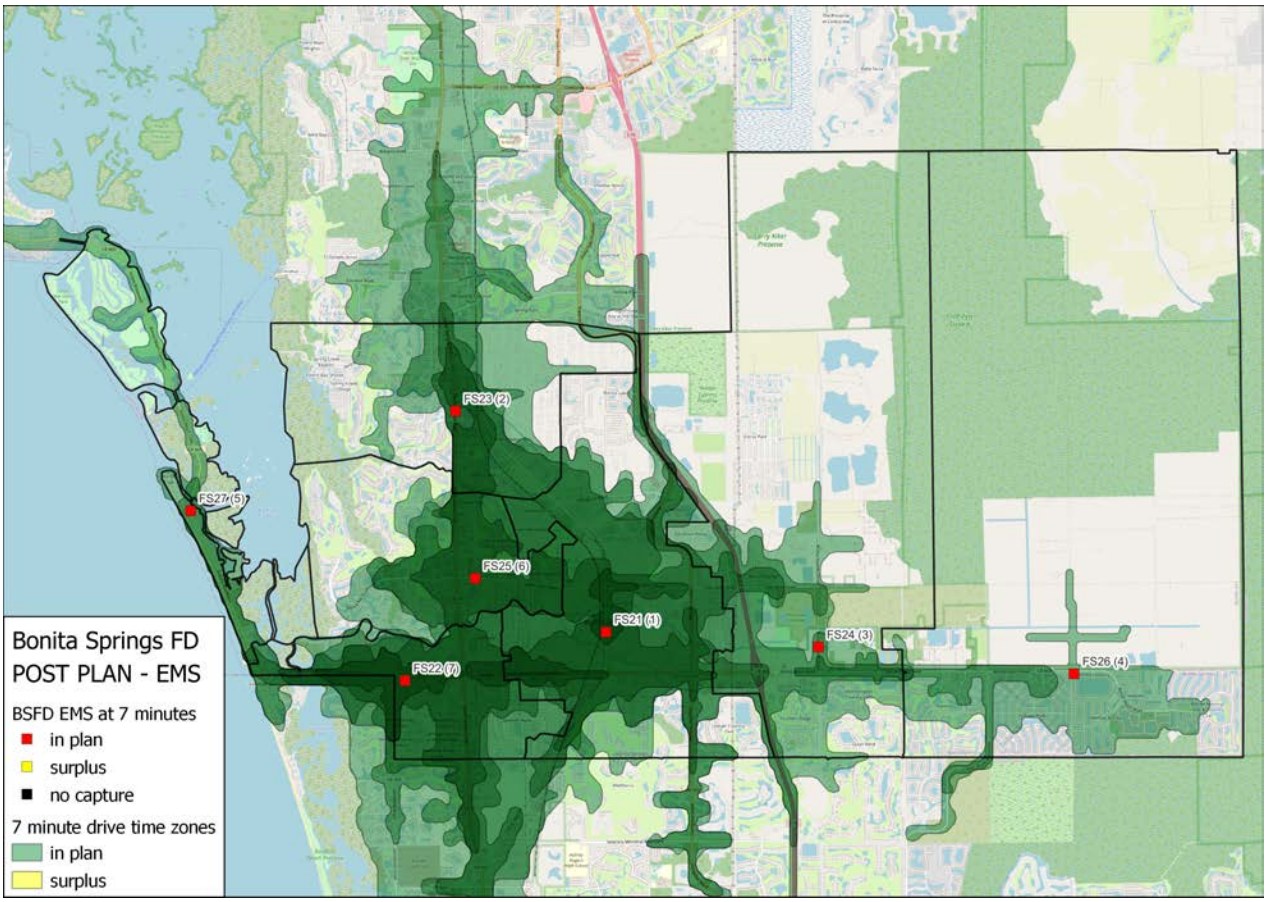
7-Minute Travel Time – EMS Calls

The planning assessments estimated 87.98% risk coverage by 7-stations within 7-minutes travel time.

Table 9: Marginal Station Contribution for 7-Minute Travel Time – EMS Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS21	7	4,377	4,377	68.96%
2	FS23	7	376	4,753	74.89%
3	FS24	7	363	5,116	80.61%
4	FS26	7	235	5,351	84.31%
5	FS27	7	158	5,509	86.80%
6	FS25	7	69	5,578	87.88%
7	FS22	7	6	5,584	87.98%

Figure 8: Current Station Bleed Map for 7-Minute Travel Time – EMS Calls



© Fitch & Associates, LLC

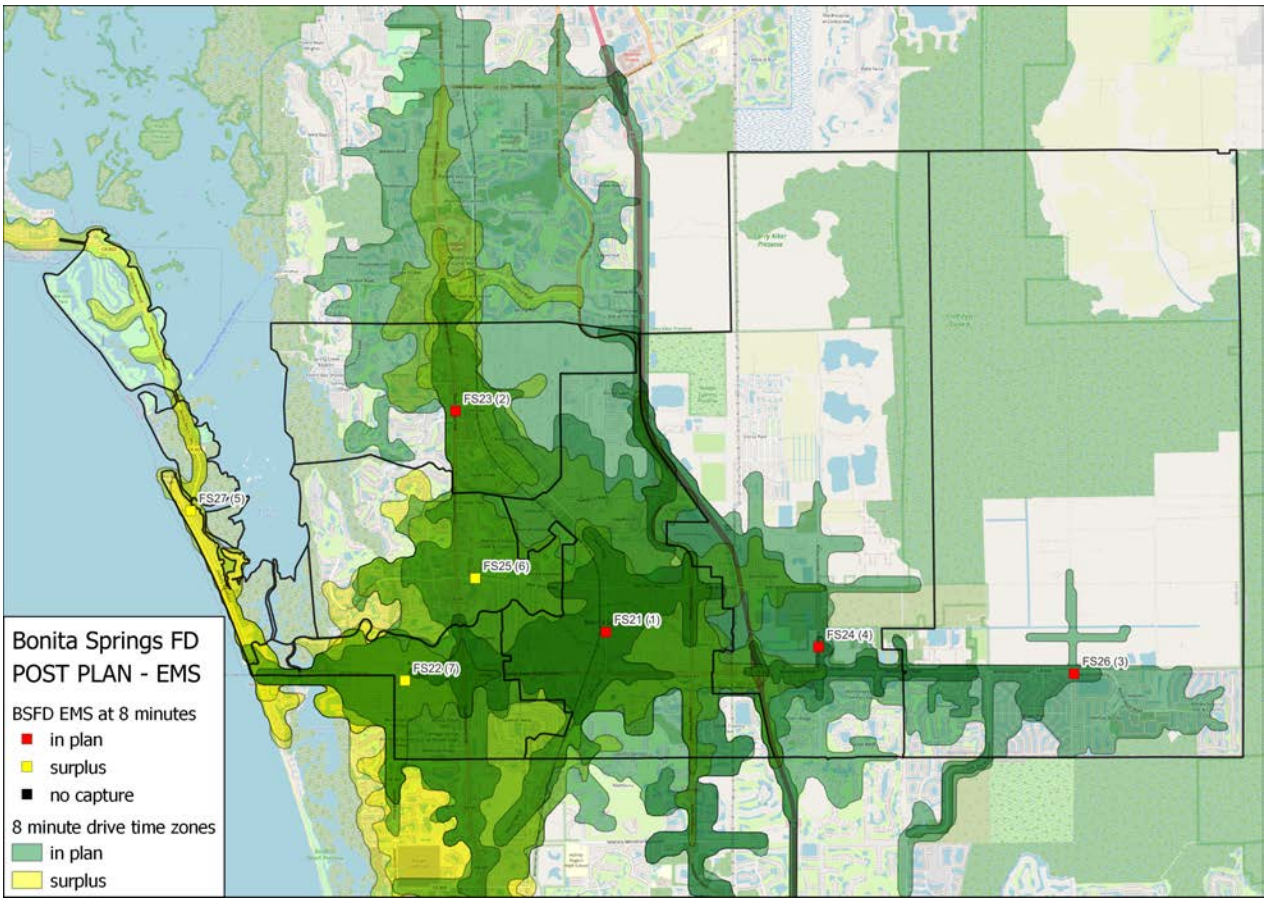
8-Minute Travel Time – EMS Calls

The planning assessments estimated 92.91% risk coverage by 7-stations within 8-minutes travel time. However, a 4-station configuration can cover 90.39% of the incident density without consideration for geographic needs.

Table 10: Marginal Station Contribution for 8-Minute Travel Time – EMS Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS21	8	4,803	4,803	75.67%
2	FS23	8	408	5,211	82.10%
3	FS26	8	341	5,552	87.47%
4	FS24	8	185	5,737	90.39%
5	FS27	8	119	5,856	92.26%
6	FS25	8	39	5,895	92.88%
7	FS22	8	2	5,897	92.91%

Figure 9: Current Station Bleed Map for 8-Minute Travel Time – EMS Calls



© Fitch & Associates, LLC

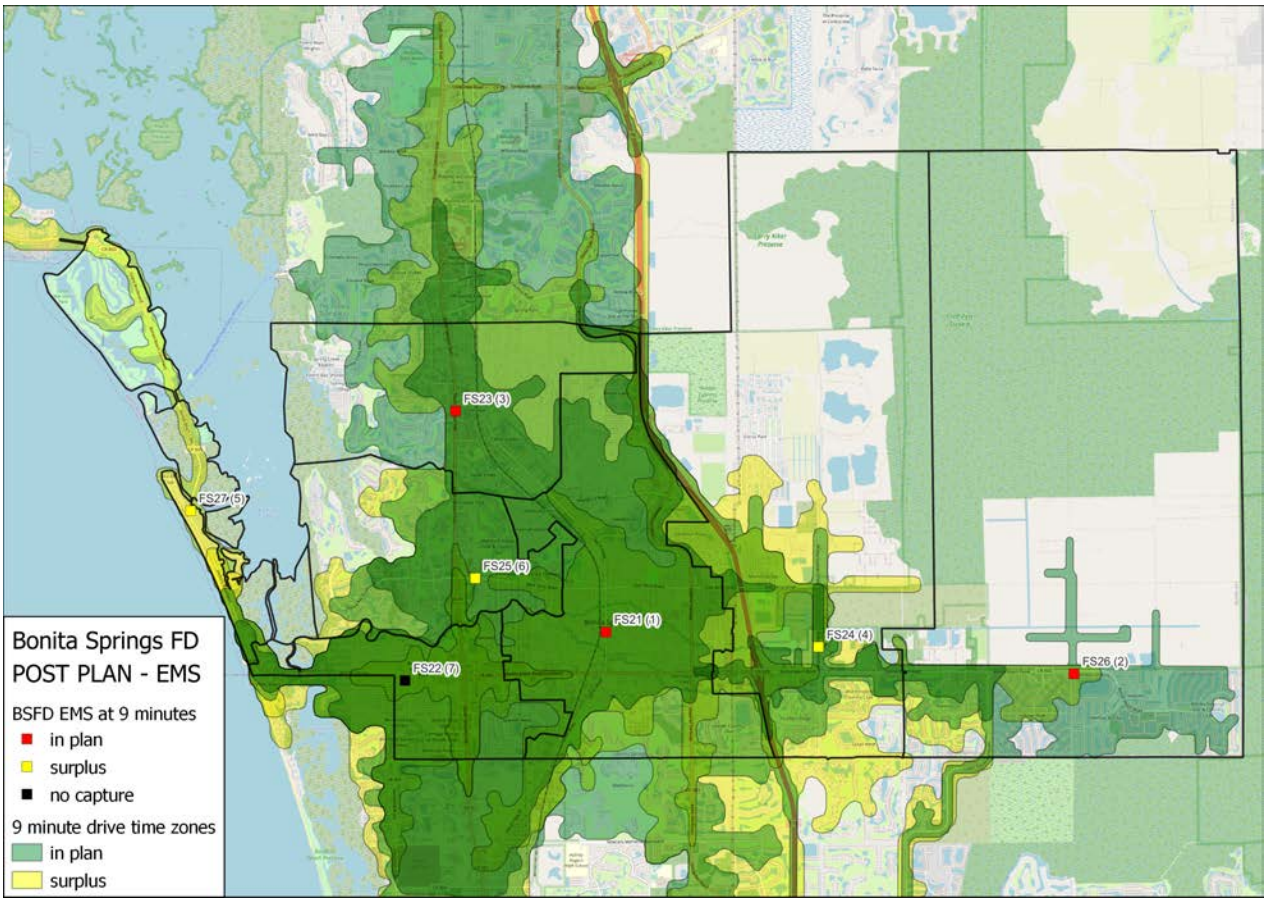
9-Minute Travel Time – EMS Calls

The planning assessments estimated 95.42% risk coverage by 7-stations within 9-minutes travel time. However, a 3-station configuration can cover 91.02% of the incident density without consideration for geographic needs.

Table 11: Marginal Station Contribution for 9-Minute Travel Time – EMS Calls

Rank	Station	Travel Time	Station Capture	Total Capture	Percent Capture
1	FS21	9	5,134	5,134	80.89%
2	FS26	9	345	5,479	86.32%
3	FS23	9	298	5,777	91.02%
4	FS24	9	153	5,930	93.43%
5	FS27	9	102	6,032	95.04%
6	FS25	9	24	6,056	95.42%
7	FS22	9	0	6,056	95.42%

Figure 10: Current Station Bleed Map for 9-Minute Travel Time – EMS Calls



© Fitch & Associates, LLC

Geographic Coverage without Consideration for Call Distribution

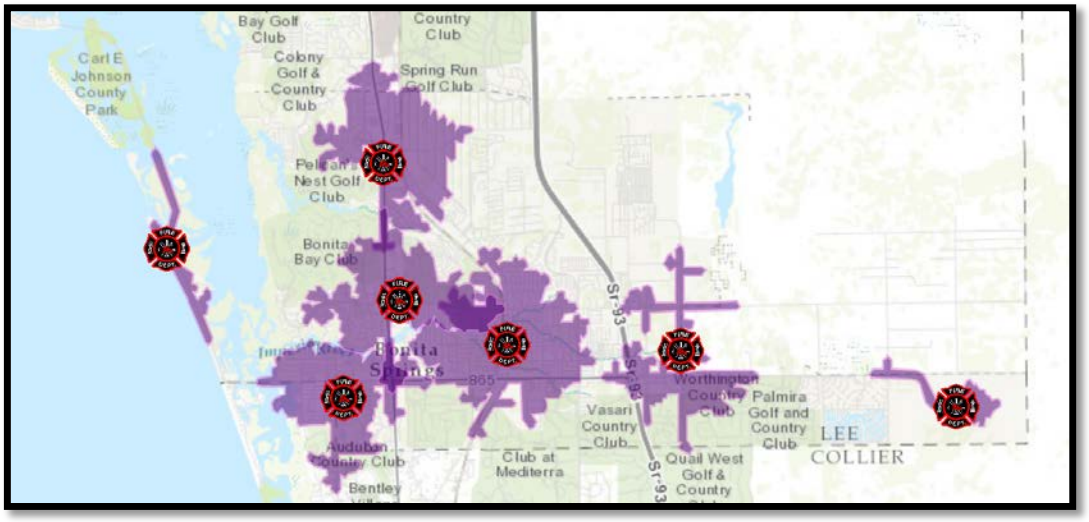
While there are multiple deployment strategies that may be adopted, two clear policy positions emerge in communities. First, position stations that are best prepared to meet the community's historical distribution of calls or demand for services. The advantage to this approach is that it is a more efficient model to address meeting 90% of the risk within the desired performance. This is a very stable outlook for communities that are established and are growing in density or in-fill rather than through significant annexations or urban growth.

A second strategy is to provide station response coverage purely on a geographic lens without any consideration for how calls are distributed throughout the community. The following analyses utilized distance without consideration of the relative impedance and/or the robustness of the road network. For example, when time is the unit of measure, a station's units could travel a farther distance on a highway than through a school zone, but this approach caps the coverage area at 1.5 miles (i.e., for engines) regardless of available travel speeds. This strategy more closely follows the recommendations of insurance rating services. Therefore, these analyses examined current coverage areas by utilizing a 1.5-mile engine polygon and 2.5-mile station locations. Analyses confirmed that all stations are within a 5-miles contiguous road system.

Engine Coverage

Analysis confirm that the stations are further apart than the WSRB recommendation of 1.5 miles.

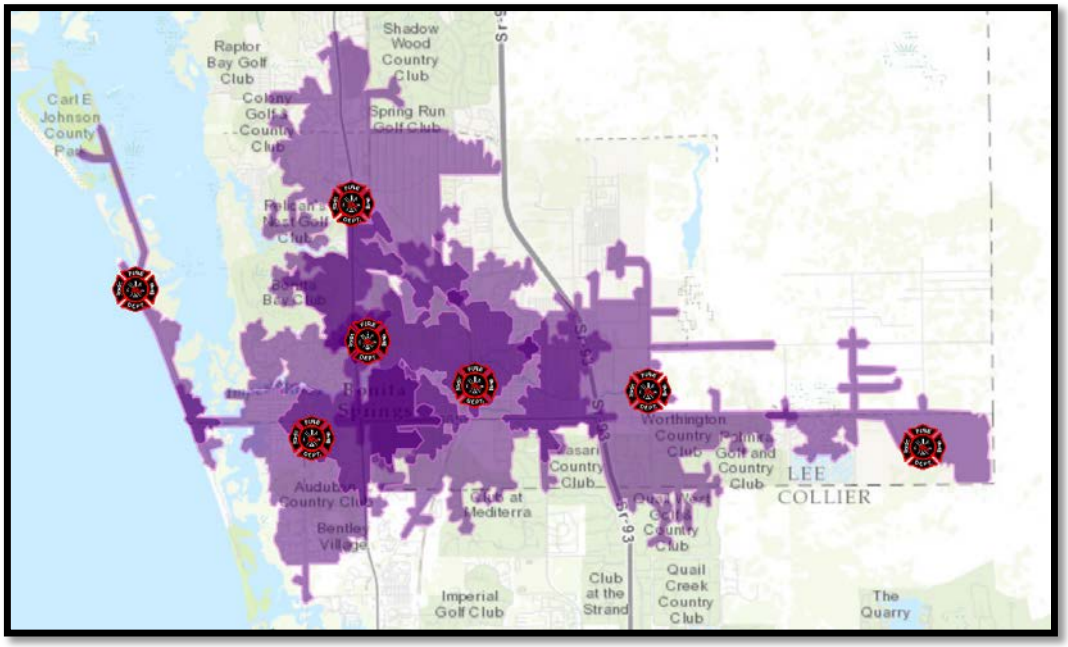
Figure 11: 1.5-Mile Engine Polygons – All Current Stations



Ladder Truck Coverage

The current configuration provides the great coverage through the core of the city based on geography.

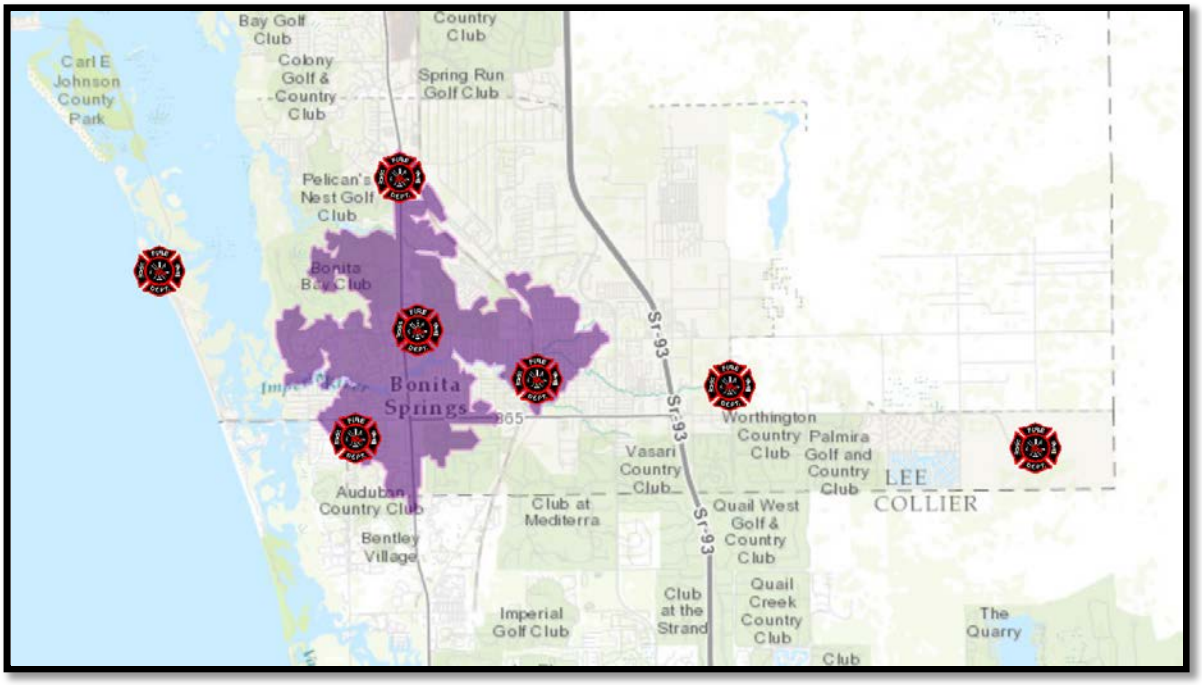
Figure 12: 2.5-Mile Station Ladder Truck Configuration – Current and Proposed Deployment – Quint Concept



© Fitch & Associates, LLC

The following map is the ladder truck coverage for 2.5 miles from Station 25.

Figure 13: Current Ladder Truck Deployment - ISO 2.5 Mile



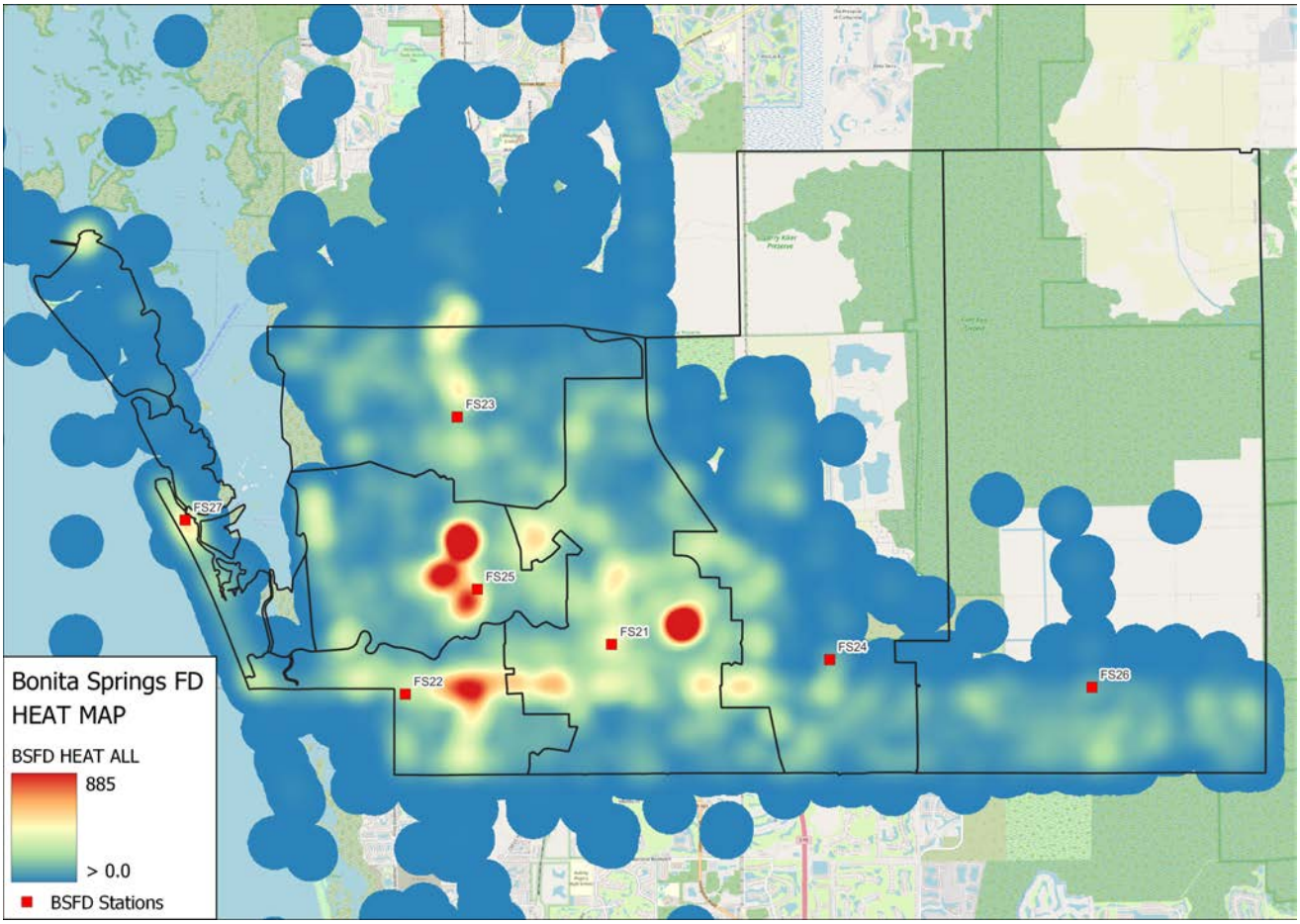
All stations are within the ISO recommended 5-mile contiguous road network should be fully considered and rated.

DISTRIBUTION OF RISK ACROSS THE JURISDICTION

Distribution of Demand by Program Areas

Heat maps were created to identify the concentration of the historic demand for services overall and by program area (i.e., EMS, Fire, Hazmat, and Rescue). The blue areas have the lowest concentration of demand, and the dark red areas have the highest concentration of demand.

Figure 14: Heat Map for All Calls



© Fitch & Associates, LLC

Figure 15: Heat Map for EMS Calls

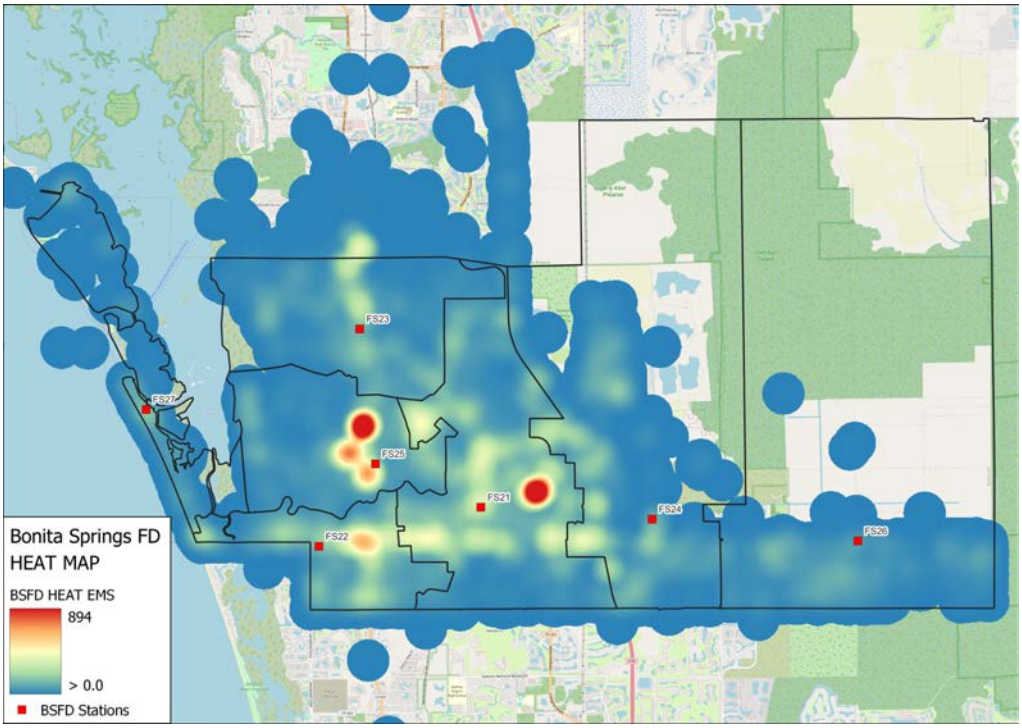
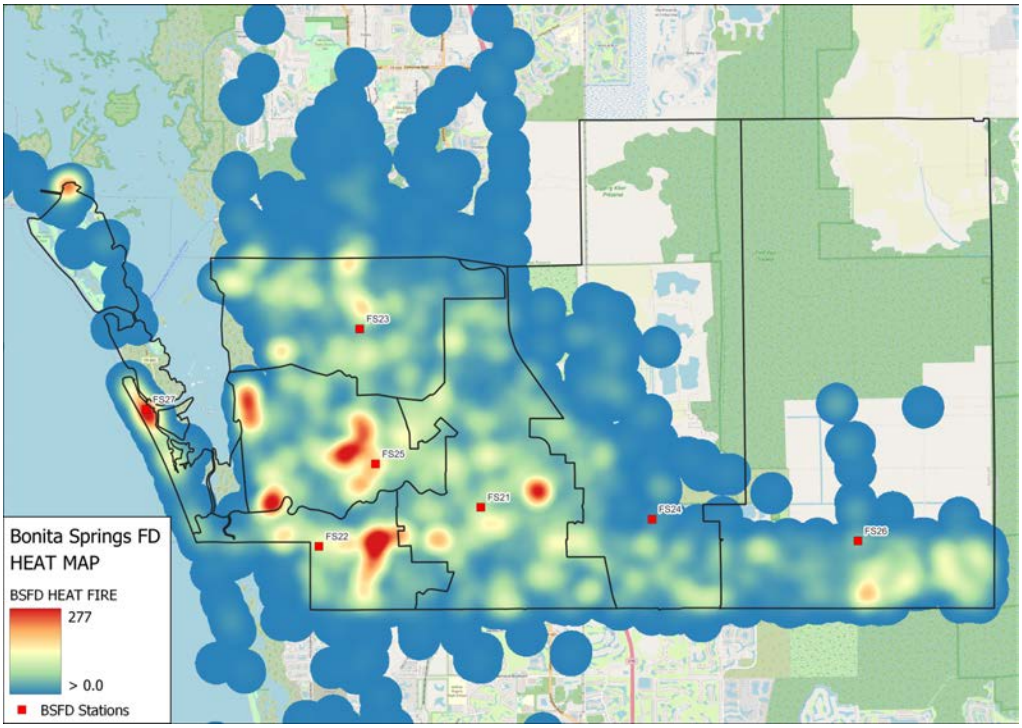


Figure 16: Heat Map for Fire Service Calls



© Fitch & Associates, LLC

Figure 17: Heat Map for Hazmat Calls

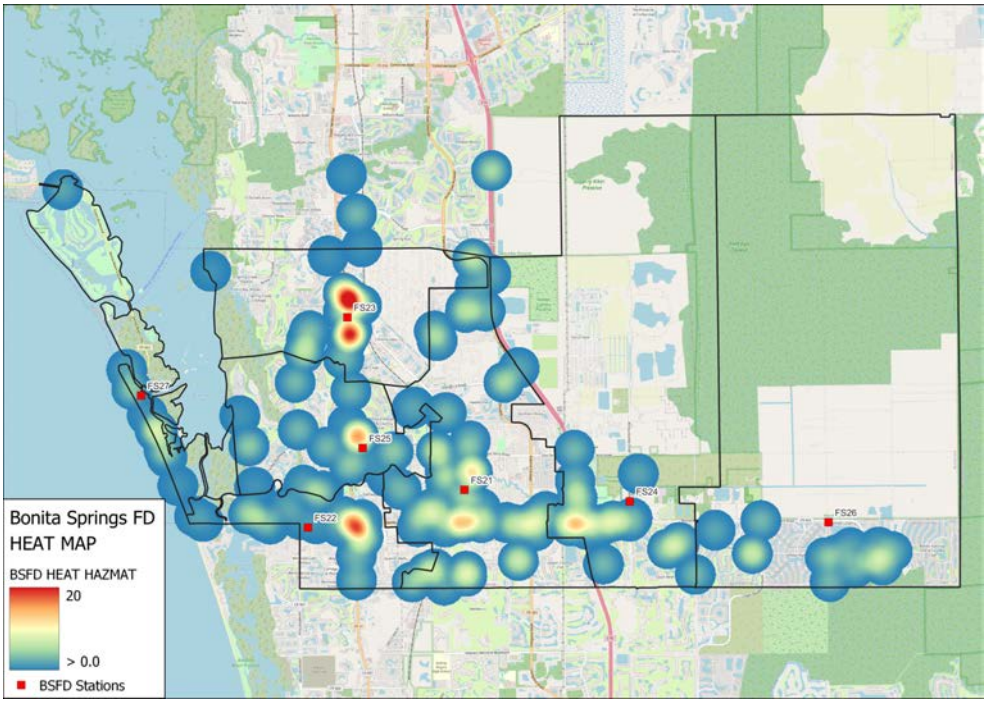
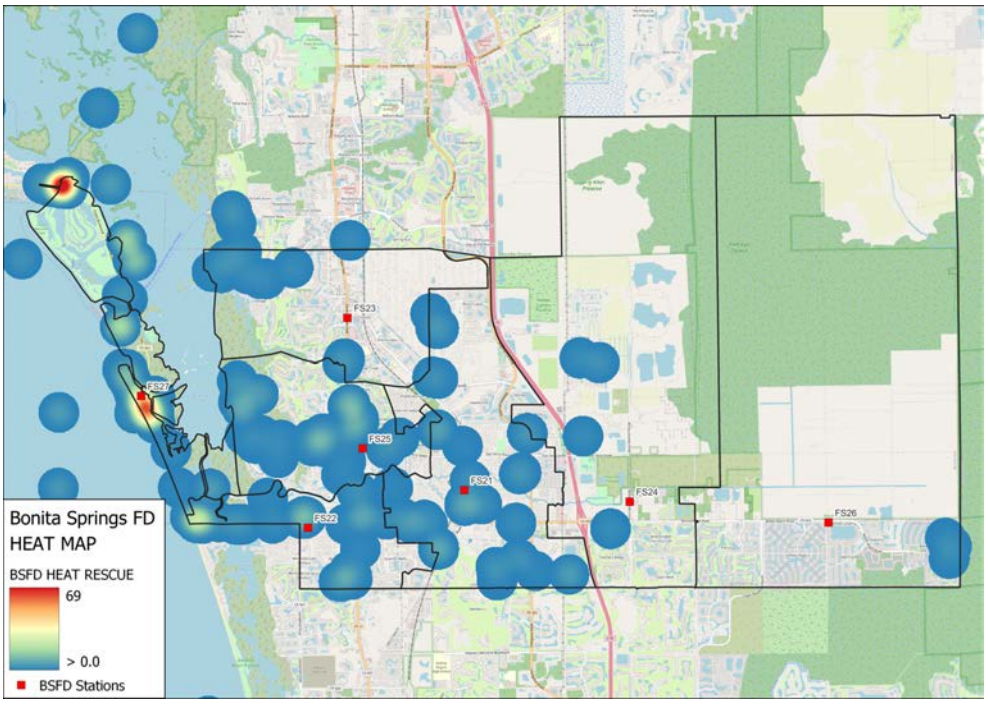
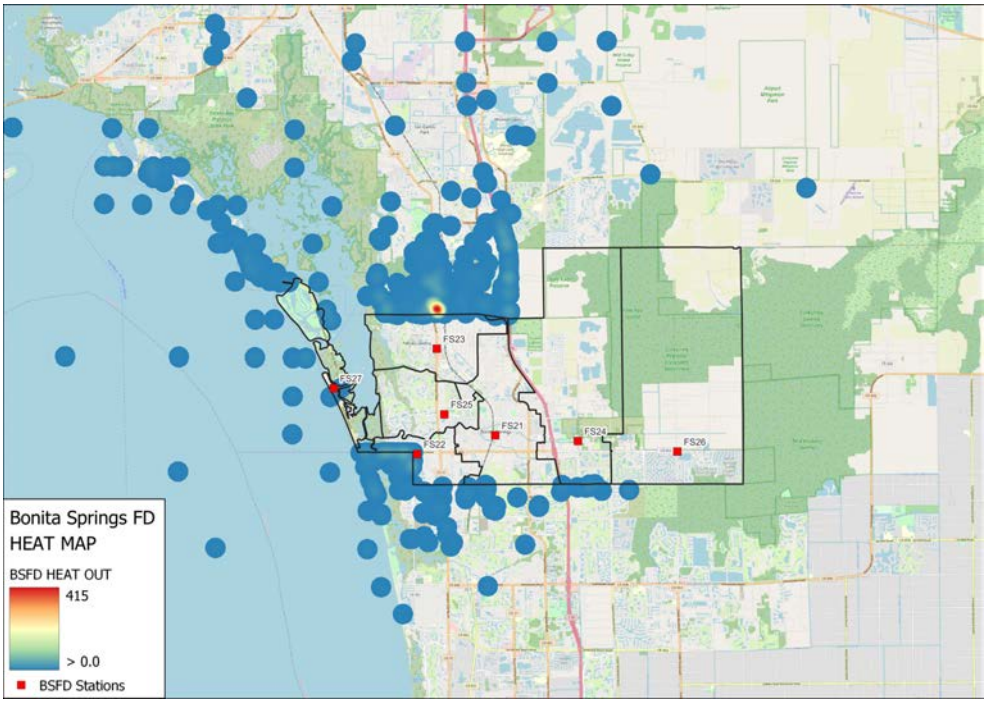


Figure 18: Heat Map for Rescue Calls



© Fitch & Associates, LLC

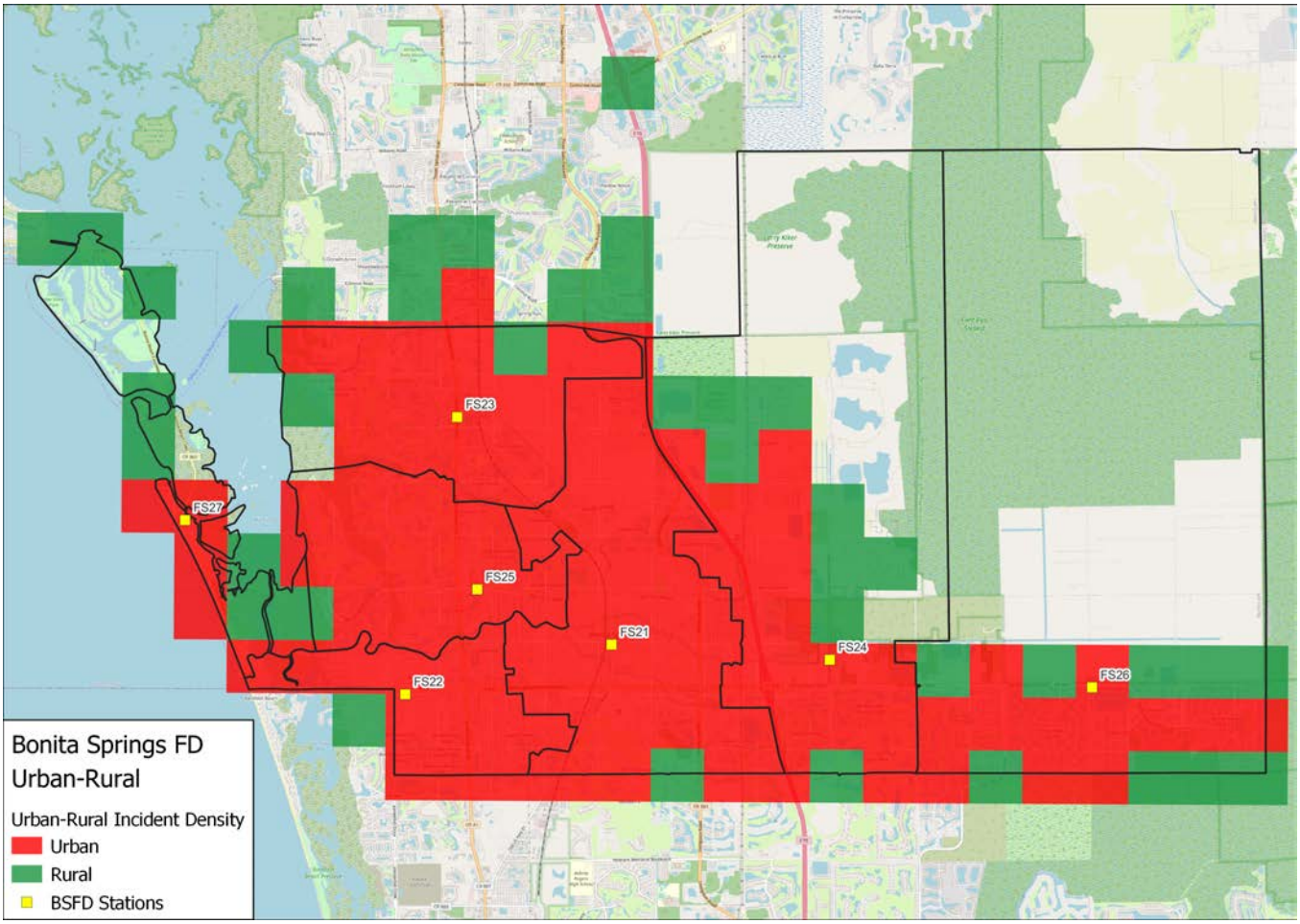
Figure 19: Heat Map for Mutual/Automatic Aid – Outside of Jurisdiction



Finally, we calculated call density based on the relative concentration of incidents based on approximately 0.5-mile geographic areas as well as the adjacent 0.5-mile areas. The results demonstrate an urban and rural designation based on call density for services and not based on population. The red areas are designated as urban service areas and the green areas are designated as rural service areas. Any area that is not colored has less than one call every six months in the 0.5-mile area and the adjacent areas.

© Fitch & Associates, LLC

Figure 20: Urban and Rural Call Density Map – All Incidents



© Fitch & Associates, LLC

CONCENTRATION STUDY

Effective Response Force Capabilities

The capability of an ERF to assemble in a timely manner with the appropriate personnel, apparatus, and equipment is important to the success of a significant structure fire event. Therefore, it is important to measure the capabilities of assembling an ERF. In most fire departments, the distribution model performs satisfactorily, but it is not uncommon to be challenged to assemble an ERF in the recommended time frames. Several factors affect the capabilities to assemble an ERF, such as the number of fire stations, number of units, and number of personnel on each unit. Each of these policy decisions should be made in relation to the community's specific risks and the willingness to assume risk.

Similar to the previous discussion, there are two prevailing recommendations for the time to assemble an ERF for structure fires. First, NFPA 1710 suggests that the ERF should arrive in eight minutes travel time or less. Second, the CFAI provides a baseline travel time performance objective of 10 minutes and 24 seconds 90% of the time or less as well as a 13-minute travel time ERF for suburban areas. ERF times between 8-, and 20-minute travel times were created to demonstrate the relative coverage throughout the jurisdiction.

Under the current model configuration, with 7 stations, approximately 54% of the **total** geography can be served with a 17-person ERF within 20-minutes with the current staffing strategy. However, the mapping will be much more informative to the reader due to the large undeveloped area in the east.

Table 12: Comparisons of Effective Response Force Configurations

Travel Time Objective	ERF 17 (NFPA 1710)
8-Minute	10.85%
10-Minute	23.86%
12-Minute	35.14%
14-Minute	41.56%
16-Minute	46.12%
18-Minute	51.36%
20-Minute	54.32%

Overall, the ERF coverage is more robust in the center of the jurisdiction where the greatest historical demand exists and the greater concentration of concentric response zones.

Figure 21: ERF at 8-Minutes

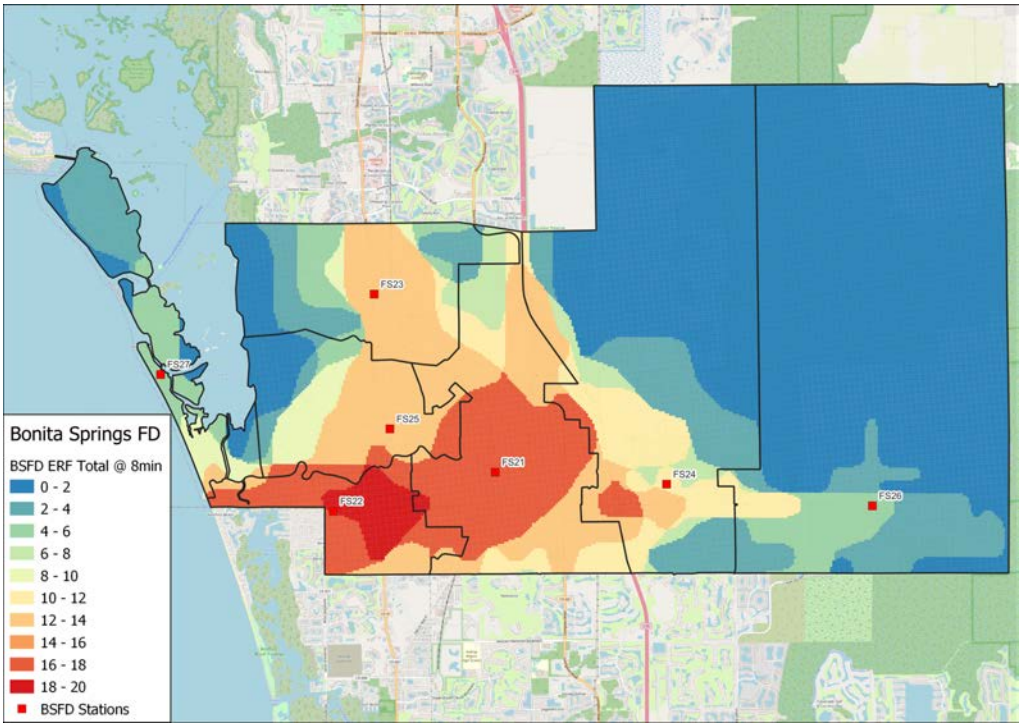
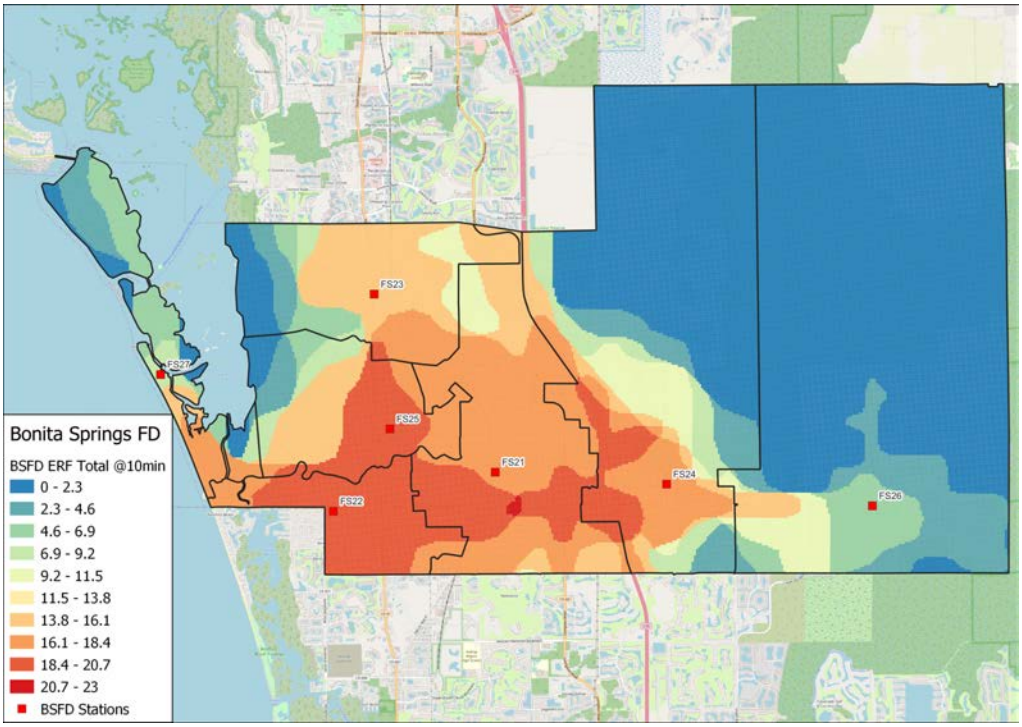


Figure 22: ERF at 10-Minutes



© Fitch & Associates, LLC

Figure 23: ERF at 12-Minutes

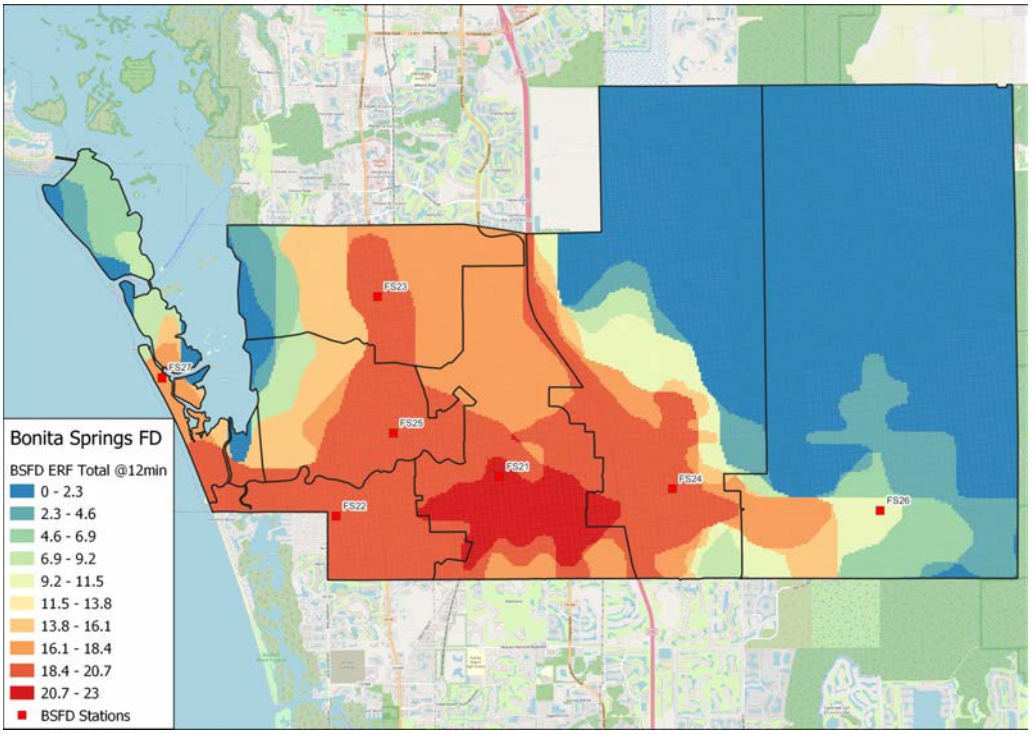
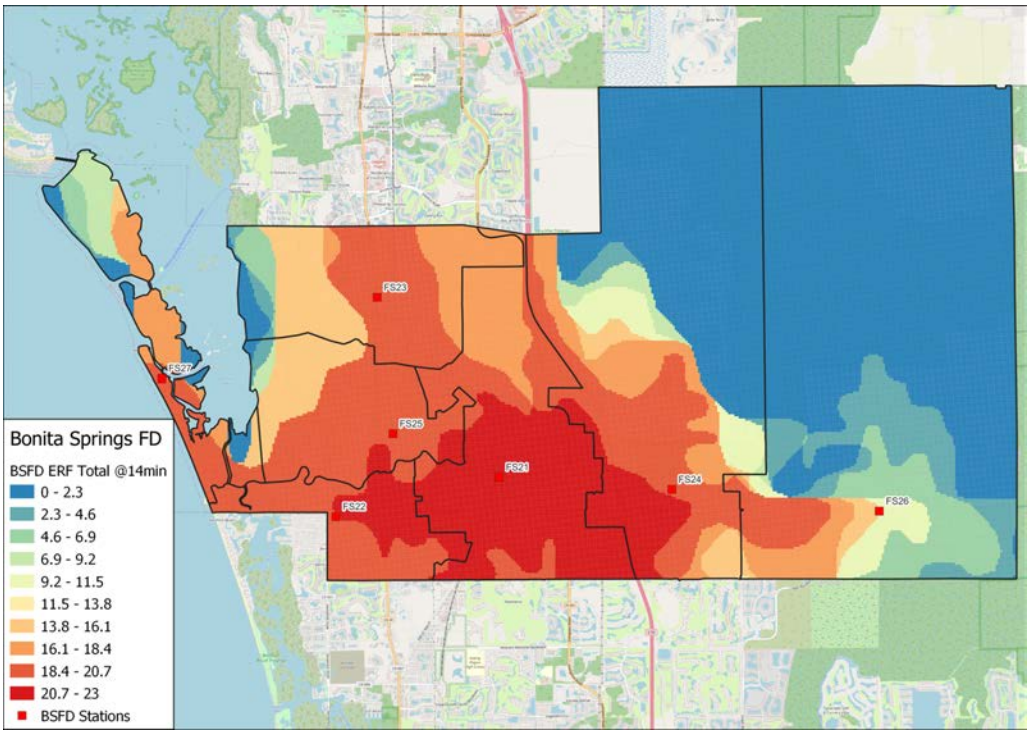


Figure 24: ERF at 14-Minutes



© Fitch & Associates, LLC

Figure 25: ERF at 16-Minutes

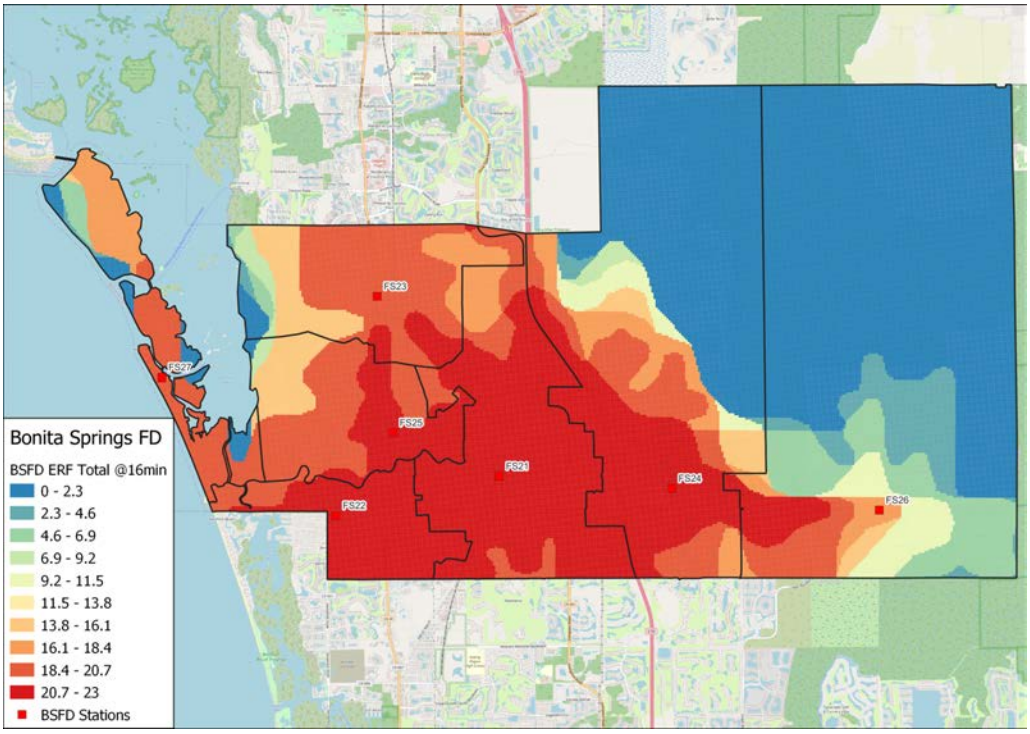
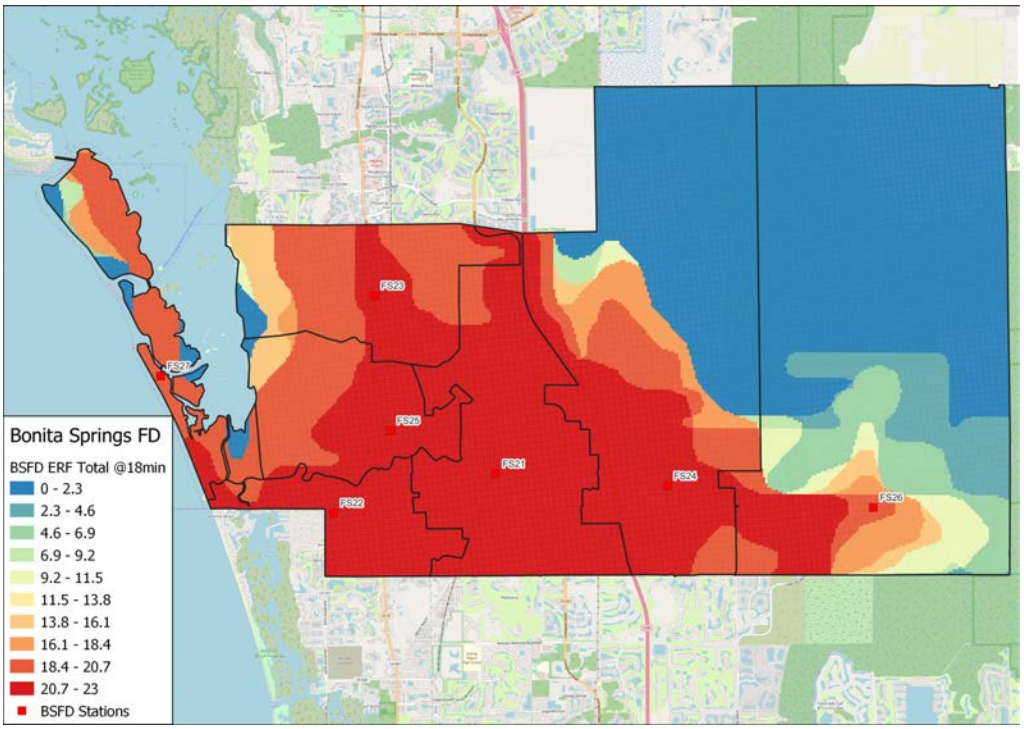
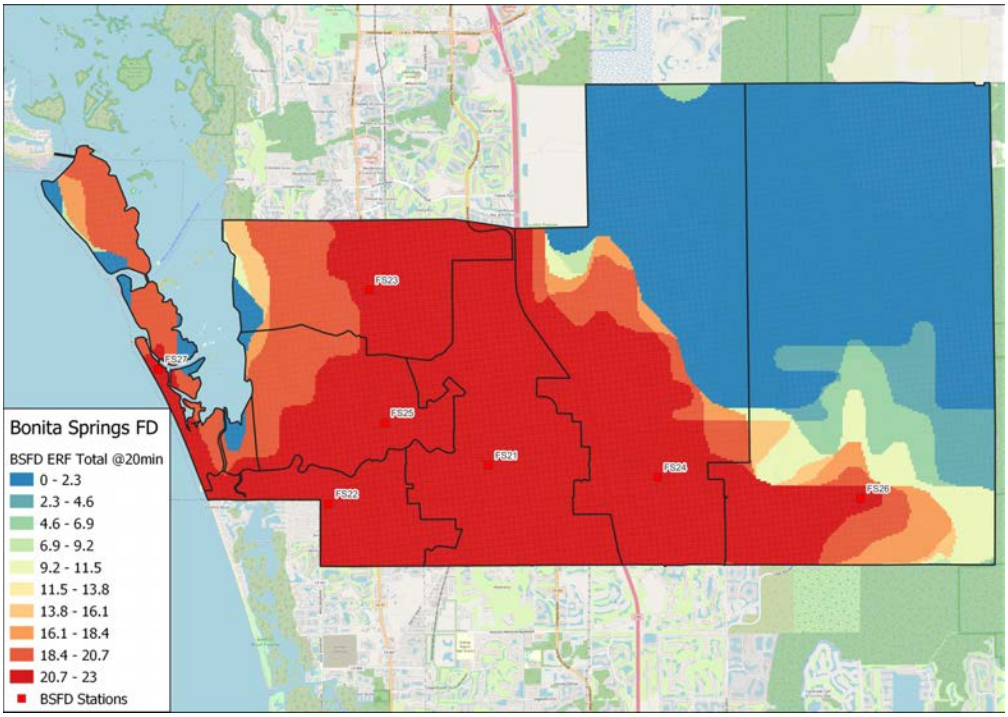


Figure 26: ERF at 18-Minutes



© Fitch & Associates, LLC

Figure 27: ERF at 20-Minutes



© Fitch & Associates, LLC

Long-Term Sustainability of the Models Presented

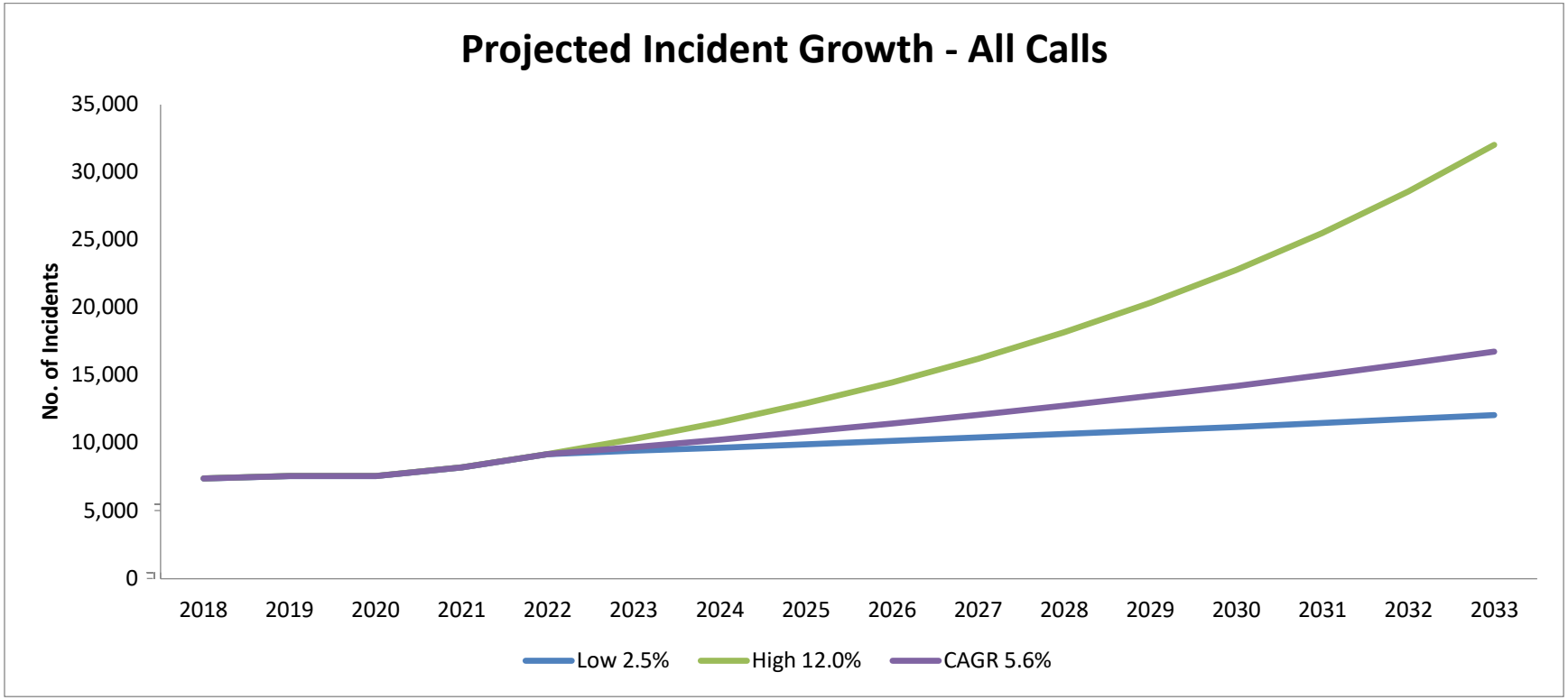
It is important to understand that the distribution models are restricted to the geographic limitations of the jurisdiction and the historical demand for services. Therefore, the number of stations is descriptive of the number of fixed facilities required from which to deploy resources. These analyses do not specifically describe the concentration of resources required at each fire station facility to adequately handle the demand for services. For example, some stations may require two or more units in order to handle the demand for services.

With respect to the long-term sustainability of the deployment models presented here, the models will remain accurate for as long as the jurisdiction's overall coverage area has not expanded. In other words, if the city's square mileage remains, then the deployment strategy will be sustainable indefinitely with respect to the coverage area. As other variables such as population density or socioeconomic status change over time, there may be a need for a higher concentration of resources necessary to meet the growing demand for services, but not additional stations. The most prominent reason that the geographic distribution model would need to be updated is for changes in traffic impedance that significantly limit the historical average travel speed. Monitoring travel time performance, system reliability, and call concurrency will provide timely feedback for changes in the environment that could impact the distribution model.

Projected Growth

The available data set included five reporting periods of data, representing 2018 - 2022. From 2018 to 2022, calls for BSFD services increased from 7,395 to 9,204, with Compound Annual Growth Rate (CAGR) of 5.6% per year. It is notable that during Covid-19, there was a year of negative growth, so the 5.6% average growth over the reporting period may be understated, especially if the more recent growth of greater than 12.0% continues. The figure below depicts observed call volume during the last five-year reporting periods and various hypothetical growth scenarios through 2033. These projections should be used with caution due to the variability in growth observed across prior calendar years. In all cases, data should be reviewed annually to ensure timely updates to projections and utilize a five-year rolling average.

Figure 28: Observed and Hypothetical Growth in Call Volume



© Fitch & Associates, LLC



www.fitchassoc.com

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-01-003
January 21, 2026

ITEM TITLE: (SECOND READING AND PUBLIC HEARING) 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.

REQUESTOR: Mike Fiigon, Senior Planner; John Dulmer, Community Development Director

AGENDA SECTION: Public Hearings—Zoning and Land Use

STRATEGIC PRIORITY:

BACKGROUND: This request is 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.

The following applications are associated with this request:

-Annexation Petition ANX25-123909-BOS, Good Enough Farms

-Annexation Petition ANX25-123918-BOS, Thiel

-Annexation Petition ANX25-123916-BOS, Seagate

-Comprehensive Plan Amendment CPA25-123666-BOS, Future Land Use Map Amendment

-Comprehensive Plan Amendment CPA25-123814-BOS, Future Land Use Text Amendment

Staff has reviewed this zoning request in tandem with the above-mentioned applications and is recommending approval. A series of conditions are being recommended by Staff to cover topics such as development standards, uses, stormwater management, open space, transportation, and phasing, among other areas.

The project was heard by the City of Bonita Springs Board for Land Use Hearings & Adjustments and Zoning Board of Appeals on December 16, 2025. The rezoning request received a recommendation of approval by a vote of 5-2 (meeting minutes attached).

The draft ordinance contains a modified condition regarding the signalization of the easternmost access point. The Applicant and their team will be available to address the proposed revision.

A revised narrative was provided by the Applicant which removes references to the Collier 951 project. The Applicant will be available to explain this revision.

STAFF RECOMMENDATION: Approve as conditioned.

ATTACHMENTS:

1. Draft Ordinance (Prepared By City Attorney)
2. Zoning Board Meeting Minutes, December 16, 2025
3. Staff Report
4. Legal Description & Sketch
5. Master Concept Plan
6. Background Analysis
7. Applicant Request Narrative (revised)
8. Full application backup (online only)

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Dept. Director:	John Dulmer, AICP

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 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: _____

City Hall Council Chambers
9101 Bonita Beach Road SE
Bonita Springs, Florida 34135

City of Bonita Springs
City Council
Draft Meeting Minutes
December 3, 2025
5:30 p.m.

1. **Call to Order:** *Mayor Gibson called the meeting to order at 5:30 pm.*

2. **Invocation:** *Provided by Pastor Riley Grandell of Gulf Shore Church.*

3. **Pledge of Allegiance:** *Led by Mayor Gibson*

4. **Roll Call**

   Present: 7 *Council Member Bogacz, Deputy Mayor Purdon, Council Member Carr, Mayor Gibson, Council Member Corrie, Council Member Fullick, Council Member Fitzpatrick.*

   Absent: 0

5. **Public Comment on Agenda Items -** *None*

6. **Consent Agenda Items:**

   Council Member Carr motioned to approve the consent agenda; Seconded by Council Member Corrie. ***The motion carried unanimously.***

   A. Approve minutes from the City Council CIP Workshop held on November 19, 2025.

   B. Approve Amendment #2 with Florida Department of Environmental Protection for the Hurricane Ian Beach Nourishment Project extending the contract end date to December 31, 2026. (Green Sheet 25-12-288)

   C. Approve a Resolution Awarding the Soccer Complex Fence Replacement Project RFB 25-22 to Quality Construction. (Green Sheet 25-12-289)

   D. Approve One-Year Renewal of Professional Services Agreement for Lobbying Services with Greenberg Traurig, LLP, under the original contract terms and conditions. (Green Sheet 25-12-290)

   E. Approve a Resolution allocating Bonita Springs Utilities Water and Sewer Impact Fee Credits to the Imperial Crossing Downtown Redevelopment Project for economic development purposes**.** (Green Sheet 25-12-294)

City Council Comments on Consent Agenda:

- *Deputy Mayor Purdon commented on consent item 6D, expressing his satisfaction with the lobbying services provided by Greenberg Traurig.*
- *Council Member Fitzpatrick noted his appreciation that the corresponding budget line item was included on the green sheet for consent item 6D, and requested that all future expenditure-approval green sheets include the relevant budget line item.*

7. Public Hearings:

A. (SECOND READING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, APPROVING THE PETITION OF BONITA SPRINGS UTILITIES, INC., TO INCREASE ITS WATER AID-TO-NEW CONSTRUCTION FEES, CERTAIN MISCELLANEOUS SERVICE CHARGES, AND CREATION OF A NEW RV/MOBILE HOME RATE CLASS; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-12-291)

The City Clerk read the title block into the record. City Attorney Rooney introduced the item, and Andy Koebel, Executive Director of Bonita Springs Utilities was present to address Council Member questions and comments. Council Member Carr motioned to approve the ordinance; Seconded by Council Member Fitzpatrick. Mayor Gibson called for public comment; seeing none, he directed the Clerk to conduct a roll-call vote. ***The motion carried 6-1, with Deputy Mayor Purdon opposed. ORDINANCE 25-14 ADOPTED.***

B. (SECOND READING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, AMENDING DIVISION 1 ("GENERALLY"), DIVISION 2 ("LOCAL PLANNING AGENCY"), DIVISION 3 ("PLANNING COMMISSION, LOCAL PLANNING AGENCY"), AND DIVISION 4 ("ZONING BOARD") OF ARTICLE II, "ADMINISTRATION," CHAPTER 4, "ZONING," OF THE LAND DEVELOPMENT CODE; RENAMING DIVISION 2 AS "PLANNING AND ZONING BOARD"; PROVIDING FOR MEMBERSHIP, POWERS, DUTIES, AND PROCEDURES; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. (Green Sheet 25-12-292)

The City Clerk read the title block into the record. City Attorney Rooney introduced the item, stating that the proposed ordinance preserves existing functions and powers while consolidating processes under a single seven-member board. A discussion followed.

Mayor Gibson asked whether the responsibilities of the Historical Preservation Board and the Tree Advisory Board could be incorporated into the new board to streamline all land-use functions. Mr. Rooney stated he would bring forward separate code amendments assigning certain land-use duties from those boards to the combined board. Council Member Fitzpatrick inquired about the member-selection process. Mr. Rooney recommended that staff contact current members of the Local Planning Agency and the Zoning Board to gauge interest. Council Members Fullick and Bogacz recommended that interested members provide an updated resume or bio for Council's consideration. Deputy Mayor Purdon added that when selecting members, Council should consider more than just years of service but also demonstrated productivity. Council Member Fitzpatrick requested that the new board receive a formal training session beyond Sunshine Law requirements, focused on roles and responsibilities.

The City Clerk noted that the Zoning Board is scheduled to meet on December 16, making it necessary to amend the ordinance's effective date. Mr. Rooney agreed and recommended amending the effective date to January 1, 2026.

Council Member Carr motioned to approve the ordinance as amended; Seconded by Deputy Mayor Purdon. Mayor Gibson called for public comment:

Ben Hershenson - Speaking as member and vice-chair of the Zoning Board, expressed support for the ordinance and the rationale for establishing the combined board.

With no further public comment, Mayor Gibson directed the Clerk to conduct a roll-call vote. ***The motion carried 6-1, with Council Member Fitzpatrick opposed. ORDINANCE 25-15 ADOPTED.*** *The City Clerk announced that an item will be placed on the December 17 agenda for the selection of board members.*

DRAFT

C. (FIRST READING) AN ORDINANCE OF THE CITY COUNCIL OF BONITA SPRINGS, FLORIDA, ADOPTING THE 2025-2026 FIVE YEAR CAPITAL IMPROVEMENT PROGRAM ANNUAL UPDATE; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-12-293)

The City Clerk read the title block into the record. Lisa Griggs Roth, Director of Financial and Administrative Services, introduced the item, stating that annual adoption is required by statute. Council Member Carr inquired about adding beautification of the Old 41 Road and Bonita Beach Road intersection to the Capital Improvement Plan. City Manager Hunter responded that there is currently a line item in the Capital Improvement Plan for Bonita Beach Road Visioning. Mayor Gibson noted that the installation of a flagpole is in the current Capital Improvement Plan, expressing his hope that it will be installed in time for the nation's 250th anniversary on July 4, and suggesting as an appropriate location city-owned property east of the I-75. Council Member Corrie asked for an update on wayfinding directional signs, which Assistant City Manager Feeney provided. Mayor Gibson announced that the ordinance will proceed to Second Reading.

8. City Attorney Items:

A. Consider a request to remove a structure from the Demolition Delay List, located at 10520 Reynolds Street. (Green Sheet 25-12-295)

City Attorney Rooney introduced the item, explaining that it stems from City Council's recent approval of a resolution temporarily assigning to Council the Historic Preservation Board's responsibility for reviewing demolition permits for structures on the Demolition Delay List. Senior Planner Mike Fiigon informed the Council that the structure that the applicant seeks to remove from the list is the former sheriff's substation at 10520 Reynolds Street, which is the approved location for the future splash pad.

Council Member Carr motioned to approve the removal of the structure from the Demolition Delay List; Seconded by Council Member Bogacz. ***The motion carried unanimously.***

9. City Manager Items:

A. Authorize staff to execute contracts for approximately $235,000 for modular delivery, rental, sewer, and water to relocate the Bonita Springs Community Policing Unit to the Old Library site at 26876 Pine Ave. (Green Sheet 25-12-296)

City Manager Hunter introduced the item, stating the Bonita Springs Community Policing Unit will temporarily relocate to modular office space at the Old Library site located 26876 Pine Ave. Commander Mark Bonora was present to address Council questions and questions. Council Member Corrie motioned to approve; Seconded by Council Member Bogacz. ***The motion carried unanimously.***

Additional City Manager Items/Announcements:

- *Dr. Margaret Banyan will hold Comprehensive Plan drop-in sessions on Dec. 16, from 11:30 am - 2 pm, at City Hall. A public workshop on the Comprehensive Plan will follow that evening from 5:30 pm – 7:00 pm.*

- *The January 21, 2026 regular City Council meeting will be held at 5:30 p.m. (rather than 9:00 am) to meet the requirement that certain land-use second reading public hearings occur in the evening.*

DRAFT

10. Mayor and Council Member Reports

Council Members commented on yesterday's Holiday in the Park event, noting the strong turnout and festive atmosphere, and expressed appreciation to staff and all who helped make it a success.

Council Member Corrie reported that the Executive Director of Arts Bonita requested a letter of support from City Council for a Division of Cultural Affairs General Program Support grant application. He motioned to provide a letter signed by the Mayor, Seconded by Council Member Fullick. ***The motion carried unanimously.*** *He also announced that, at the request of the Wonder Gardens Board of Directors, he will place an item on the next agenda to name the new Chickee structure in honor of the Rotary Club of Bonita Springs, in recognition of the club's contribution to its construction.* Lastly, he *provided an update on the BERT Project easement negotiations* with *Fay family. Term sheets were provided to the partner governments but have not yet been reviewed. An update will be provided at the next meeting.*

Council Member Fitzpatrick reminded the public of the Daughters of the American Revolution Wreath Laying Ceremony scheduled for noon on Saturday, Dec. 13, at the Bonita Springs Cemetery.

Mayor Gibson thanked participants for their enthusiastic response to the "10,000 for the Troops" Christmas card campaign and encouraged continued participation, noting there is still time to submit cards before the December 5 deadline.

11. Public Comment

Rachel Brown - Spoke about the benefits of passive parks and preserves, and suggested that the undeveloped property next to the dog park be designated a passive park.

James Anderst - Spoke about the undeveloped property next to the dog park, suggesting it be preserved and protected from future development.

Brad Talbott - Spoke about the undeveloped property next to the dog park, suggesting it be preserved and protected from future development.

Conrad Eggers - Spoke about the importance of preserving the City's remaining natural areas.

Amanda Muzii - Spoke about the importance of protecting undeveloped upland areas in Bonita Springs.

Kyle Moran - Spoke about the success of the Holiday in the Park event and the positive economic impact of community events.

Ron George - Spoke about traffic-flow issues on Hickory Boulevard.

Pamela Vazquez - Spoke about concerns over potential development of the City's remaining natural areas and suggested that the property next to the dog park be designated a passive park.

12. Adjournment - *There being no further business, the meeting adjourned at 6:53 p.m.*

APPROVED BY CITY COUNCIL
Date:_____

Prepared and attested by:

_____
Mike Gibson, Mayor

_____
Michael J. Sheffield, City Clerk

DRAFT

City Hall Council Chambers
9101 Bonita Beach Road SE
Bonita Springs, Florida 34135

City of Bonita Springs City Council
Capital Improvement Projects (CIP) Workshop
Draft Minutes

December 3, 2025
4:00 p.m.

Call to Order: *Mayor Gibson called the workshop to order at 4:00 pm.*

Roll Call:

Present: 7 *Council Member Bogacz; Deputy Mayor Purdon; Council Member Carr, Mayor Gibson, Council Member Corrie; Council Member Fullick; Council Member Fitzpatrick.*

Absent: 0

Presentation and Council Discussion on City Facilities and Special Events Capital Improvement Projects

Lora Taylor, Director of Communications and Facilities, began the presentation with an overview of special events, noting that the City hosts 12 - 14 events annually, with signature events that include the July 4th Celebration, Halloween Stroll, and Holiday in the Park. Planning is underway for an expanded July 4th celebration in 2026 in honor of the nation's 250th anniversary.

Director Taylor then presented updates on Facilities Capital Improvement Projects, which included ongoing building security assessments; renovation of the Recreation Center which is currently in the planning and development phase; improvements to the Pool House; and corrective projects at the Old Library Building. She also provided an update on projects at the Wonder Gardens and announced that planning is underway for a new website design (presentation on file in the Clerk's office).

Council discussions included methods for quantifying the economic impact of events and facility usage fees. City Manager Hunter noted that Fiscal Year 2026-2027 budget planning will include discussions on event funding and a corporate sponsorship policy.

Public Comment - *None*

Seeing no public comment, Mayor Gibson adjourned the workshop at 4:37 p.m.

APPROVED BY CITY COUNCIL

Date:_____

_____
Mike Gibson, Mayor

PREPARED AND ATTESTED BY:

_____
Michael J. Sheffield, City Clerk

DRAFT

City Hall Council Chambers
9101 Bonita Beach Road SE
Bonita Springs, Florida 34135

City of Bonita Springs
City Council
Draft **Meeting Minutes**

December 17, 2025
9:00 AM

1. **Call to Order:** *Mayor Gibson called the meeting to order at 9:03 am.*

2. **Invocation:** *Provided by Pastor Ann Grandell of Gulf Shore Church.*

3. **Pledge of Allegiance:** *Led by Mayor Gibson.*

4. **Roll Call**

   Present: 7 *Council Member Bogacz; Council Member Carr; Mayor Gibson; Council Member Corrie; Council Member Fullick; Council Member Fitzpatrick; Deputy Mayor Purdon (arrived 9:14 am).*
   Absent: 0

5. **Public Comment on Agenda Items**

   Dwight Esmon - Commented on Item 13B, "Presentation of Accessory Dwelling Units," expressing support for Auxiliary Dwelling Units and requesting that the ordinance incorporate uniform regulations city-wide.

6. **Ceremonial Presentations and Proclamations:**
   A. **Recognition of Chris Campbell for 20 years of service to the City of Bonita Springs.**

      Certificate of Recognition presented to Chris Campbell.

7. **Public Hearings - Zoning and Land Use:**

   A. **(FIRST READING AND PUBLIC HEARING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF BONITA SPRINGS, FLORIDA, BY THE ANNEXATION OF UNINCORPORATED TRACTS OF LAND OWNED BY SEAGATE REVANA, LLC; GOOD ENOUGH FARMS, LLC; AND WENDY L THIEL; LYING CONTIGUOUS TO AND BEING IN THE SAME COUNTY AS THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA; LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST TOTALING APPROXIMATELY +/- 189.5 ACRES; PROVIDING FOR ASSIGNMENT TO CITY COUNCIL DISTRICT 6; PROVIDING FOR EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNCHANGED UNTIL CHANGED BY CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.** (Green Sheet 25-12-304)

      The City Clerk read the ordinance number and title block into the record. John Dulmer, Director of Community Development, introduced Items 7A and 7B, explaining that today staff will provide an overview of the procedures and timeline for both items, with full presentations to follow at the Second Readings scheduled for January 21. He also noted that the applicant's representatives were in attendance. At the direction of City Attorney Rooney, the City Clerk then read the zoning ordinance title block for Agenda Item

7B into *the record. Senior Planner Mike Fiigon proceeded to outline the timeline and procedures for Items 7A and 7B (presentation slides on file in the City Clerk's office).*

Council Member Fitzpatrick stated that there appears to be inconsistencies in the information provided by the applicant in the back-up material and in the presentation to the Zoning Board, which he requested be addressed and clarified prior to the Second Readings. These include the location of the proposed cell tower, Kehle Canal clean-up and long-term maintenance, references to a purported extension of Route 951, and references to schedules and timelines for the I-75 widening and interchange improvement projects that do not align with information he has received from FDOT.

Mayor Gibson called for public comment for both items 7A and 7B. With no speakers and no further questions from Council members, he announced that both ordinances will move to Second Readings.

B. (FIRST READING AND PUBLIC HEARING) 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. (Green Sheet 25-12-305)

Held under Item 7A.

8. Consent Agenda Items:

Council Member Carr motioned to approve the consent agenda; Seconded by Deputy Mayor Purdon. ***The motion carried unanimously.***

A. Approve minutes from the City Council Regular meeting held on November 19, 2025.

B. Approve a Resolution re-appointing members to the following Advisory Boards: Art in Public Places Board; Historic Preservation Board; Technology Advisory Board; and Tree Advisory Board. (Green Sheet 25-12-297)

C. Approve purchase agreements to acquire three (3) properties for the FEMA Hazard Mitigation Grant Project-COVID (HMGP-COVID) Neighborhood Acquisition/Demolition Project in the Quinn/Downs/Dean Neighborhood. (Green Sheet 25-12-301)

D. Approve contract amendment #2 for the Mobility Plan with Lee County Recovery and Resiliency Planning Program utilizing U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery funds for a time extension. (Green Sheet 25-12-307)

E. Approve design build contract with Owen Ames Kimball Co., for the purpose of building a metal structure to house emergency response equipment. (Green Sheet 25-12-310)

F. Approve a Resolution awarding the US 41 Landscape & Irrigation Maintenance Project RFB 25-28 to Superior Landscaping & Lawn Service, Inc. (Green Sheet 25-12-311)

G. Approve a Resolution awarding Professional Auditing Services RFP 25-21 to Ashley, Brown & Smith, CPA's P.A. (Green Sheet 25-12-314)

H. Approve a Resolution awarding the East Terry Street/West Terry Street Landscape Maintenance Project RFB 25-29 to P & T Lawn and Tractor Service. (Green Sheet 25-12-317)

DRAFT

I. Approve agreement with Kimley-Horn and Associates, Inc. for engineering services for the Pennsylvania Avenue Corridor Improvement Project utilizing U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery (CDBG-DR) funds. (Green Sheet 25-12-318)

J. Approve Extra-Duty Detail Services Agreement with Lee County Sheriff's Office for continued marine patrols on the Imperial River and Estero Bay in compliance with the WCIND funding agreement. (Green Sheet 25-12-319)

K. Approve proposal from Haskins Inc., for the replacement of a failed 30-inch storm pipe at Luke Street. (Green Sheet 25-12-320)

L. Authorize staff to execute contracts for the fireworks, lasers, and drones for the Star-Spangled Bonita event on July 4, 2026. (Green Sheet 25-12-321)

City Council Comments on Consent Agenda

Referring to Consent Item 8B, Council Member Fitzpatrick requested an update on the timeline for transferring the duties of the Historic Preservation Board and the Tree Advisory Board to the new board. City Attorney Rooney responded that the transfer of duties must be enacted by ordinance, which he expects to bring forward by the end of February.

9. Public Hearings:

A. (SECOND READING) AN ORDINANCE OF THE CITY COUNCIL OF BONITA SPRINGS, FLORIDA, ADOPTING THE 2025-2026 FIVE YEAR CAPITAL IMPROVEMENT PROGRAM ANNUAL UPDATE; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-12-298)

The City Clerk read the ordinance title block into the record. City Manager Hunter introduced the item, stating that annual adoption is required by State statute. Council Member Corrie motioned to approve; Seconded by Council Member Carr. **The motion carried unanimously. ORDINANCE 25-16 ADOPTED.**

10. Presentations:

A. Presentation and update of the Bonita Springs Wonder Gardens Master Plan and associated Capital Improvement Projects. (Green Sheet 25-12-303)

City Manager Hunter introduced the item, stating that the presentation is being provided in accordance with the Public/Private Partnership agreement. Neil Anderson, Executive Director of the Wonder Gardens, delivered the presentation, which included an update on the master plan and capital improvement projects (presentation on file in the City Clerk's office). Council Members expressed consensus approval with the projects presented.

11. Mayor and Council Member Items:

A. Approve a Resolution naming the Chickee structure at the Bonita Wonder Gardens, "The Rotary Club of Bonita Springs Chickee." (Corrie, Green Sheet 25-12-309)

Council Member Corrie led the discussion. Council Member Carr motioned to approve; Seconded by Council Member Fullick. ***The motion carried unanimously.***

DRAFT

B. Discussion regarding historic preservation of the Good Bread Building Façade and the Restaurant at the Wonder Gardens, and direction to staff. (Corrie and Purdon, Green Sheet 25-12-300)

Council Member Corrie led the discussion, noting that both the Good Bread Building Façade and the former restaurant at the Wonder Gardens are in poor and deteriorating condition. He reviewed the rationale for demolition over preservation which he outlined in the green sheet, with Council Members expressing agreement. The City Attorney then summarized the options for pursuing demolition permits, given the role of the Historic Preservation Board in such actions, which is not currently convening. Council Member Carr motioned to refer the matter to the new Planning and Zoning Board in pursuit of demolition permits for both structures; Seconded by Council Member Corrie. ***The motion carried unanimously.***

C. Approve the purchase of two (2) art sculptures, "Love of Bonita" and "Blue Water" by artist Clayton Swartz, for the City's permanent art collection. (Fullick, Green Sheet 25-12-302)

Council Member Fullick led the discussion for both items 11C and 11D. Council Member Corrie motioned for approval of the purchase of two art sculptures Item (11C) and the public art lease agreement (11D); Seconded by Council Member Fullick. ***The motion carried unanimously.***

D. Approve the public art lease agreement between the City of Bonita Springs and Lynx Zuckerman @ Bonita Grande, LLC for the display of two (2) art sculptures, "Love of Bonita" and "Blue Water" by artist Clayton Swartz, which will remain part of the City's permanent art collection within the Midtown Development project. (Fullick, Green Sheet 25-12-308)

Approved under Item 11C.

E. Approve a Resolution confirming appointments made by the Mayor, with advice and consent of City Council, of seven members to the Bonita Springs Planning and Zoning Board for staggered terms (two members for 1-year, two for 2-years, and three for 3-years); confirming the Mayor's appointment of a chairperson; and formally releasing members of the former Local Planning Agency and the former Zoning Board with gratitude for their service. (Gibson, Green Sheet 25-12-299)

Mayor Gibson led the discussion, thanking the members of the Local Planning Agency and the Zoning Board for their service. He then announced the following appointments, and asked for input from Council:

Two Members for a 1-year term: Daniel Dhooghe and Raymond Townsend
Two Members for a 2-year term: Robert Lombardo and Lynda Waterhouse
Three Members for a 3-year term: Steve Lohan, Jack Brown, and Ben Hershenson
Ben Hershenson - Chairman

Council Member Carr motioned to approve the appointments made by the Mayor; Seconded by Council Member Corrie. ***The motion carried unanimously.***

12. City Attorney Items:

A. A Resolution relating to historic preservation, approving a Special Certificate of Appropriateness for construction of a Chickee Hut on the former pole barn site at the Wonder Gardens. (Green Sheet 25-12-316)

(Heard immediately following Item 11A at Mayor Gibson's request) City Attorney Rooney introduced the item, explaining that it is on the agenda because Council is temporarily fulfilling responsibilities of the Historic Preservation Board. Council Member Carr motioned to approve; Seconded by Council Member Corrie. ***The motion carried unanimously.***

DRAFT

13. City Manager Items:

A. Presentation on the status of Comprehensive Plan and Land Development Code Amendments. (Green Sheet 25-12-315)

Presentation provided by Dr. Margaret Banyan which included an update on the comprehensive plan amendment process, land development code amendment scoping, and public participation outreach efforts (presentation on file in the City Clerk's office). Council Member Carr motioned to approve the priorities presented by Dr. Banyan; Seconded by Council Member Corrie. ***The motion carried unanimously.***

10:28 am - Mayor Gibson recessed the meeting for break.
10:36 am - Mayor Gibson re-convened the meeting.

B. Presentation of Accessory Dwelling Units. (Green Sheet 25-12-312)

Jacqueline Genson, Planning and Zoning Manager, presented, which included an overview of ADUs, current City regulations, and filed Senate Bill 48. She noted that, if enacted, Senate Bill 48 would take effect on July 1, 2026, and would require local governments to adopt an ordinance by December 1, 2026 (presentation on file in the Clerk's office).

A discussion followed regarding potential challenges and appropriate next steps. The City Attorney and Community Development staff will continue to monitor legislative action related to Senate Bill 48 and its companion, House Bill 313, and seek Council direction accordingly.

C. Presentation of the Community Development Activity Report for November. (Green Sheet 25-12-306)

Presentation provided by John Dulmer, Director, Community Development.

Additional City Manager Reminders/Updates

- *The January 21, 2026 regular City Council meeting will begin at 5:30 p.m. (rather than 9:00 am) to meet the requirement for an evening-hour Second Reading/Public Hearing.*

14. Mayor and Council Member Reports

Council Members conveyed best wishes for a happy and safe holiday season to residents and staff.

Council Member Fitzpatrick thanked all who organized and attended the recent Daughters of the American Revolution, Wreaths Across America Ceremony. More than 150 wreaths were placed on the graves of veterans at the Bonita Springs Cemetery.

Council Member Corrie provided an update on the BERT Project easement negotiations with the Fay Family. After reviewing the term sheets, the three partner government representatives jointly determined that the proposed easement agreements would not meet their needs.

Council Member Carr commented on the strong sense of community togetherness that is evident throughout the City. She also reminded motorists to drive carefully, remain attentive, and stop for school buses displaying flashing red lights.

Mayor Gibson reported the results of the "10,000 for the Troops" Christmas card challenge, announcing that Bonita Springs collected a total of 12,746 cards - more than any other municipality participating in the friendly competition. He expressed appreciation to everyone who contributed, including residents, students, school faculty and staff, businesses, community organizations, family members, City staff, and his fellow Council Members.

DRAFT

15. Public Comment

Barbara Ryan - Offered feedback on the Auxiliary Dwelling Units presentation and expressed her endorsement of consistent regulations throughout all districts.

Ben Hershenson - Conveyed his appreciation to the Mayor and Council Members for the unexpected opportunity to serve as chairman of the Planning and Zoning Board. He also provided comments on Auxiliary Dwelling Units.

16. Adjournment *There being no further business, the meeting adjourned at 11:40 a.m.*

PREPARED AND ATTESTED BY:

_____
Michael J. Sheffield, City Clerk

APPROVED BY CITY COUNCIL

Date: _____

_____
Mike Gibson, Mayor

DRAFT

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-01-004
January 21, 2026

ITEM TITLE: Approve a Resolution appointing a chairperson of each advisory board and committee for 2026.

REQUESTOR: Mayor Mike Gibson; City Clerk Mike Sheffield

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

Pursuant to Rule 4.01(C) of the Administrative Code for Advisory Boards, in January of each year the Mayor shall appoint a chairperson of each advisory board and committee from among the members.

The following individuals have served as chairpersons in 2025, and each has expressed an interest in continuing to serve in that capacity. Appointments shall commence upon approval of the Resolution and expire on December 31, 2026.

Amy Quaremba:	Art in Public Places Advisory Board
Alan Glazier:	Historic Preservation Board
Michael Robinson:	Outreach Advisory Committee
Jim Kauffman:	Technology Advisory Board
Jack Brown	Tree Advisory Board
Bobby Hunter:	Veterans Advisory Committee

The chairperson of the new Planning and Zoning Board, Ben Hershenson, was appointed at the December 17, 2025 City Council meeting.

STAFF RECOMMENDATION: Approve a Resolution appointing the named individuals as chairpersons for 2026.

ATTACHMENTS:

Draft Resolution

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield

CITY OF BONITA SPRINGS, FLORIDA
RESOLUTION 26-

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA, APPOINTING A CHAIRPERSON OF THE FOLLOWING ADVISORY BOARDS AND COMMITTEES: ART IN PUBLIC PLACES BOARD; HISTORIC PRESERVATION BOARD; OUTREACH ADVISORY COMMITTEE; TECHNOLOGY ADVISORY BOARD; TREE ADVISORY BOARD; AND VETERANS ADVISORY COMMITTEE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Rule 4.01(C) of Administrative Code AC-1-6, annually in January, the Mayor shall appoint the chairpersons of each advisory board and committee from among their members; and

WHEREAS, Rule 4.01(D) provides that a vice chair shall be elected by the members of the advisory committee and board; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Lee County, Florida:

Section 1. The following individuals are hereby appointed as chairpersons of the advisory boards and committees set forth below:

Amy Quaremba:	Art in Public Places Advisory Board
Alan Glazier:	Historic Preservation Board
Michael Robinson:	Outreach Advisory Committee
Jim Kauffman:	Technology Advisory Board
Jack Brown	Tree Advisory Board
Bobby Hunter:	Veterans Advisory Committee

Section 2. Said appointments shall commence upon approval of this Resolution and expire December 31, 2026.

Section 3. This Resolution shall take effect immediately upon 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

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-01-005
January 21, 2026

ITEM TITLE: Approve contract amendment #5 between the City and the Florida Department of Commerce (FCOM) for the Community Development Block Grant – Mitigation Quinn/Downs/Dean Infrastructure Project (Contract Agreement #IR015) extending the contract end date.

REQUESTOR: Elly Soto McKuen, Senior Project Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 1) Stormwater Resiliency, 4) Environmental Protection

---

BACKGROUND: The City received U.S. Housing and Urban Development (HUD) Community Development Block Grant – Mitigation (CDBG-MIT) funding for the Imperial Bonita Estates/Quinn/Downs/Dean West of Imperial Parkway Drainage Program. City Council approved the $11,021,919 agreement on June 17, 2020, with a fully executed agreement received from FDEO on July 8, 2020.

On May 19, 2021, City Council approved Amendment #1, which provided for a new FDEO contact person and other policy and program requirements, including budget development and revised activity work plans.

On December 17, 2021, City Council approved Amendment #2, which shifted the grant funding source from CDBG-DR to CDBG-MIT Program (Community Development Block Grant – Mitigation). Moving the funding source provided the City with additional time to complete the project. All other terms, conditions and requirements remained the same.

On June 15, 2022, City Council approved Amendment #3, which replaced contract language referencing both the citizen complaints and program appeal process.

On December 21, 2022, City Council approved Amendment #4 that clarified contract language identified in Amendment #3 to be consistent with citizen complaints and program appeals.

Amendment #5 extends the contract end date from January 11, 2026, to January 11, 2027 in order for construction of stormwater improvements.

This project is budgeted in the Capital Improvement Project account number 30.250.538.6810.

STAFF RECOMMENDATION: Approve contract amendment #5 for contract agreement IR015

ATTACHMENTS:

1. Florida Department of Commerce IR015 Contract - Amendment #5

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Matt Feeney

Docusign Envelope ID: 1F3BAD19-D54C-40F0-8D90-50318AA1D483

AMENDMENT FIVE
TO THE FEDERALLY FUNDED
COMMUNITY DEVELOPMENT BLOCK GRANT
MITIGATION PROGRAM (CDBG-MIT)
SUBRECIPIENT AGREEMENT

On **July 8**, **2020**, the State of Florida, Department of Commerce ("Commerce"), formerly known as the Department of Economic Opportunity, and the **City of Bonita Springs, Florida** ("Subrecipient") entered into agreement **IR015** ("Agreement"). Commerce and the Subrecipient may individually be referred to herein as a "Party" or collectively as the "Parties."

WHEREAS, Section 5, Modification of Agreement, of the Agreement provides that any amendment to the Agreement shall be in writing executed by the Parties thereto; and

WHEREAS the Agreement was previously amended on **July 26, 2021, January 12, 2022, June 27, 2022, and December 28, 2022**; and

WHEREAS the Parties wish to amend the Agreement as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants and obligations set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the following:

1. On July 1, 2023, the Florida Department of Economic Opportunity was renamed to the Florida Department of Commerce. Effective July 1, 2023, all references throughout the Agreement to "Department of Economic Opportunity" or "DEO" are replaced with "Department of Commerce" or "Commerce" as appropriate.

2. This Agreement is hereby reinstated as though it had not expired.

3. **Section 3, Period of Agreement**, is hereby deleted in its entirety and replaced with the following:

   (3) Period of Agreement. This Agreement begins **July 8, 2020**, and ends **January 11, 2027**, unless otherwise terminated as provided in this Agreement. Commerce shall not grant any extension of this Agreement unless Subrecipient provides justification satisfactory to Commerce in its sole discretion and Commerce's Deputy Secretary of the Division of Community Development approves such.

4. **Section (7) Audit Requirements**, Subsection (a) is hereby deleted and replaced with the following:

   (a) Subrecipient shall conduct a single or program-specific audit in accordance with the provisions of 2 CFR part 200 if it expends one million dollars ($1,000,000) or more in Federal awards from all sources during its fiscal year.

5. **Section 15, Citizen Complaints**, is hereby deleted in its entirety and replaced with the following:

   (15) Citizen Complaints. The goal of Commerce is to provide an opportunity to resolve citizen complaints in a timely manner, usually within fifteen (15) business days of the receipt of the complaint as expected by HUD, if practicable, and to provide the right to participate in the process and appeal a decision when there is reason for an applicant to believe its application was not handled

Docusign Envelope ID: 1F3BAD19-D54C-40F0-8D90-50318AA1D483

according to program policies. All applications, guidelines and websites will include details on the right to file a complaint or appeal and the process for filing a complaint or beginning an appeal.

The Subrecipient will handle citizen complaints by:

(a) Conducting investigations, as necessary;
(b) Finding a resolution; or
(c) Conducting follow-up actions.

Program Appeals

Applicants may appeal program decisions related to one of the following activities:

(a) A program eligibility determination;
(b) A program assistance award calculation; or
(c) A program decision concerning housing unit damage and the resulting program outcome.

Citizens may file a written complaint or appeal with the Office of Long-Term Resiliency by email at CDBG-DR@commerce.fl.gov or by mail to the following address:

Attention: Office of Long-Term Resiliency
Florida Department of Commerce
107 East Madison Street
The Caldwell Building, MSC 160
Tallahassee, Florida 32399

HUD Complaints

If the complainant is not satisfied by the Subrecipient's determination or Commerce's response, then the complainant may file a written appeal by following the instructions issued in the letter of response. If the complainant has not been satisfied with the response at the conclusion of the complaint or appeals process, a formal complaint may then be addressed directly to the regional Department of Housing and Urban Development (HUD) at:

Department of Housing & Urban Development
Charles E. Bennet Federal Building
400 West Bay Street, Suite 1015
Jacksonville, FL 32202

Fair Housing Complaints

The Florida Office of Long-Term Resiliency operates in Accordance with the Federal Fair Housing Law (The Fair Housing Amendments Act of 1988). Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination: 1-800-669-9777 (Toll Free), 1-800-927-9275 (TTY) or www.hud.gov/fairhousing.

6. This Agreement is hereby amended to add the following:

Docusign Envelope ID: 1F3BAD19-D54C-40F0-8D90-50318AA1D483

(32) CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN PROHIBITED

If applicable, and in accordance with section 287.138, F.S., a contract between a governmental entity and an entity which would give access to an individual's personal identifying information which is executed, extended, or renewed on or after the dates provided in section 287.138(4), F.S., must include an attestation by the entity on Form PUR 1355, "Foreign Country of Concern Attestation Form," which is incorporated herein by reference.

If applicable, Subrecipient must provide Commerce with a signed Foreign Country of Concern Attestation Form pursuant to section 287.138(4), F.S., and rule 60A-1.020, F.A.C.

(33) FOREIGN INFLUENCE

In accordance with section 286.101, F.S., if this Agreement has a value of $100,000 or more, Subrecipient shall disclose to Commerce any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. The disclosure requirements are more fully defined within the statute. Subrecipient represents that it is, and for the duration of this Agreement will remain, in compliance with section 286.101, F.S.

(34) HUMAN TRAFFICKING

If applicable, and in accordance with section 787.06, F.S., when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in that statute.

If applicable, Subrecipient must provide Commerce with an affidavit signed by an officer or a representative of Subrecipient under penalty of perjury attesting that Subrecipient does not use coercion for labor or services as defined in section 787.06, F.S.

7. **Attachment G, Reports, Section 3**, is hereby deleted in its entirety and replaced with the following:

3. The Subrecipient shall closeout its use of the CDBG-MIT funds and its obligations under this Agreement by complying with the closeout procedures in 2 CFR § 200.344. Activities during this close-out period may include, but are not limited to making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances and accounts receivable to the Subrecipient) and determining the custodianship of records.

Notwithstanding the terms of 2 CFR 200.344, upon the expiration of this Agreement, the Subrecipient shall transfer to the recipient any CDBG-MIT funds on hand at the time of expiration and any accounts receivable attributable to the use of CDBG-MIT funds. Further, any real property under the Subrecipient's control that was acquired or improved in whole or in part with CDBG-MIT

Docusign Envelope ID: 1F3BAD19-D54C-40F0-8D90-50318AA1D483

funds (including CDBG-MIT funds provided to the Subrecipient in the form of a loan) shall be treated in accordance with 24 CFR 570.503(b)(7).

8. **Attachment G, Reports, Section 6,** is hereby deleted in its entirety and replaced with the following:

   6. Section 3 Quarterly Reporting Requirements. Reporting of labor hours for Section 3 projects must comply with 24 CFR §75.25(a). Subrecipients must report the following: (i) the total number of labor hours worked; (ii) the total number of labor hours worked by Section 3 workers; and (iii) the total number of labor hours worked by Targeted Section 3 workers. If Section 3 benchmarks are not met, the subrecipient's qualitative efforts must be reported in a manner required by 24 CFR §75.25(b).

   Subrecipients shall provide Section 3 Reporting quarterly to Commerce by the 10th of each quarter (January 10, April 10, July 10, and October 10). For Section 3 Reporting, Subrecipients should complete and return the Project Implementation Plan template to Commerce.

9. **Attachment I, Audit Requirements**, is hereby deleted in its entirety and replaced with the attached Attachment I – Audit Requirements.

10. **Attachment J, Audit Compliance Certification**, is hereby deleted in its entirety and replaced with the attached Attachment J- Audit Compliance Certification.

11. All other terms and conditions of the Subrecipient Agreement not otherwise amended remain in full force and effect.

~ Remainder Left Intentionally Blank ~

Docusign Envelope ID: 1F3BAD19-D54C-40F0-8D90-50318AA1D483

IN WITNESS HEREOF, by signature below, the Parties agree to abide by the terms, conditions, and provisions of Commerce Agreement Number **IR015**, as amended. This Amendment is effective on the date the last Party signs this Amendment.

FLORIDA DEPARTMENT OF COMMERCE	**CITY OF BONITA SPRINGS, FLORIDA**
SIGNED:	SIGNED:
J. ALEX KELLY	**MIKE GIBSON**
SECRETARY	**MAYOR**
DATE:	DATE:

Approved as to form and legal sufficiency, subject only to full and proper execution by the Parties.

OFFICE OF GENERAL COUNSEL
FLORIDA DEPARTMENT OF COMMERCE

By: _____

Approved Date: _____

Docusign Envelope ID: 1F3BAD19-D54C-40F0-8D90-50318AA1D483

Attachment I – Audit Requirements

The administration of resources awarded by Commerce to the Subrecipient may be subject to audits and/or monitoring by Commerce as described in this section.

MONITORING

In addition to reviews of audits conducted in accordance with 2 C.F.R. 200 Subpart F (Audit Requirements) and section 215.97, F.S., as revised (see "AUDITS" below), monitoring procedures may include, but not be limited to, on-site visits by Commerce staff, limited scope audits as defined by 2 C.F.R. part 200, as revised, and/or other procedures. By entering into this Agreement, the Subrecipient agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by Commerce. In the event Commerce determines that a limited scope audit of the Subrecipient is appropriate, the Subrecipient agrees to comply with any additional instructions provided by Commerce staff to the Subrecipient regarding such audit. The Subrecipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

AUDITS

PART I: FEDERALLY FUNDED This part is applicable if the Subrecipient is a State or local government or a non-profit organization as defined in 2 C.F.R. part 200, as revised.

1. In the event that the Subrecipient expends $1,000,000 or more in federal awards in its fiscal year, the Subrecipient must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR 200 Subpart F (Audit Requirements), as revised. In determining the federal awards expended in its fiscal year, the Subrecipient shall consider all sources of federal awards, including federal resources received from Commerce. The determination of amounts of federal awards expended should be in accordance with the guidelines established by 2 C.F.R. 200 Subpart F (Audit Requirements), as revised. An audit of the Subrecipient conducted by the Auditor General in accordance with the provisions of 2 C.F.R. 200 Subpart F (Audit Requirements), as revised, will meet the requirements of this part.

2. In connection with the audit requirements addressed in Part I, paragraph 1, the Subrecipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 C.F.R. 200 Subpart F (Audit Requirements), as revised.

3. If the Subrecipient expends less than $1,000,000 in federal awards in its fiscal year, an audit conducted in accordance with the provisions of 2 C.F.R. 200 Subpart F (Audit Requirements), as revised, is not required. In the event that the Subrecipient expends less than $1,000,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 C.F.R. 200 Subpart F (Audit Requirements), as revised, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from Subrecipient resources obtained from other than federal entities).

4. Although 2 C.F.R. 200 Subpart F (Audit Requirements) does not apply to commercial (for-profit) organizations, the pass-through entity has an obligation to ensure that for-profit Sub-subrecipients that expend $1,000,000 or more in federal awards must comply with federal awards guidelines (see 2 C.F.R. 200.501(h)). Additionally, for-profit entities may be subject to certain specific audit requirements of individual federal grantor agencies.

Docusign Envelope ID: 1F3BAD19-D54C-40F0-8D90-50318AA1D483

Additional Federal Single Audit Act resources can be found at:
https://harvester.census.gov/facweb/Resources.aspx

PART II: STATE FUNDED. This part is applicable if the Subrecipient is a non-state entity as defined by section 215.97(2), F.S.

1. In the event that the Subrecipient expends a total amount of state financial assistance equal to or in excess of $750,000 in any fiscal year of such Subrecipient, the Subrecipient must have a State single or project-specific audit for such fiscal year in accordance with section 215.97, F.S.; applicable rules of the Department of Financial Services; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. In determining the state financial assistance expended in its fiscal year, the Subrecipient shall consider all sources of state financial assistance, including state financial assistance received from Commerce, other state agencies, and other non-state entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a non-state entity for federal program matching requirements.

2. In connection with the audit requirements addressed in Part II, paragraph 1, the Subrecipient shall ensure that the audit complies with the requirements of section 215.97(8), F.S. This includes submission of a financial reporting package as defined by section 215.97(2), F.S., and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

3. If the Subrecipient expends less than $750,000 in state financial assistance in its fiscal year, an audit conducted in accordance with the provisions of section 215.97, F.S., is not required. In the event that the Subrecipient expends less than $750,000 in state financial assistance in its fiscal year and elects to have an audit conducted in accordance with the provisions of section 215.97, F.S., the cost of the audit must be paid from the non-state entity's resources (i.e., the cost of such an audit must be paid from the Subrecipient's resources obtained from other than State entities).

Additional information regarding the Florida Single Audit Act can be found at: https://apps.fldfs.com/fsaa/

PART III: OTHER AUDIT REQUIREMENTS

(NOTE: This part would be used to specify any additional audit requirements imposed by the State awarding entity that are solely a matter of that State awarding entity's policy (i.e., the audit is not required by Federal or State laws and is not in conflict with other Federal or State audit requirements). Pursuant to section 215.97(8), F.S., State agencies may conduct or arrange for audits of state financial assistance that are in addition to audits conducted in accordance with section 215.97, F.S. In such an event, the State awarding agency must arrange for funding the full cost of such additional audits.)

N/A

Docusign Envelope ID: 1F3BAD19-D54C-40F0-8D90-50318AA1D483

PART IV: REPORT SUBMISSION

1. Copies of reporting packages, to include any management letter issued by the auditor, for audits conducted in accordance with 2 C.F.R. 200 Subpart F (Audit Requirements), as revised, and required by PART I of this Exhibit Agreement shall be submitted by or on behalf of the Subrecipient directly to each of the following at the address indicated:

   A. Florida Department of Commerce
   Financial Monitoring and Accountability (FMA)
   The copy submitted to the FMA section should be sent via email to: FMA-RWB@commerce.fl.gov

   B. The Federal Audit Clearinghouse designated in 2 C.F.R. 200 Subpart F (Audit Requirements), as revised, electronically at: https://harvester.census.gov/facweb/

2. Copies of audit reports for audits conducted in accordance with 2 C.F.R. 200 Subpart F (Audit Requirements), as revised, and required by Part I (in correspondence accompanying the audit report, indicate the date that the Subrecipient received the audit report); copies of the reporting package described in Section .512(c), 2 C.F.R. 200 Subpart F (Audit Requirements), as revised, and any management letters issued by the auditor; copies of reports required by Part II of this Exhibit must be sent to Commerce at the addresses listed in paragraph three (3) below.

3. Copies of financial reporting packages required by PART II of this Agreement shall be submitted by or on behalf of the Subrecipient directly to each of the following:

   A. Commerce at the following address:

   Electronic copies: Audit@commerce.fl.gov

   B. The Auditor General's Office at the following address:

   Auditor General
   Local Government Audits/342
   Claude Pepper Building, Room 401
   111 West Madison Street
   Tallahassee, FL 32399-1450

   Email Address: flaudgen_localgovt@aud.state.fl.us

4. Any reports, management letter, or other information required to be submitted to Commerce pursuant to this Agreement shall be submitted timely in accordance with 2 C.F.R. part 200 subpart F, section 215.97 F.S., and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

5. Subrecipients and Sub-subrecipients, when submitting financial reporting packages to Commerce for audits done in accordance with Chapter 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting

Docusign Envelope ID: 1F3BAD19-D54C-40F0-8D90-50318AA1D483

package was delivered to the Subrecipient/Sub-subrecipient in correspondence accompanying the reporting package.

PART V: RECORD RETENTION. The Subrecipient shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of five (5) years from the date the audit report is issued, or five (5) state fiscal years after all reporting requirements are satisfied and final payments have been received, or for a period of three (3) years from the date that Commerce closes out the CDBG program year(s) from which the funds were awarded by the U.S. Department of Housing and Urban Development, whichever period is longer, and shall allow Commerce, or its designee, the Chief Financial Officer (CFO), or Auditor General access to such records upon request. In addition, if any litigation, claim, negotiation, audit, or other action involving the records has been started prior to the expiration of the controlling period as identified above, the records shall be retained until completion of the action and resolution of all issues which arise from it, or until the end of the controlling period as identified above, whichever is longer. The Subrecipient shall ensure that audit working papers are made available to Commerce, or its designee, CFO, or Auditor General upon request for a period of five (5) years from the date the audit report is issued, unless extended in writing by Commerce.

~ Remainder Left Intentionally Blank ~

Docusign Envelope ID: 1F3BAD19-D54C-40F0-8D90-50318AA1D483

Attachment J - Audit Compliance Certification

Email a copy of this form within 60 days of the end of each fiscal year in which this subgrant was open to audit@commerce.fl.gov**.**	
Subrecipient:	
FEIN:	Subrecipient's Fiscal Year:
Contact Name:	Contact's Phone:
Contact's Email:	

1. Did the Subrecipient expend state financial assistance, during its fiscal year, that it received under any agreement (e.g., contract, grant, memorandum of agreement, memorandum of understanding, economic incentive award agreement, etc.) between the Subrecipient and the Florida Department of Commerce (Commerce)? ☐ Yes ☐ No

   If the above answer is yes, answer the following before proceeding to item 2.

   Did the Subrecipient expend $750,000 or more of state financial assistance (from Commerce and all other sources of state financial assistance combined) during its fiscal year? ☐ Yes ☐ No

   If yes, the Subrecipient certifies that it will timely comply with all applicable State single or project-specific audit requirements of section 215.97, Florida Statutes, and the applicable rules of the Department of Financial Services and the Auditor General.

2. Did the Subrecipient expend federal awards during its fiscal year that it received under any agreement (e.g., contract, grant, memorandum of agreement, memorandum of understanding, economic incentive award agreement, etc.) between the Subrecipient and Commerce? ☐ Yes ☐ No

   If the above answer is yes, also answer the following before proceeding to execution of this certification:

   Did the Subrecipient expend $1,000,000 or more in federal awards (from Commerce and all other sources of federal awards combined) during its fiscal year? ☐ Yes ☐ No

   If yes, the Subrecipient certifies that it will timely comply with all applicable single or program-specific audit requirements of 2 C.F.R. part 200, subpart F, as revised.

By signing below, I certify, on behalf of the Subrecipient, that the above representations for items 1 and 2 are true and correct.

Signature of Authorized Representative	Date
Printed Name of Authorized Representative	Title of Authorized Representative

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-01-006
January 21, 2026

ITEM TITLE: Approve the execution of Supplemental Task Authorization (STA) Number 3 to Johnson Engineering, LLC under CN 23-17 for Water Quality Sampling and Flow Measurement Services 2025-2026, in the amount of $63,150.

REQUESTOR: Matt Feeney, Public Works Director

AGENDA SECTION: Consent

STRATEGIC PRIORITY: #4 Environmental Protection

BACKGROUND:

On September 11, 2023, the City entered into a contract with Johnson Engineering LLC to provide professional services under CN 23-17 Water Quality Sampling & Flow Measurement Services.

Water Quality Sampling and Flow Measurement services include data management, data reporting, laboratory testing and miscellaneous related services; and is required on an annual basis by various governing agencies.

STAFF RECOMMENDATION: Approve the execution of Supplemental Task Authorization Number 3 to Johnson Engineering, LLC in the amount of $63,150.00.

Funding for this is provided in account: 00.250.537.3116 TMDL Monitoring.

ATTACHMENTS:

1. STA Number 3

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Matt Feeney

CITY OF BONITA SPRINGS PROFESSIONAL SERVICE/SERVICE PROVIDER AGREEMENT
CHANGE ORDER/SUPPLEMENTAL TASK AUTHORIZATION

☐ Change Order Number: N/A

☒ Supplemental Task Authorization Number: 03

(A Change Order or Supplemental Task Authorization Requires Approval by the City Manager for Expenditures under $50,000 or Approval by the Bonita Springs City Council for Expenditures over $50,000).

MISC. CONTRACT: n/a / SOLICITATION NUMBER: n/a

PROJECT NAME: Water Quality Sampling and Flow Measurement Services 2025-2026 / CONTRACT NUMBER: CN-23-17

CONSULTANT: Johnson Engineering, LLC. / ACCOUNT NUMBER:

REQUESTED BY: Matt Feeney Assistant City Manager / DATE OF REQUEST: September 19, 2025

Upon the completion and execution of this Change Order or Supplemental Task Authorization by both parties the Consultant is authorized to and shall proceed with the following:

EXHIBIT A:	SCOPE OF PROFESSIONAL SERVICE:	DATED: September 19, 2025
EXHIBIT B:	COMPENSATION & METHOD OF PAYMENT:	DATED: September 19, 2025
EXHIBIT C:	TIME AND SCHEDULE OF PERFORMANCE:	DATED: September 19, 2025
EXHIBIT D:	CONSULTANT'S ASSOCIATED SUB-CONSULTANT(S)/SUB-CONTRACTOR(S):	DATED: September 19, 2025
EXHIBIT E:	PROJECT GUIDELINES AND CRITERIA:	DATED: N/A

Consultant certifies that it is not on the Scrutinized Companies that Boycott Israel List or engaged in a boycott of Israel. Pursuant to Florida Statute §287.135, the City may immediately terminate this Agreement at its sole option if the Consultant is found to have submitted a false certification; or if the Consultant is placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement. As provided in Florida Statute 287.135(8), if federal law ceases to authorize these contracting prohibitions then they shall become inoperative.

If this Agreement is for more than one million dollars, the Consultant certifies that it is also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Consultant is found to have submitted a false certification; or if the Consultant is placed on the Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize these contracting prohibitions then they shall become inoperative.

This space intentionally left blank

It is understood and agreed that the acceptance of this modification by the Consultant constitutes an accord and satisfaction. All the remaining terms in the original Agreement, remain the same.

ACCEPTED:	ATTEST:	CITY APPROVAL:
Consultant Signature	City Clerk	City Manager (Under $50,000)
Lonnie V.Howard Print Name	Date	Date Approved
2122 Johnson Street Address	Approved By:	Approved By:
Fort Myers, FL 33901 Address	City Attorney's Office	Mayor, City Council for Bonita Springs
October 30, 2025 Date Accepted	Date Approved	Date Approved

Corporate Seal



Exhibit A

Scope of Professional Services
Water Quality Sampling and Flow Measurement Services 2025-2026

Date: September 19, 2025

☐ Change Order Number: N/A

☒ Supplemental Task Authorization Number: 03

Section 1 Changes to Professional Services

The Scope of Professional Services as set forth in Exhibit A of the Professional Services Agreement is hereby supplemented or changed, so that the Consultant shall provide and perform the following professional services, tasks or work as a supplement to or change to the Scope of Services previously agreed to and authorized.

Section 2 Tasks

Pursuant to the general scope of the basic services stated herein above, the Consultant shall perform all services and/or work necessary to complete the following task(s) and/or provide the following item(s) which are enumerated to correspond to the task(s) and/or item(s) set forth in Compensation and Method of Payment.

SCOPE OF SERVICES

TASK 1 Water Quality Sampling and Flow Measurement:
CONSULTANT shall perform one (1) year (October 1, 2025 to September 30, 2026) of monthly water quality field data collection and grab sampling at eight (8) surface water quality monitoring sites, CBS 4A, CBS 5A, CBS 6, CBS 11, CBS 24B, CBS 25, CBS 26, and CBS 28, along and within Imperial River and sub-basins. CONSULTANT will measure depth of water and flow velocity at CBS 4A, CBS 5A, CBS 6, and CBS 28 using a depth rod and a Global Waters Flow Probe. CONSULTANT shall collect water quality samples in accordance with Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOPs) and have the samples analyzed by a certified environmental laboratory for ammonia nitrogen, nitrate+nitrite, total Kjeldahl nitrogen, total nitrogen, total phosphorus, chlorophyll-a, calcium, iron, magnesium, copper, total hardness, and biochemical oxygen demand. Anticipated turnaraound time for lab results is 30 days. In addition to the lab analysis, field measurements will be taken for temperature, pH, specific conductance, dissolved oxygen, and turbidity. Refer to Attachment 1 to Exhibit A.

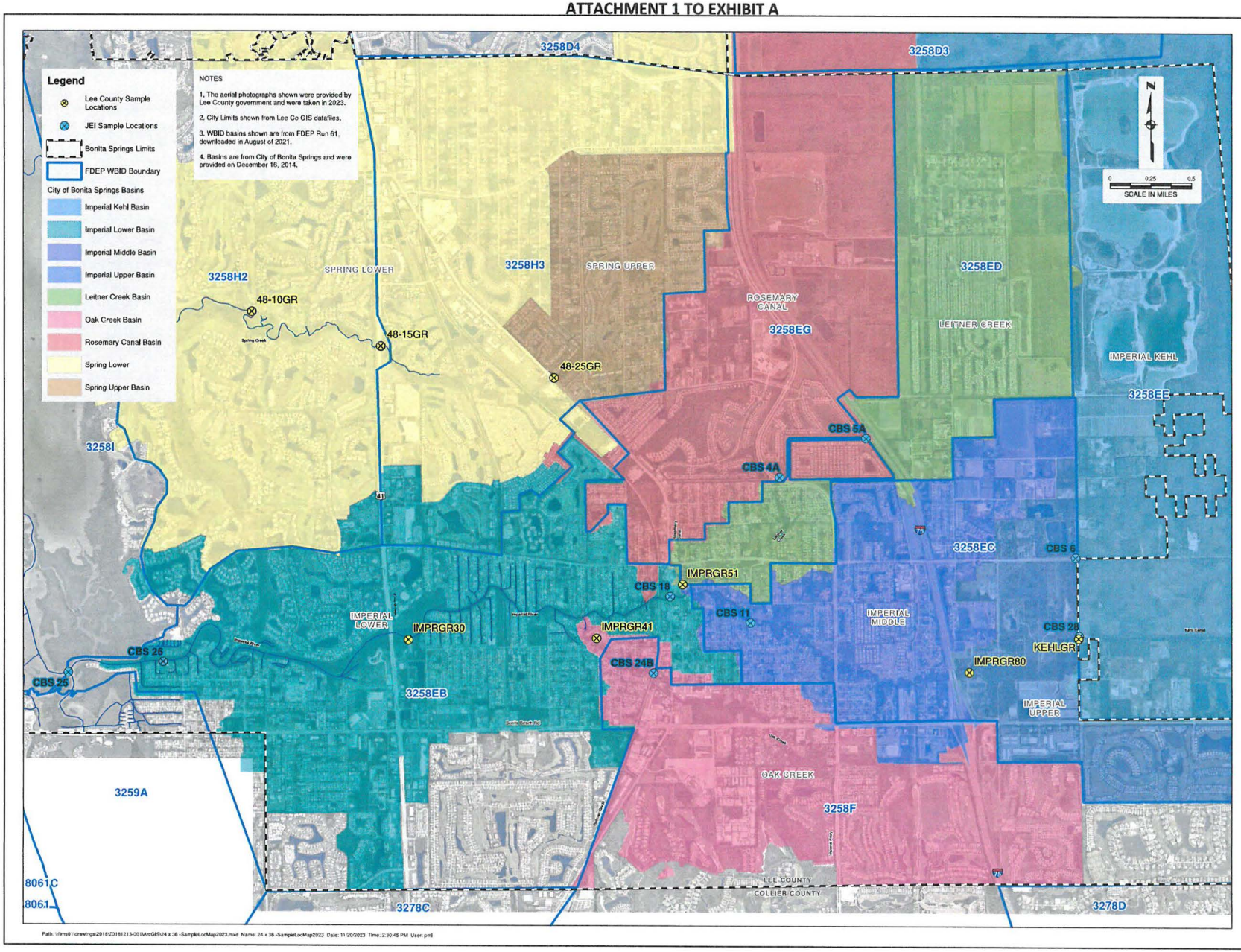
TASK 2 Data Management:
CONSULTANT shall review the laboratory analysis results from each monthly sampling event and calculate the rate of flow observed at CBS 4A, CBS 5A, CBS 6 and CBS 28. Flow will be calculated for the structures at each of those locations by mulitiplying the flow velocity by the wetted area: Q = V x A. Results will be stored in a Microsoft Excel database format.

TASK 3 Data Reporting:
CONSULTANT shall prepare an annual monitoring report to summarize the water quality and flow data collected. The report will include charts for each monitored parameter as well as comparisons to Class III State Water Quality Standards, Numeric Nutrient Criteria, and applicable Total Maximum Daily Loads (TMDLs). The report will be emailed to City of Bonita Springs as a pdf.

LAB - Laboratory Testing:
Water quality testing and analysis will be performed by Benchmark EnviroAnalytical, Inc. SUB-CONSULTANT. The CONSULTANT, through Benchmark EnviroAnalytical, Inc. will provide the data to the Watershed Information Network (WIN).

REIM - Reimbursable Expenses:
Field equipment used will be billed per the attached cost schedule. Reference Attachment 1A to Exhibit B.

ATTACHMENT 1 TO EXHIBIT A



Path: \\fms01\drawings\2018\2181213-001\ArcGIS\24 x 36 -SampleLocMap2023.mxd Name: 24 x 36 -SampleLocMap2023 Date: 11/20/2023 Time: 2:30:45 PM User: pml

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

CITY OF BONITA SPRINGS

2023 WQ Sampling and 2014 Land Use Sub Basins

REVISIONS

NO.	DESCRIPTION	DATE

DATE: November 2023
PROJECT NO. 20181213-001
FILE NO.
SCALE: As Shown

Aerial Map

SHEET NUMBER
1

Exhibit B

Compensation and Method of Payment
Water Quality Sampling and Flow Measurement Services 2025-2026

Date: September 19, 2025

☐ Change Order Number: N/A

☒ Supplemental Task Authorization Number: 03

Section 1 Change(s) in Compensation

The compensation the Consultant shall be entitled to receive for providing and performing the supplemented or changed services, tasks or work as set forth and enumerated in the Scope of Professional Services set forth in this Change Order or Supplemental Task Authorization, attached hereto shall be as follows:

NOTE: A lump sum (LS) or not-to-exceed (NTE) amount of compensation to be paid the Consultant should be established and set forth below for each task or sub-task described and authorized in the Scope of Professional Services. Tasks to be paid on a work-in-progress payment basis should be identified (WIPP).

Task Number	Task Title	Amount of Compensation	Indicate Basis of Compensation LS or NTE	If Applicable Indicate (WIPP)
1	Water Quality Sampling and Flow Measurement	$29,650.00	LS	WIPP
2	Data Management	$5,500.00	LS	WIPP
3	Data Reporting	$8,500.00	LS	WIPP
LAB	Laboratory Testing	$16,200.00	NTE	WIPP
REIM	Reimbursable Expenses	$3,300.00	NTE	WIPP
TOTAL		$63,150.00		

Section 2 Summary of Change(s) in Compensation

Pursuant to and in consideration of the change(s) in the Scope of Professional Services set forth in this Change Order or Supplemental Task Authorization, the compensation the City has previously agreed to pay to the Consultant, as set forth in the Professional Services Agreement, shall be changed to be as follows:

Section/Task Number	Section/Task Name	Compensation in the Basic Agreement	Adjustment(s) by Previous CO or STA Nos.	Adjustment(s) Due to this CO or STA	Summary of Changed Compensation
CN-23-17	Water Quality Monitoring & Flow Measurement Services	0	$0.00	$0.00	$ 0.00
STA-01	Water Quality Monitoring & Flow Measurement Services	$0.00	$48,695.00	$0.00	$48,695.00
STA-02	Water Quality Monitoring & Flow Measurement Services	$0.00	$48,695.00	$0.00	$48,695.00
STA-03	Water Quality Monitoring & Flow Measurement Services	$0.00	$0.00	$63,150.00	$63,150.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
TOTAL		$ 0.00	$97,390.00	$63,150.00	$160,540.00

JOHNSON ENGINEERING

ATTACHMENT 1A TO EXHIBIT B

FIELD EQUIPMENT COST SCHEDULE

Updated: October 9, 2023

PROJECT NAME: City of Bonita Springs DATE: _____

JEI PROJECT #: 20236150-002

ITEM	UNIT OF MEASURE	UNIT COST	QUANTITY	TOTAL
BOATS				
14' Jon Boat w/trailer	Hour	$11.00		$0.00
10' Jon Boat	Hour	$11.00		$0.00
8.5' Boat or Kayak	Hour	$7.00	8	$56.00
Electric Boat Motor	Hour	$4.00		$0.00
Gasoline Boat Motor	Hour	$5.50		$0.00
20' Fiberglass Skiff	Hour	$27.50		$0.00
Airboat	Day	$500.00		$0.00
SURVEY EQUIPMENT				
StarVac Truck	Hour	$132.00		$0.00
Hydrographic Survey Equipment	Hour	$110.00		$0.00
WATER QUALITY EQUIPMENT				
ISCO Avalanche Sampler	Month	$330.00		$0.00
Cellular Modem	Month	$132.00		$0.00
YSI 6600 EDS Water Quality Sonde	Month	$550.00		$0.00
40W Solar Panel	Month	$55.00		$0.00
Multi Parameter Water Quality Probe	Hour	$16.50	8	$132.00
Peristaltic Pump	Day	$33.00		$0.00
Turbidimeter	Day	$33.00	1	$33.00
Chloride Titration	Each	$11.00		$0.00
Conductivity Meter	Hour	$5.50		$0.00
Silicone Tubing	Foot	$5.50		$0.00
HDPE Disposable Sample Tubing	Foot	$2.00		$0.00
Water Level Indicator	Day	$22.00		$0.00
Water Quality Sample Disposable Filters	Each	$17.00		$0.00
Van Dorn Depth-Activated Sample Bottle	Day	$22.00		$0.00
Telescoping Sample Pole	Day	$5.50	1	$5.50
Secchi Disc	Day	$5.50		$0.00
Depth Rod	Day	$5.50		$0.00
ISCO Rain Gauge	Month	$33.00		$0.00
In-Situ Bluetooth TROLL Com	Hour	$5.50		$0.00
FLOW METERS				
Price Open Cup Flow Meter	Hour	$11.00		$0.00
Global Water Flow Probe	Hour	$5.50	8	$44.00
ISCO 2150 AVM	Month	$198.00		$0.00
ISCO 750 AVM	Month	$165.00		$0.00
GE Panametrics Flowmeter	Day	$220.00		$0.00
DATALOGGERS				
In-Situ Datalogger Stage Recorder	Month	$110.00		$0.00
GPS				
Trimble Geo-XT Sub Meter GPS	Hour	$14.00		$0.00
MISCELLANEOUS EQUIPMENT				
Trash Pump	Day	$55.00		$0.00
Power Auger	Day	$55.00		$0.00
Wildlife Camera	Hour	$11.00		$0.00
Drone	Hour	$27.50		$0.00
Utility Vehicle	Month	$1200.00		$0.00
Utility Vehicle	Week	$400.00		$0.00
Utility Vehicle	Day	$100.00		$0.00
Swamp Buggy	Day	$300.00		$0.00
Acoustic Recording Device	Week	$33.00		$0.00
1 HP Submersible Pump	Day	$55.00		$0.00
Downhole-Video Camera	Day	$110.00		$0.00
			PROJECT TOTAL:	**$270.50**

Exhibit C

Time and Schedule of Performance
Water Quality Sampling and Flow Measurement Services 2025-2026

Date: September 19, 2025

☐ Change Order Number: N/A

☒ Supplemental Task Authorization Number: 03

Section 1 Change(s) in Time and Schedule of Performance

The time and schedule of completion for the various phases or tasks required to provide and perform the services, tasks or work set forth in this Change Order or Supplemental Task Authorization is as follows:

Phase and/or Task Reference As Enumerated in Scope of Professional Services	Name or Title of Phase and/or Task	Number of Calendar Days For Completion of Each Phase and/or Task	Cumulative Number of Calendar Days for Completion From Date of Notice to Proceed
Task 1	Water Quality Sampling & Flow Measurement	12	365
Task 2	Data Management	12	365
Task 3	Data Reporting	30	457
LAB	Laboratory Testing	30	365
REIM	Reimbursable Expenses	12	365

Section 2 Summary of the Impact of Change(s) in Time and Schedule of Performance on the Overall Project

Pursuant to and in consideration of the changes in the Scope of Professional Services in this Change Order or Supplemental Task Authorization, the time and schedule the City and the Consultant have previously agreed to for all of the work to be done under the Professional Service Agreement shall be changed as follows:

Phase and/or Task Reference As Enumerated in Scope of Professional Services	Name or Title of Phase and/or Task	Number of Calendar Days For Completion of Each Phase and/or Task	Cumulative Number of Calendar Days for Completion From Date of Notice to Proceed
STA-01	Water Quality Sampling and Flow Measurement Services	365	457
STA-02	Water Quality Sampling and Flow Measurement Services	365	457
STA-03	Water Quality Sampling and Flow Measurement Services	365	457

EXHIBIT D

Consultant's Associated Sub-Consultant(s) and Subcontractor(s)
Water Quality Sampling and Flow Measurement Services 2025-2026

Date: September 19, 2025

☐ Change Order Number: N/A

☒ Supplemental Task Authorization Number: 03

Consultant has identified the following sub-consultant(s) and/or subcontractor(s) which may be engaged to assist the Consultant in providing and performing the services, tasks or work required under this Change Order or Supplemental Task Authorization:

(If none, enter the word "none" in the space below.)

Service and/or Work to be Provided or Performed	Name and Address of Individual or Firm	Sub-Consultant Services are Exempted from Prime Consultant's Insurance Coverage (Yes or No)
Laboratory Testing	Benchmark EnviroAnalytical, Inc. 1711 Twelfth Street East Palmetto, FL 34221	Yes

EXHIBIT E

Project Guidelines and Criteria
Water Quality Sampling and Flow Measurement Services 2025-2026

Date: September 19, 2025

☐ Change Order Number: N/A

☒ Supplemental Task Authorization Number: 03

As a supplement or change to the project guidelines and criteria set forth in the Professional Services Agreement, the City has established the following guidelines, criteria, goals, objectives, constraints, schedule, budget and/or requirements which shall serve as a guide to the Consultant in performing the services, tasks or work to be provided pursuant to the professional services set forth in this Change Order or Supplemental Task Authorization as follows:

(If none, enter the word "none" in the space below)

Item No. 1
NONE

EXHIBIT F

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion

Vendor Covered Transactions

(1) The prospective vendor certifies, by submission of this Agreement, that neither it nor its principles are presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the vendor is unable to certify to the above statement, the prospective vendor shall attach an explanation to this form.

VENDOR:

Johnson Engineering, LLC
Company Name

048177489
DUNS Number

Lonnie V. Howard
Signature

October 30, 2025
Date

Lonnie V. Howard
Print Name

2122 Johnson Street
Street Address

Fort Myers	FL	33901
City	State	Zip Code

For City of Bonita Springs use only

To access the debarment search: https://www.sam.gov/SAM/ > Search Records tab > Enter DUNS number > Click Search

Company: ☐ is debarred ☐ is not debarred

Verified by:

Name Date

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-01-007
January 21, 2026

ITEM TITLE: Approve a Resolution awarding Street Light Maintenance Project RFB 25-30 to Emergency One Electric, LLC.

REQUESTOR: Matt Feeney, Assistant City Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: #2 Improve Vehicular and Multimodal Transportation Networks; #3 Enhance Community Aesthetics

---

BACKGROUND:

November 20, 2025 – City staff advertised for sealed bids for the Street Light Maintenance Project RFB 25-30 which has a three-year term with the option to renew for two additional years.

RFB 25-30 was designed to award both a fixed bid amount for scheduled recurring services and additional street light maintenance on an as-needed basis as provided in the City's annual operating budget.

December 18, 2025 – City received one (1) sealed bid for the scheduled recurring services as follows:

- Emergency One Electric LLC $135,868.00

Staff is recommending awarding the Street Light Maintenance Project RFB 25-30 to the lowest responsive, responsible bidder, Emergency One Electric LLC.

The total annual award amount of these services is as approved in the budget each fiscal year in the Street Light Maintenance account (00.250.541.3472). This account includes budgeted amounts for both the recurring services listed above and additional street light maintenance on an as-needed basis. For 2025-2026, the not exceed amount is $150,000.

STAFF RECOMMENDATION: Approve Resolution.

ATTACHMENTS:

1. Resolution

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Matt Feeney

CITY OF BONITA SPRINGS, FLORIDA
RESOLUTION NO. 26 - XX

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA APPROVING A RECOMMENDATION OF AWARD TO EMERGENCY ONE ELECTRIC LLC FOR THE STREET LIGHT MAINTENANCE PROJECT AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT WITH THE AWARDED FIRM.

WHEREAS, on December 18, 2025, the City received one (1) submittal in response to the City's Request for Bids for the Street Light Maintenance Project (RFB 25-330); and

WHEREAS, RFB 25-30 was designed to award both a fixed bid amount for scheduled recurring services and additional street light maintenance on an as needed basis as provided in the City's annual operating budget.

WHEREAS, on January 6, 2026, Public Works reviewed the bid submitted and recommended award to the lowest responsive, responsible bidder, Emergency One Electric LLC.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Lee County, Florida:

Section 1. The foregoing recommendation is hereby approved.

Section 2. Staff is hereby authorized to enter into an agreement with Emergency One Electric LLC for the Street Light Maintenance Project as the lowest responsive, responsible bidder.

The total annual award amount of these services is as approved in the budget each fiscal year in the Street Light Maintenance account (00.250.541.3472). This account includes budgeted amounts for both the recurring services listed above and additional street light maintenance on an as-needed basis. For 2025-2026, the not exceed amount is $150,000.

Section 3. This resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this XX day of XXXX, 2026.

AUTHENTICATION:

_____ _____
Mayor Mike Gibson City Clerk

APPROVED AS TO FORM: _____
City Attorney's Office

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-01-008
January 21, 2026

ITEM TITLE: Approve U.S. Department of Homeland Security (DHS) Federal Emergency Management Administration (FEMA) Acknowledgement of Conditions for properties using FEMA Hazard Mitigation Assistance through the State's Elevate Florida Program.

REQUESTOR: Elly Soto McKuen, Senior Project Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 1) Stormwater Resiliency, 4) Environmental Protection

---

BACKGROUND: Following Hurricane Milton in October 2024, the state of Florida created a statewide residential mitigation program to protect homes and communities by reducing damage caused by natural disasters like hurricanes and floods. The purpose of the program is to physically elevate structures that have been previously flooded, and/or partially or completely demolished or destroyed. The program is led entirely by the Florida Division of Emergency Management (FDEM) with funding through FEMA's Hazard Mitigation Assistance (HMA) grant programs. Elevate Florida is funded by the Hazard Mitigation Grant Program (HMGP) and the Flood Mitigation Assistance (FMA) Swift Current Programs, both of which falls under HMA.

Each participant in the Elevate Florida Program must commit the property to a deed restriction that must maintain flood insurance in perpetuity following the elevation of their home. The deed restriction runs with the property and not the property owner. Documentation of the deed restriction is tracked in the form of an Acknowledgement of Conditions (AOC). The AOC is signed by the current property owner and the local government agency. The AOC is controlled by the U.S. Office of Management and Budget (OMB) and alterations to the language is restricted. Once construction is complete the local jurisdiction is required to assist with recording the deed restriction document.

As outlined in the program requirements, signing the form the local jurisdiction has no obligations to: 1) provide any funds to the program, 2) no responsibility for construction implementation, 3) no City property will be deed restricted, and 4) no requirement for the City to purchase and/or finance NFIP (National Flood Insurance Program) policies on behalf of the property owners. Through Elevate Florida, the FDEM is responsible for grant program compliance oversight and enforcement. Local jurisdictions will not be penalized for non-compliance on the part of property owners or contractors and will not be required to repay federal grant funding due to disputes, corrective actions, or non-compliance on Elevate Florida projects. Attachment 1 outlines the AOC guidance for local jurisdictions.

In the 3rd quarter of 2025 FDEM awarded approximately 2,000 properties statewide to participate in the Elevate Florida Program. Of the 1,853 properties that submitted an application to the program, FDEM awarded 57 applications countywide and six (6) of the 57 properties are located in the City. Four (4) of the properties will be funded with HMGP and two (2) will be funded under the FMA Swift Current funds. Federal grant funding will cover 75% of the project cost with the property owner covering the remaining 25% of the project costs.

The properties are subject to the Privacy Act of 1974 (5 U.S.C. 552a) and shielded from public disclosure. The Privacy Act is a U.S. federal law that establishes a Code of Fair Information Practice that governs the

collection, maintenance, use and dissemination of personally identifiable information (PII) about individuals that is maintained in systems of records by federal agencies.

STAFF RECOMMENDATION: Approve U.S. Department of Homeland Security (DHS) Federal Emergency Management Administration (FEMA) Acknowledgement of Conditions for properties using FEMA Hazard Mitigation Assistance through the State's Elevate Florida Program

ATTACHMENTS:

1. Acknowledgement of Conditions Guidelines
2. Six Acknowledgement of Conditions forms for signature

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Matt Feeney

Acknowledgement Of Conditions Form
Elevate Florida Guidance for Local Jurisdictions

The Acknowledgment of Conditions (AOC) is a Federal Emergency Management Agency (FEMA) form required for projects proposed for funding under Hazard Mitigation Assistance (HMA) grant programs. Elevate Florida is funded by the Hazard Mitigation Grant Program (HMGP) and the Flood Mitigation Assistance (FMA) Swift Current programs, both of which fall under HMA. The AOC form itself is controlled by the Office of Management and Budget (OMB) and alterations to the language is restricted.

Local Government Responsibility

The AOC is required for all HMGP applicants located in the Special Flood Hazard Area (SFHA) and all FMA applicants, regardless of flood zone designation. Local government signature is required for an Elevate Florida project to move forward. Local signature on the AOC is a formal acknowledgement of the conditions enforced on HMA funded properties, including assistance in and retention of the property's future deed restriction and enforcement of Federal, State, and Local Floodplain regulations after closeout.

Signing this form **does** mean:

- The deed restriction must remain for the life of the structure once in place
- Local government is responsible for enforcement of their floodplain regulations/ordinances
- During closeout, local jurisdictions will assist with deed restriction

Signing this form does **not** mean:

- Funds are required from the local government at any point
- Local jurisdictions will be responsible for Elevate Florida construction implementation
- County/City property will be deed restricted
- County/City must purchase and finance NFIP policies on behalf of Property Owners

Through Elevate Florida, the Florida Division of Emergency Management (FDEM) is responsible for grant program compliance oversight and enforcement. Local jurisdictions will not be penalized for non-compliance on the part of Property Owners or contractors and will not be required to repay Federal grant funding due to disputes, corrective actions, or non-compliance on Elevate Florida projects.

Deed Restriction

Elevate Florida will work with local jurisdictions throughout the process as their constituents move through the application process and on to construction. During the closeout stage, the program will provide template deed restriction language applicable to each property and project type and assist in navigating each jurisdiction's process to formalize recording the deed amendment.

The AOC will be enforceable upon Federal award. Because program participation is voluntary, deed restriction does not take place until construction is near completion and the project is in the closeout stage. If the Property Owner withdraws prior to construction, the property will not be deed restricted. If construction has started, the Property Owner will need to follow the withdrawal or termination procedure outlined in their Elevate Florida Homeowner Grant Agreement (HGA).

Program Compliance

The FDEM is taking proactive measures to ensure grant and Federal, State, and Local compliance. Below are examples of Elevate Florida policies and procedures regarding compliance:

- Third-party elevation surveying
- Third-party construction and programmatic inspections
- Programmatic Inspection report compliance reviews
- Required written concurrence letters from the Engineer of Record
- Contractor required documentation review for permitting, Certificate(s) of Occupancy, and any other locally required inspection confirmations and certifications
- Competitive bidding and grant compliance bid review prior to construction
- Stamped engineering plans and as-built drawings required at closeout
- Printed approved engineering drawings required onsite during construction
- Assistance completing and filing the AW-501 for CRS participating communities
- Temporary relocation of Property Owners, tenants, and pets during Elevation and Mitigation Reconstruction projects offsite until closeout
- Corrective actions and compliance process for participating General Contractors

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

OMB Control No. 1660-0072
Expiration Date: 04/30/2026

ACKNOWLEDGEMENT OF CONDITIONS FOR PROPERTIES USING FEMA HAZARD MITIGATION ASSISTANCE

PRIVACY ACT STATEMENT

Authority: Sections 203 and 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended, 42 U.S.C. §§5133 and 5170c; and § 1366 of the National Flood Insurance Act, (NFIA) as amended, 42 § U.S.C. 4104c.

Purpose: This template is provided by FEMA for signature by property owners and local government officials participating in a mitigation project funded in part by Hazard Mitigation Assistance. The template communicates flood insurance requirements and floodplain management criteria.

Routine Uses: The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-009 -Hazard Mitigation Disaster Public Assistance and Disaster Loan Programs System of Records System of Records Notice (79 Fed. Reg. 16,015, March 24, 2014), and upon written request, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may delay or prevent FEMA from being able to provide Hazard Mitigation Assistance.

INSTRUCTIONS

This template is provided by FEMA for signature by property owners and local government officials participating in a mitigation project funded in part by Hazard Mitigation Assistance.

For Pre-Disaster Mitigation (PDM), Building Resilient Infrastructure and Communities (BRIC), Flood Mitigation Assistance (FMA), the Hazard Mitigation Grant Program (HMGP), and HMGP Post Fire, these conditions apply when the property to be mitigated is located in a Special Flood Hazard Area (SFHA). For Flood Mitigation Assistance, these conditions apply regardless of whether the property is located in an SFHA.

Information in brackets [city/county] should be updated as needed. This document must be signed and submitted to FEMA by the Applicant (State, Tribe or Territory) prior to award. The template requires the signature of the property owner(s) and the local municipal official(s).

Property Owner: [redacted]

Street Address: [redacted]

City: Bonita Springs State: Florida Zip Code: 34135

Deed dated: 8/26/2004 , Recorded _____

Tax map: _____ , block [redacted] , parcel [redacted]

Base Flood Elevation at the site is 9 feet (NGVD).

Map Panel Number 12071C0656G , effective date 11/17/2022

Select one of the following "whereas" clauses appropriate for the grant awarded:

☐ WHEREAS, the Flood Mitigation Assistance (FMA) program, authorized by Section 1366 of the National Flood Insurance Act of 1968 (42 U.S.C. § 4104c), provides federal financial assistance for planning and carrying out activities designed to reduce the risk of flood damage to structures insured under the National Flood Insurance Program;

☒ WHEREAS, the Hazard Mitigation Grant Program (HMGP), authorized by Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, ("Stafford Act") (42 U.S.C. § 5170c), including the HMGP Post Fire program authorized by Sections 404 and 420 of the Stafford Act (42 U.S.C. §§ 5170c and 5187), provides federal financial assistance, in any area affected by a major disaster or for which assistance was provided under Section 420, for hazard mitigation measures;

☐ WHEREAS, the Building Resilient Infrastructure and Communities (BRIC) program, authorized by Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5133), provides federal financial assistance for the implementation of pre-disaster hazard mitigation measures;

☐ WHEREAS, the Pre-Disaster Mitigation (PDM) program, authorized by Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5133), provides federal financial assistance for the implementation of pre-disaster hazard mitigation measures;

NOW THEREFORE, the Property Owner has been informed of and accepts the following conditions:

1. That the Property Owner has insured all structures that will **not** be demolished or relocated out of the SFHA for the above-mentioned property to an amount at least equal to the project cost or to the maximum limit of coverage made available with respect to the particular property, whichever is less, through the National Flood Insurance Program (NFIP), as authorized by 42 U.S.C. §4001 *et seq.*, as long as the Property Owner holds title to the property as required by federal law, regulations, and policy (for HMGP, HMGP Post Fire, and BRIC, *see* 42 U.S.C. §4012a; for FMA, *see*44 C.F.R. §77.6(a)(2)).

   That the Property Owner will maintain all structures on the above-mentioned property in accordance with the flood plain management criteria set forth in 44 C.F.R. §60.3 and City/County Ordinance as long as the Property Owner holds title to the property. For a complete, detailed list of these criteria, see Bonita Springs - Chapter 24 - FLOOD HAZARD REDUCTION attached to this document.

2. The above conditions are binding for the life of the property. To provide notice to subsequent purchasers of these conditions, the Property Owner(s) agrees that the City of Bonita Springs will legally record with the county or appropriate jurisdiction's land records a notice that includes the name of the current property owner(s) (including book/page reference to record of current title, if available), a legal description of the property, and the following notice of flood insurance requirements:

   > "This property has received federal Hazard Mitigation Assistance. Federal law, regulations, and policy require that flood insurance coverage on this property must be maintained during the life of the property regardless of transfer of ownership of such property (for HMGP, HMGP Post Fire, and BRIC, *see* 42 U.S.C. §4012a; for FMA, *see* 44 CFR 77.6(a)(2)). Failure to maintain flood insurance coverage will result in the property owner being ineligible for future Hazard Mitigation Assistance awards. The Property Owner is also required to maintain this property in accordance with the flood plain management criteria of Title 44 of the Code of Federal Regulations § 60.3 and any city/county ordinance."

3. If the above conditions are not met, FEMA may enforce the terms of the award by taking any measures it deems appropriate in accordance with 2 CFR § 200.339 and any other applicable FEMA authorities, including recouping the amount of the award from the State of Florida – Florida Division of Emergency Management. Property Owner(s) may be liable to repay such amounts.

4. This Agreement shall be binding upon the respective parties' heirs, successors, personal representatives, and assignees.

THE City of Bonita Springs A Florida municipal corporation

By: _____ of the _____
Print Name of Jurisdiction Official, Title

_____ _____
Print Name of Property Owner(s) Print Name of Property Owner(s)

WITNESSED BY:

_____ _____
Print Name of Witness Notary Public

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

OMB Control No. 1660-0072
Expiration Date: 04/30/2026

ACKNOWLEDGEMENT OF CONDITIONS FOR PROPERTIES USING FEMA HAZARD MITIGATION ASSISTANCE

PRIVACY ACT STATEMENT

Authority: Sections 203 and 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended, 42 U.S.C. §§5133 and 5170c; and § 1366 of the National Flood Insurance Act, (NFIA) as amended, 42 § U.S.C. 4104c.

Purpose: This template is provided by FEMA for signature by property owners and local government officials participating in a mitigation project funded in part by Hazard Mitigation Assistance. The template communicates flood insurance requirements and floodplain management criteria.

Routine Uses: The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-009 -Hazard Mitigation Disaster Public Assistance and Disaster Loan Programs System of Records System of Records Notice (79 Fed. Reg. 16,015, March 24, 2014), and upon written request, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may delay or prevent FEMA from being able to provide Hazard Mitigation Assistance.

INSTRUCTIONS

This template is provided by FEMA for signature by property owners and local government officials participating in a mitigation project funded in part by Hazard Mitigation Assistance.

For Pre-Disaster Mitigation (PDM), Building Resilient Infrastructure and Communities (BRIC), Flood Mitigation Assistance (FMA), the Hazard Mitigation Grant Program (HMGP), and HMGP Post Fire, these conditions apply when the property to be mitigated is located in a Special Flood Hazard Area (SFHA). For Flood Mitigation Assistance, these conditions apply regardless of whether the property is located in an SFHA.

Information in brackets [city/county] should be updated as needed. This document must be signed and submitted to FEMA by the Applicant (State, Tribe or Territory) prior to award. The template requires the signature of the property owner(s) and the local municipal official(s).

Property Owner: [redacted]

Street Address: [redacted]

City: Bonita Springs State: Florida Zip Code: 34134

Deed dated: 2/23/2021 , Recorded _____

Tax map: _____ , block [redacted] , parcel [redacted]

Base Flood Elevation at the site is 10 feet (NGVD).

Map Panel Number 12071C0654G , effective date 11/17/2022

Select one of the following "whereas" clauses appropriate for the grant awarded:

☐ WHEREAS, the Flood Mitigation Assistance (FMA) program, authorized by Section 1366 of the National Flood Insurance Act of 1968 (42 U.S.C. § 4104c), provides federal financial assistance for planning and carrying out activities designed to reduce the risk of flood damage to structures insured under the National Flood Insurance Program;

☒ WHEREAS, the Hazard Mitigation Grant Program (HMGP), authorized by Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, ("Stafford Act") (42 U.S.C. § 5170c), including the HMGP Post Fire program authorized by Sections 404 and 420 of the Stafford Act (42 U.S.C. §§ 5170c and 5187), provides federal financial assistance, in any area affected by a major disaster or for which assistance was provided under Section 420, for hazard mitigation measures;

☐ WHEREAS, the Building Resilient Infrastructure and Communities (BRIC) program, authorized by Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5133), provides federal financial assistance for the implementation of pre-disaster hazard mitigation measures;

☐ WHEREAS, the Pre-Disaster Mitigation (PDM) program, authorized by Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5133), provides federal financial assistance for the implementation of pre-disaster hazard mitigation measures;

NOW THEREFORE, the Property Owner has been informed of and accepts the following conditions:

1. That the Property Owner has insured all structures that will not be demolished or relocated out of the SFHA for the above-mentioned property to an amount at least equal to the project cost or to the maximum limit of coverage made available with respect to the particular property, whichever is less, through the National Flood Insurance Program (NFIP), as authorized by 42 U.S.C. §4001 *et seq.*, as long as the Property Owner holds title to the property as required by federal law, regulations, and policy (for HMGP, HMGP Post Fire, and BRIC, *see* 42 U.S.C. §4012a; for FMA, *see*44 C.F.R. §77.6(a)(2)).

   That the Property Owner will maintain all structures on the above-mentioned property in accordance with the flood plain management criteria set forth in 44 C.F.R. §60.3 and City/County Ordinance as long as the Property Owner holds title to the property. For a complete, detailed list of these criteria, see Bonita Springs - Chapter 24 - FLOOD HAZARD REDUCTION attached to this document.

2. The above conditions are binding for the life of the property. To provide notice to subsequent purchasers of these conditions, the Property Owner(s) agrees that the City of Bonita Springs will legally record with the county or appropriate jurisdiction's land records a notice that includes the name of the current property owner(s) (including book/page reference to record of current title, if available), a legal description of the property, and the following notice of flood insurance requirements:

   > "This property has received federal Hazard Mitigation Assistance. Federal law, regulations, and policy require that flood insurance coverage on this property must be maintained during the life of the property regardless of transfer of ownership of such property (for HMGP, HMGP Post Fire, and BRIC, *see* 42 U.S.C. §4012a; for FMA, *see* 44 CFR 77.6(a)(2)). Failure to maintain flood insurance coverage will result in the property owner being ineligible for future Hazard Mitigation Assistance awards. The Property Owner is also required to maintain this property in accordance with the flood plain management criteria of Title 44 of the Code of Federal Regulations § 60.3 and any city/county ordinance."

3. If the above conditions are not met, FEMA may enforce the terms of the award by taking any measures it deems appropriate in accordance with 2 CFR § 200.339 and any other applicable FEMA authorities, including recouping the amount of the award from the State of Florida – Florida Division of Emergency Management. Property Owner(s) may be liable to repay such amounts.

4. This Agreement shall be binding upon the respective parties' heirs, successors, personal representatives, and assignees.

THE City of Bonita Springs A Florida municipal corporation

By: _____ of the _____
Print Name of Jurisdiction Official, Title

_____ _____
Print Name of Property Owner(s) Print Name of Property Owner(s)

WITNESSED BY:

_____ _____
Print Name of Witness Notary Public

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

OMB Control No. 1660-0072
Expiration Date: 04/30/2026

ACKNOWLEDGEMENT OF CONDITIONS FOR PROPERTIES USING FEMA HAZARD MITIGATION ASSISTANCE

PRIVACY ACT STATEMENT

Authority: Sections 203 and 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended, 42 U.S.C. §§5133 and 5170c; and § 1366 of the National Flood Insurance Act, (NFIA) as amended, 42 § U.S.C. 4104c.

Purpose: This template is provided by FEMA for signature by property owners and local government officials participating in a mitigation project funded in part by Hazard Mitigation Assistance. The template communicates flood insurance requirements and floodplain management criteria.

Routine Uses: The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-009 -Hazard Mitigation Disaster Public Assistance and Disaster Loan Programs System of Records System of Records Notice (79 Fed. Reg. 16,015, March 24, 2014), and upon written request, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may delay or prevent FEMA from being able to provide Hazard Mitigation Assistance.

INSTRUCTIONS

This template is provided by FEMA for signature by property owners and local government officials participating in a mitigation project funded in part by Hazard Mitigation Assistance.

For Pre-Disaster Mitigation (PDM), Building Resilient Infrastructure and Communities (BRIC), Flood Mitigation Assistance (FMA), the Hazard Mitigation Grant Program (HMGP), and HMGP Post Fire, these conditions apply when the property to be mitigated is located in a Special Flood Hazard Area (SFHA). For Flood Mitigation Assistance, these conditions apply regardless of whether the property is located in an SFHA.

Information in brackets [city/county] should be updated as needed. This document must be signed and submitted to FEMA by the Applicant (State, Tribe or Territory) prior to award. The template requires the signature of the property owner(s) and the local municipal official(s).

Property Owner: [redacted]

Street Address: [redacted]

City: Bonita Springs State: Florida Zip Code: 34135

Deed dated: 8/12/2020 , Recorded _____

Tax map: _____ , block _____ , parcel [redacted]

Base Flood Elevation at the site is 9 feet (NGVD).

Map Panel Number 12071C0658G , effective date 11/17/2022

Select one of the following "whereas" clauses appropriate for the grant awarded:

☐ WHEREAS, the Flood Mitigation Assistance (FMA) program, authorized by Section 1366 of the National Flood Insurance Act of 1968 (42 U.S.C. § 4104c), provides federal financial assistance for planning and carrying out activities designed to reduce the risk of flood damage to structures insured under the National Flood Insurance Program;

■ WHEREAS, the Hazard Mitigation Grant Program (HMGP), authorized by Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, ("Stafford Act") (42 U.S.C. § 5170c), including the HMGP Post Fire program authorized by Sections 404 and 420 of the Stafford Act (42 U.S.C. §§ 5170c and 5187), provides federal financial assistance, in any area affected by a major disaster or for which assistance was provided under Section 420, for hazard mitigation measures;

☐ WHEREAS, the Building Resilient Infrastructure and Communities (BRIC) program, authorized by Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5133), provides federal financial assistance for the implementation of pre-disaster hazard mitigation measures;

☐ WHEREAS, the Pre-Disaster Mitigation (PDM) program, authorized by Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5133), provides federal financial assistance for the implementation of pre-disaster hazard mitigation measures;

NOW THEREFORE, the Property Owner has been informed of and accepts the following conditions:

1. That the Property Owner has insured all structures that will **not** be demolished or relocated out of the SFHA for the above-mentioned property to an amount at least equal to the project cost or to the maximum limit of coverage made available with respect to the particular property, whichever is less, through the National Flood Insurance Program (NFIP), as authorized by 42 U.S.C. §4001 *et seq.*, as long as the Property Owner holds title to the property as required by federal law, regulations, and policy (for HMGP, HMGP Post Fire, and BRIC, *see* 42 U.S.C. §4012a; for FMA, *see*44 C.F.R. §77.6(a)(2)).

   That the Property Owner will maintain all structures on the above-mentioned property in accordance with the flood plain management criteria set forth in 44 C.F.R. §60.3 and City/County Ordinance as long as the Property Owner holds title to the property. For a complete, detailed list of these criteria, see Bonita Springs - Chapter 24 - FLOOD HAZARD REDUCTION attached to this document.
2. The above conditions are binding for the life of the property. To provide notice to subsequent purchasers of these conditions, the Property Owner(s) agrees that the City of Bonita Springs will legally record with the county or appropriate jurisdiction's land records a notice that includes the name of the current property owner(s) (including book/page reference to record of current title, if available), a legal description of the property, and the following notice of flood insurance requirements:

   > "This property has received federal Hazard Mitigation Assistance. Federal law, regulations, and policy require that flood insurance coverage on this property must be maintained during the life of the property regardless of transfer of ownership of such property (for HMGP, HMGP Post Fire, and BRIC, *see* 42 U.S.C. §4012a; for FMA, *see* 44 CFR 77.6(a)(2)). Failure to maintain flood insurance coverage will result in the property owner being ineligible for future Hazard Mitigation Assistance awards. The Property Owner is also required to maintain this property in accordance with the flood plain management criteria of Title 44 of the Code of Federal Regulations § 60.3 and any city/county ordinance."
3. If the above conditions are not met, FEMA may enforce the terms of the award by taking any measures it deems appropriate in accordance with 2 CFR § 200.339 and any other applicable FEMA authorities, including recouping the amount of the award from the State of Florida – Florida Division of Emergency Management. Property Owner(s) may be liable to repay such amounts.
4. This Agreement shall be binding upon the respective parties' heirs, successors, personal representatives, and assignees.

THE City of Bonita Springs A Florida municipal corporation

By: _____ of the _____
Print Name of Jurisdiction Official, Title

_____ _____
Print Name of Property Owner(s) Print Name of Property Owner(s)

WITNESSED BY:

_____ _____
Print Name of Witness Notary Public

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

OMB Control No. 1660-0072
Expiration Date: 04/30/2026

ACKNOWLEDGEMENT OF CONDITIONS FOR PROPERTIES USING FEMA HAZARD MITIGATION ASSISTANCE

PRIVACY ACT STATEMENT

Authority: Sections 203 and 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended, 42 U.S.C. §§5133 and 5170c; and § 1366 of the National Flood Insurance Act, (NFIA) as amended, 42 § U.S.C. 4104c.

Purpose: This template is provided by FEMA for signature by property owners and local government officials participating in a mitigation project funded in part by Hazard Mitigation Assistance. The template communicates flood insurance requirements and floodplain management criteria.

Routine Uses: The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-009 -Hazard Mitigation Disaster Public Assistance and Disaster Loan Programs System of Records System of Records Notice (79 Fed. Reg. 16,015, March 24, 2014), and upon written request, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may delay or prevent FEMA from being able to provide Hazard Mitigation Assistance.

INSTRUCTIONS

This template is provided by FEMA for signature by property owners and local government officials participating in a mitigation project funded in part by Hazard Mitigation Assistance.

For Pre-Disaster Mitigation (PDM), Building Resilient Infrastructure and Communities (BRIC), Flood Mitigation Assistance (FMA), the Hazard Mitigation Grant Program (HMGP), and HMGP Post Fire, these conditions apply when the property to be mitigated is located in a Special Flood Hazard Area (SFHA). For Flood Mitigation Assistance, these conditions apply regardless of whether the property is located in an SFHA.

Information in brackets [city/county] should be updated as needed. This document must be signed and submitted to FEMA by the Applicant (State, Tribe or Territory) prior to award. The template requires the signature of the property owner(s) and the local municipal official(s).

Property Owner: [redacted]

Street Address: [redacted]

City: Bonita Springs State: Florida Zip Code: 34135

Deed dated: 2/12/2025 , Recorded _____

Tax map: _____ , block _____ , parcel [redacted]

Base Flood Elevation at the site is 9 feet (NGVD).

Map Panel Number 12071C0658G , effective date 11/17/2022

Select one of the following "whereas" clauses appropriate for the grant awarded:

☐ WHEREAS, the Flood Mitigation Assistance (FMA) program, authorized by Section 1366 of the National Flood Insurance Act of 1968 (42 U.S.C. § 4104c), provides federal financial assistance for planning and carrying out activities designed to reduce the risk of flood damage to structures insured under the National Flood Insurance Program;

☒ WHEREAS, the Hazard Mitigation Grant Program (HMGP), authorized by Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, ("Stafford Act") (42 U.S.C. § 5170c), including the HMGP Post Fire program authorized by Sections 404 and 420 of the Stafford Act (42 U.S.C. §§ 5170c and 5187), provides federal financial assistance, in any area affected by a major disaster or for which assistance was provided under Section 420, for hazard mitigation measures;

☐ WHEREAS, the Building Resilient Infrastructure and Communities (BRIC) program, authorized by Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5133), provides federal financial assistance for the implementation of pre-disaster hazard mitigation measures;

☐ WHEREAS, the Pre-Disaster Mitigation (PDM) program, authorized by Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5133), provides federal financial assistance for the implementation of pre-disaster hazard mitigation measures;

NOW THEREFORE, the Property Owner has been informed of and accepts the following conditions:

1. That the Property Owner has insured all structures that will **not** be demolished or relocated out of the SFHA for the above-mentioned property to an amount at least equal to the project cost or to the maximum limit of coverage made available with respect to the particular property, whichever is less, through the National Flood Insurance Program (NFIP), as authorized by 42 U.S.C. §4001 *et seq.*, as long as the Property Owner holds title to the property as required by federal law, regulations, and policy (for HMGP, HMGP Post Fire, and BRIC, *see* 42 U.S.C. §4012a; for FMA, *see*44 C.F.R. §77.6(a)(2)).

   That the Property Owner will maintain all structures on the above-mentioned property in accordance with the flood plain management criteria set forth in 44 C.F.R. §60.3 and City/County Ordinance as long as the Property Owner holds title to the property. For a complete, detailed list of these criteria, see Bonita Springs - Chapter 24 - FLOOD HAZARD REDUCTION attached to this document.

2. The above conditions are binding for the life of the property. To provide notice to subsequent purchasers of these conditions, the Property Owner(s) agrees that the City of Bonita Springs will legally record with the county or appropriate jurisdiction's land records a notice that includes the name of the current property owner(s) (including book/page reference to record of current title, if available), a legal description of the property, and the following notice of flood insurance requirements:

   > "This property has received federal Hazard Mitigation Assistance. Federal law, regulations, and policy require that flood insurance coverage on this property must be maintained during the life of the property regardless of transfer of ownership of such property (for HMGP, HMGP Post Fire, and BRIC, *see* 42 U.S.C. §4012a; for FMA, *see* 44 CFR 77.6(a)(2)). Failure to maintain flood insurance coverage will result in the property owner being ineligible for future Hazard Mitigation Assistance awards. The Property Owner is also required to maintain this property in accordance with the flood plain management criteria of Title 44 of the Code of Federal Regulations § 60.3 and any city/county ordinance."

3. If the above conditions are not met, FEMA may enforce the terms of the award by taking any measures it deems appropriate in accordance with 2 CFR § 200.339 and any other applicable FEMA authorities, including recouping the amount of the award from the State of Florida – Florida Division of Emergency Management. Property Owner(s) may be liable to repay such amounts.

4. This Agreement shall be binding upon the respective parties' heirs, successors, personal representatives, and assignees.

THE City of Bonita Springs A Florida municipal corporation

By: _____ of the _____
Print Name of Jurisdiction Official, Title

_____ _____
Print Name of Property Owner(s) Print Name of Property Owner(s)

WITNESSED BY:

_____ _____
Print Name of Witness Notary Public

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

OMB Control No. 1660-0072
Expiration Date: 04/30/2026

ACKNOWLEDGEMENT OF CONDITIONS FOR PROPERTIES USING FEMA HAZARD MITIGATION ASSISTANCE

PRIVACY ACT STATEMENT

Authority: Sections 203 and 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended, 42 U.S.C. §§5133 and 5170c, and § 1366 of the National Flood Insurance Act, (NFIA) as amended, 42 § U.S.C. 4104c.

Purpose: This template is provided by FEMA for signature by property owners and local government officials participating in a mitigation project funded in part by Hazard Mitigation Assistance. The template communicates flood insurance requirements and floodplain management criteria.

Routine Uses: The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-009 -Hazard Mitigation Disaster Public Assistance and Disaster Loan Programs System of Records System of Records Notice (79 Fed. Reg. 16,015, March 24, 2014), and upon written request, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may delay or prevent FEMA from being able to provide Hazard Mitigation Assistance.

INSTRUCTIONS

This template is provided by FEMA for signature by property owners and local government officials participating in a mitigation project funded in part by Hazard Mitigation Assistance.

For Pre-Disaster Mitigation (PDM), Building Resilient Infrastructure and Communities (BRIC), Flood Mitigation Assistance (FMA), the Hazard Mitigation Grant Program (HMGP), and HMGP Post Fire, these conditions apply when the property to be mitigated is located in a Special Flood Hazard Area(SFHA). For Flood Mitigation Assistance, these conditions apply regardless of whether the property is located in an SFHA.

Information in brackets [city/county] should be updated as needed. This document must be signed and submitted to FEMA by the Applicant (State, Tribe or Territory) prior to award. The template requires the signature of the property owner(s) and the local municipal official(s).

Property Owner: [redacted]

Street Address: [redacted]

City: Bonita Springs State: Florida Zip Code: 34135

Deed dated: 03/25/2019 Recorded: 03/26/2019

Tax map: N/A block: N/A , parcel: [redacted]

Base Flood Elevation at the site is: 9 feet (NGVD)

Map Panel Number: 12071C0656G effective date: 11/17/2022

Select one of the following "whereas" clauses appropriate for the grant awarded:

- [x] WHEREAS, the Flood Mitigation Assistance (FMA) program, authorized by Section 1366 of the National Flood Insurance Act of 1968 (42 U.S.C. § 4104c), provides federal financial assistance for planning and carrying out activities designed to reduce the risk of flood damage to structures insured under the National Flood Insurance Program,
- [ ] WHEREAS, the Hazard Mitigation Grant Program (HMGP), authorized by Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, ("Stafford Act") (42 U.S.C. § 5170c), including the HMGP Post Fire program authorized by Sections 404 and 420 of the Stafford Act (42 U.S.C. §§ 5170c and 5187), provides federal financial assistance, in any area affected by a major disaster or for which assistance was provided under Section 420, for hazard mitigation measures,
- [ ] WHEREAS, the Building Resilient Infrastructure and Communities (BRIC) program, authorized by Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5133), provides federal financial assistance for the implementation of pre-disaster hazard mitigation measures,
- [ ] WHEREAS, the Pre-Disaster Mitigation (PDM) program, authorized by Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5133), provides federal financial assistance for the implementation of pre-disaster hazard mitigation measures,

NOW THEREFORE: the Property Owner has been informed of and accepts the following conditions

1. That the Property Owner has insured all structures that will **not** be demolished or relocated out of the SFHA for the above-mentioned property to an amount at least equal to the project cost or to the maximum limit of coverage made available with respect to the particular property, whichever is less, through the National Flood Insurance Program (NFIP), as authorized by 42 U S C §4001 *et seq* , as long as the Property Owner holds title to the property as required by federal law, regulations, and policy (for HMGP, HMGP Post Fire, and BRIC, *see* 42 U S C §4012a; for FMA, see44 C F R §77 6(a)(2))
   That the Property Owner will maintain all structures on the above-mentioned property in accordance with the flood plain management criteria set forth in 44 C F R §60 3 and City/County Ordinance as long as the Property Owner holds title to the property. For a complete, detailed list of these criteria, see Bonita Springs- Chapter 24 - FLOOD HAZARD REDUCTION attached to this document
2. The above conditions are binding for the life of the property. To provide notice to subsequent purchasers of these conditions, the Property Owner(s) agrees that the City of Bonita Springs legally record with the county or appropriate jurisdiction's land records a notice that includes the name of the current property owner(s) (including book/page reference to record of current title, if available), a legal description of the property, and the following notice of flood insurance requirements

   "This property has received federal Hazard Mitigation Assistance. Federal law, regulations, and policy require that flood insurance coverage on this property must be maintained during the life of the property regardless of transfer of ownership of such property (for HMGP, HMGP Post Fire, and BRIC, *see* 42 U S C §4012a, for FMA, *see* 44 CFR 77 6(a)(2)) Failure to maintain flood insurance coverage will result in the property owner being ineligible for future Hazard Mitigation Assistance awards. The Property Owner is also required to maintain this property in accordance with the flood plain management criteria of Title 44 of the Code of Federal Regulations § 60 3 and any city/county ordinance."
3. If the above conditions are not met, FEMA may enforce the terms of the award by taking any measures it deems appropriate in accordance with 2 CFR § 200 339 and any other applicable FEMA authorities, including recouping the amount of the award from the State of Florida — Florida Division of Emergency Management. Property Owner(s) may be liable to repay such amounts.
4. This Agreement shall be binding upon the respective parties' heirs, successors, personal representatives, and assignees.

THE City of Bonita Springs A Florida municipal corporation

By _____ of the City of Bonita Springs
Print Name of Jurisdiction Official, Title

[redacted]
Print Name of Property Owner(s)

_____
Print Name of Property Owner(s)

WITNESSED BY

[redacted]
Print Name of Witness

[redacted]
Notary Public 11/19/25

NOTARY PUBLIC
MY COMMISSION EXPIRES 9-26-2026
STATE OF FLORIDA

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

OMB Control No. 1660-0072
Expiration Date: 04/30/2026

ACKNOWLEDGEMENT OF CONDITIONS FOR PROPERTIES USING FEMA HAZARD MITIGATION ASSISTANCE

PRIVACY ACT STATEMENT

Authority: Sections 203 and 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended, 42 U.S.C. §§5133 and 5170c; and § 1366 of the National Flood Insurance Act, (NFIA) as amended, 42 § U.S.C. 4104c.

Purpose: This template is provided by FEMA for signature by property owners and local government officials participating in a mitigation project funded in part by Hazard Mitigation Assistance. The template communicates flood insurance requirements and floodplain management criteria.

Routine Uses: The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-009 -Hazard Mitigation Disaster Public Assistance and Disaster Loan Programs System of Records System of Records Notice (79 Fed. Reg. 16,015, March 24, 2014), and upon written request, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may delay or prevent FEMA from being able to provide Hazard Mitigation Assistance.

INSTRUCTIONS

This template is provided by FEMA for signature by property owners and local government officials participating in a mitigation project funded in part by Hazard Mitigation Assistance.

For Pre-Disaster Mitigation (PDM), Building Resilient Infrastructure and Communities (BRIC), Flood Mitigation Assistance (FMA),the Hazard Mitigation Grant Program (HMGP), and HMGP Post Fire, these conditions apply when the property to be mitigated is located in a Special Flood Hazard Area(SFHA). For Flood Mitigation Assistance, these conditions apply regardless of whether the property is located in an SFHA.

Information in brackets [city/county] should be updated as needed. This document must be signed and submitted to FEMA by the Applicant (State, Tribe or Territory) prior to award. The template requires the signature of the property owner(s) and the local municipal official(s).

Property Owner: [redacted]

Street Address: [redacted]

City: Bonita Springs State: Florida Zip Code: 34135

Deed dated: 05/27/2021 , Recorded 7/2/2021

Tax map: N/A , block N/A , parcel [redacted]

Base Flood Elevation at the site is 9 feet (NGVD).

Map Panel Number 12071C0658G , effective date 11/17/2022

Select one of the following "whereas" clauses appropriate for the grant awarded:

- [x] WHEREAS, the Flood Mitigation Assistance (FMA) program, authorized by Section 1366 of the National Flood Insurance Act of 1968 (42 U.S.C. § 4104c), provides federal financial assistance for planning and carrying out activities designed to reduce the risk of flood damage to structures insured under the National Flood Insurance Program;
- [ ] WHEREAS, the Hazard Mitigation Grant Program (HMGP), authorized by Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, ("Stafford Act") (42 U.S.C. § 5170c), including the HMGP Post Fire program authorized by Sections 404 and 420 of the Stafford Act (42 U.S.C. §§ 5170c and 5187), provides federal financial assistance, in any area affected by a major disaster or for which assistance was provided under Section 420, for hazard mitigation measures;
- [ ] WHEREAS, the Building Resilient Infrastructure and Communities (BRIC) program, authorized by Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5133), provides federal financial assistance for the implementation of pre-disaster hazard mitigation measures;
- [ ] WHEREAS, the Pre-Disaster Mitigation (PDM) program, authorized by Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5133), provides federal financial assistance for the implementation of pre-disaster hazard mitigation measures;

NOW THEREFORE, the Property Owner has been informed of and accepts the following conditions:

1. That the Property Owner has insured all structures that will **not** be demolished or relocated out of the SFHA for the above-mentioned property to an amount at least equal to the project cost or to the maximum limit of coverage made available with respect to the particular property, whichever is less, through the National Flood Insurance Program (NFIP), as authorized by 42 U.S.C. §4001 *et seq.*, as long as the Property Owner holds title to the property as required by federal law, regulations, and policy (for HMGP, HMGP Post Fire, and BRIC, *see* 42 U.S.C. §4012a; for FMA, *see*44 C.F.R. §77.6(a)(2)).

   That the Property Owner will maintain all structures on the above-mentioned property in accordance with the flood plain management criteria set forth in 44 C.F.R. §60.3 and City/County Ordinance as long as the Property Owner holds title to the property. For a complete, detailed list of these criteria, see Bonita Springs- Chapter 24 - FLOOD HAZARD REDUCTION attached to this document.

2. The above conditions are binding for the life of the property. To provide notice to subsequent purchasers of these conditions, the Property Owner(s) agrees that the City of Bonita Springs legally record with the county or appropriate jurisdiction's land records a notice that includes the name of the current property owner(s) (including book/page reference to record of current title, if available), a legal description of the property, and the following notice of flood insurance requirements:

   "This property has received federal Hazard Mitigation Assistance. Federal law, regulations, and policy require that flood insurance coverage on this property must be maintained during the life of the property regardless of transfer of ownership of such property (for HMGP, HMGP Post Fire, and BRIC, *see* 42 U.S.C. §4012a; for FMA, *see* 44 CFR 77.6(a)(2)). Failure to maintain flood insurance coverage will result in the property owner being ineligible for future Hazard Mitigation Assistance awards. The Property Owner is also required to maintain this property in accordance with the flood plain management criteria of Title 44 of the Code of Federal Regulations § 60.3 and any city/county ordinance."

3. If the above conditions are not met, FEMA may enforce the terms of the award by taking any measures it deems appropriate in accordance with 2 CFR § 200.339 and any other applicable FEMA authorities, including recouping the amount of the award from the State of Florida — Florida Division of Emergency Management. Property Owner(s) may be liable to repay such amounts.

4. This Agreement shall be binding upon the respective parties' heirs, successors, personal representatives, and assignees.

THE City of Bonita Springs A Florida municipal corporation

By: _____ of the City of Bonita Springs

Print Name of Jurisdiction Official, Title

[redacted]

Print Name of Property Owner(s)

[redacted]

Print Name of Property Owner(s)

WITNESSED BY:

[redacted]

Print Name of Witness

[redacted]

tary Public

[redacted]

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-01-009
January 21, 2026

ITEM TITLE: Approve Amendment #1 to the Berry, Dunn, McNeil & Parker, LLC adding liquidated damages language and providing for a time extension to complete the Parks Master Plan.

REQUESTOR: Elly Soto McKuen, Senior Project Manager and Nicole Perino, Parks and Recreation Director

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 3) Strengthen City Finances, 5) Community Aesthetics, 8) Economic Development

---

BACKGROUND: The City received a Parks Master Plan planning grant from the Lee County Recovery and Resiliency Planning Program as part of the U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery (HUD CDBG-DR) direct allocation as a result of Hurricane Ian's devastation to Lee County.

Berry, Dunn, McNeil & Parker, LLC was selected through a Request for Proposal process (RFP 24-08). The original contract (BSC 25-03-038) was approved at the March 5, 2025, City Council meeting.

Amendment #1 adds language referencing liquidated damages and extends the contract end date from March 31, 2026, to June 30, 2026.

The Parks Master Plan update is budgeted in the Capital Improvement Project account number 30.601.572.3100.

STAFF RECOMMENDATION: Approve Amendment #1 to the Berry, Dunn, McNeil & Parker, LLC adding liquidated damages language and providing for a time extension to complete the Parks Master Plan

ATTACHMENTS:

1. Amendment #1 – Berry, Dunn, McNeil & Parker, LLC

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Nicole Perino

AMENDMENT #1
PROFESSIONAL SERVICE AGREEMENT
BETWEEN CITY OF BONITA SPRINGS, FLORIDA,
AND BERRY, DUNN, MCNEIL & PARKER, LLC

This Amendment #1 of the Professional Service Agreement dated February 26, 2025, is made and entered into this _____day of_____, 2026, by and between the City of Bonita Springs, an incorporated Florida municipality, hereinafter referred to as "City," and Berry, Dunn, McNeil & Parker, LLC hereinafter referred to as "Consultant."

R E C I T A L S

WHEREAS, the City and Consultant entered into an agreement for professional services to develop a Parks Master Plan Study.

WHEREAS, it is in the public interest to amend the Agreement dated February 26, 2025, attached hereto as Exhibit "A" to incorporate additional language related to Liquidated Damages and extending the project completion date for Phase 5: Final Plan from March 31, 2026 to June 30,2026 for the remainder of the contract period.

NOW, THEREFORE, in consideration of the above premises and other good and valuable consideration, the sufficiency of which is hereby acknowledged by the parties, the City and Consultant hereby agree to amend the Agreement as follows:

1. The recitals as set forth above are incorporated into the terms of this agreement as if set out herein at length.

2. Amend Article 5 - Time and Schedule of Performance incorporating a new sub-article 5.03:

   5.03. The City and Consultant recognize that time is of the essence to this agreement and that the City will suffer financial loss if the work is not completed within the times specified in the original contract, plus any extensions thereof allowed by change order. They also recognize the delays, expense, and difficulties invoiced in proving in a legal proceeding the actual loss suffered by the City if the work is not completed on time. Accordingly, instead of requiring any such proof, City and Consultant agree that as Liquidated Damages for delay (but not as a penalty) the sum of $200.00 per day shall be deducted from monies due the Consultant or paid by the Consultant to the City for each calendar day that expires after the time specified for substantial completion until the project achieves substantial completion. The City shall have the right to deduct all damages due from the final payment request as well as retainage. However, prior to deducting liquidated damages, the City shall give the Consultant seven (7) calendar days' notice prior to submitting the adjusted amount due to the City's Finance Department payment. The City reserves the right to effect repairs itself as may be required to remedy any deficiency or to achieve final completion and to charge the Consultant for such costs.

3. Amend Exhibit C – Time and Schedule of Performance. Extending Phase 5: Final Plan timeline for project completion from March 31, 2026 to June 30, 2026.
4. Amend Exhibit C – Time and Schedule of Performance. Extending Phase 4 timeline for project completion from January 31, 2026, to March 31, 2026.

5. All of the remaining terms in Exhibit "A", the Agreement, attached hereto, remain the same.

(This area intentionally left blank)

IN WITNESS WHEREOF, the parties hereto have caused the execution hereof by their duly authorized officials on the dates set forth above.

ATTEST:	CITY OF BONITA SPRINGS:
CITY CLERK:	AUTHORIZED SIGNATURE
DATE	DATE
CONSULTANT: 	APPROVED AS TO FORM:
AUTHORIZED SIGNER	CITY ATTORNEY
01/13/2026 DATE	DATE

ATTACHMENT A

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion

Vendor Covered Transactions

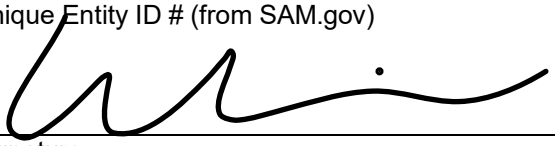
(1) The prospective vendor certifies, by submission of this Agreement, that neither it nor its principles are presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the vendor is unable to certify to the above statement, the prospective vendor shall attach an explanation to this form.

VENDOR:

Berry, Dunn, McNeil & Parker
Company Name

MDCAWE9GZKP4
Unique Entity ID # (from SAM.gov)



Signature

01/13/2026
Date

Lisa Paradis, Principal
Print Name

2211 Congress St
Street Address

Portland	ME	04102
City	State	Zip Code

For City of Bonita Springs use only

To access the debarment search: https://www.sam.gov/SAM/ > Search Records tab > Enter DUNS number > Click Search

Company: ☐ is debarred ☐ is not debarred

Verified by:

Name

Date

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-01-010
January 21, 2026

ITEM TITLE: Approve Resolution for Budget Amendment to carryover prior year unspent capital budget amounts into fiscal year 2025-2026.

REQUESTOR: Lisa Griggs Roth, CPA, Director of Financial and Administrative Services

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

As outlined in section 47 of the City Charter, capital expenditure appropriations do not lapse at the end of the fiscal year; therefore, a budget amendment is presented to carry forward funding not expended in the prior year.

The budget amounts to be carried forward to fiscal year 2025-2026 are adjustments for the timing of capital projects and capital outlay expenditures and do not constitute an increase in the total projects budget.

STAFF RECOMMENDATION: Approve resolution.

ATTACHMENTS:

1. Resolution

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Lisa Griggs Roth

CITY OF BONITA SPRINGS, FLORIDA

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A BUDGET AMENDMENT TO CARRYOVER PRIOR YEAR UNSPENT CAPITAL BUDGET AMOUNTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 17, 2025, the City of Bonita Springs adopted the budget for the fiscal year ending September 30, 2026; and

WHEREAS, as outlined in section 47 of the City Charter, capital expenditure appropriations do not lapse at the end of the fiscal year, therefore a budget amendment is required to incorporate amounts not expended in the prior fiscal year into the current fiscal year ending September 30, 2026; and

WHEREAS, the budget amounts to be carried forward from fiscal year 2024-2025 are adjustments for the timing of capital projects and capital outlay expenditures and do not constitute an increase in the total project budget; and

WHEREAS, funding for the budget amendment was originally provided in the prior year budget and these unspent amounts are available to fund the capital carryovers in fiscal year ending September 30, 2026.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Florida:

1. The foregoing “Whereas” clauses are true, correct and incorporated herein by reference.

2. The Bonita Springs’ City Council authorizes a budget amendment for capital expenditure carryover amounts into the budget for the fiscal year ending September 30, 2026, totaling $123,384,462 as outlined on Attachment A to this Resolution.

3. Effective date. This Resolution shall become effective immediately upon its adoption by City Council.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this ___ day of _____, 2026.

AUTHENTICATION:

_____ _____

Mayor City Clerk

APPROVED AS TO FORM:_____

City Attorney Office

Date filed with City Clerk: _____

Resolution Budget Amendment Carryover Attachment A. January 21, 2026

		Capital Carryover Budget Amendment	General Fund	Gas Tax	Grants	Road Impact Fees	Park Impact Fees	Stormwater Fee	Building Fees	BSU Funding
00.250.541.6400	Capital Outlay	77,579	77,579							
00.501.513.6400	Capital Outlay	50,406	50,406							
00.601.572.6400	Capital Outlay	20,000	20,000							
00.602.572.6400	Capital Outlay	19,496	19,496							
00.603.572.6400	Capital Outlay	11,350	11,350							
00.604.572.6400	Capital Outlay	16,136	16,136							
00.604.572.6401	Capital Outlay	1,604	1,604							
00.604.572.6402	Capital Outlay	32,500	32,500							
00.605.572.6400	Capital Outlay	14,804	14,804							
00.605.572.6401	Capital Outlay	27,000	27,000							
00.605.572.6402	Capital Outlay	1,185	1,185							
00.610.572.6400	Capital Outlay	15,000	15,000							
00.610.572.6401	Capital Outlay	6,696	6,696							
00.611.572.6400	Capital Outlay	15,000	15,000							
00.613.572.6400	Capital Outlay	13,550	13,550							
00.615.572.6400	Capital Outlay	1,000	1,000							
00.621.572.6400	Capital Outlay	4,281	4,281							
00.624.572.6400	Capital Outlay	24,850	24,850							
00.631.572.6400	Capital Outlay	10,920	10,920							
	Fd 00 Capital Projects for Carryover	**363,357**	**363,357**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
30.000.537.6105	Environmentally Sensitive Land Acquisition	600,000	600,000							
30.240.513.6400	Comm Dev.Bldg Permits Tech Enhanceme	593,993							593,993	
30.240.513.6401	Technology Equip. Replacement Reserve	249,469	249,469							
30.240.539.6354	Technology Infrastructure Planning	250,000	250,000		-					
30.250.535.6301	Lakes of San Souci Sewer Project	2,264,721	677,824		380,647	13.705.3313501/13.705.581.0130				1,206,250
30.250.535.6302	Sun Village Sewer Project	5,263,352	1,483,492		2,118,485	13.705.3313502/13.705.581.0230				1,661,375
30.250.538.6109	Acquisition/demo HMGP Home Buy Out	3,768,234	379,422		3,388,812	13.705.345003/13.705.581.0730				
30.250.538.6215	Equipment Storage Facility	500,000	500,000		-	-	-	-	-	-
30.250.538.6809	Flood Imp-Sprg Ck BS Golf Course	4,258,145	4,258,145	-	-			-		
30.250.538.6810	Quinn/Downs/Dean West of ImperialDrainIr	8,281,002	-	-	8,281,002	13.707.3315012/13.707.581.0230				
30.250.538.6811	Felts Ave Bio-Reactor	381,893	381,893	-						
30.250.541.3100	Mobility Plan	520,114	-		520,114	13.707.3317004/13.707.581.0430				
30.250.541.6300	Minor Road & Drainage Improvements	83,593	81,506	2,087		-	-			
30.250.541.6308	Asphalt Overlays	357,496	-	357,496						
30.250.541.6310	FDOT Pond on Arroyal Rd	87,168	87,168	-						
30.250.541.6311	Pennsylvania Ave Corridor Drainage & Op	20,999,219	-		20,999,219	13.707.3317005/13.707.581.1030				
30.250.541.6317	Bonita Bch Rd/US 41 Quadrant	10,325,640	4,867	-	-	10,272,004	48,769			
30.250.541.6318	Bonita Bch Rd Vision Implementation	884,511	884,511	-		-	-			
30.250.541.6319	Roadway Restriping	452,485	-	452,485		-	-			
30.250.541.6323	W. Terry St. Multi-Use Pathway	565,170	-	565,170		-	-			
30.250.541.6324	Sun Trail	4,978,662		-		4,928,662	50,000			
30.250.541.6327	Goodwin St Sidewalks & Drainage Improve	6,345,534	2,492,220	-		3,853,314	-			
30.250.541.6331	Pine Ave Multi-Use Pathway	1,136,780	-	-	400,000	736,780				-
30.250.541.6337	Dean St Sidewalks/Infras Mosaic Comm @	141,843	141,843		13.705.3347006/13.705.581.0630					-

Resolution Budget Amendment Carryover Attachment A. January 21, 2026

		Capital Carryover Budget Amendment	General Fund	Gas Tax	Grants	Road Impact Fees	Park Impact Fees	Stormwater Fee	Building Fees	BSU Funding
30.250.541.6338	W Terry St South Side Sidewalk	1,176,324	-			1,126,982	49,342			
30.250.541.6339	Pelican Landing/Old 41/US41 Intersection I	319,177	319,177	-						
30.250.541.6342	Traffic Calming	150,000		150,000						
30.250.541.6343	Bridge Maintenance	60,218		60,218			-			
30.250.541.6346	Old 41 & Strike Lane Intersection Improven	52,221	-			52,221				
30.250.541.6347	Old 41 & BB Rd Quadrant	2,942,643				2,942,643				
30.250.541.6348	Rosemary Drive Multi Pathway	2,572,990	600,228		-	1,972,762				
30.250.541.6358	Paradise Road Bike Ped Improvements	861,518	-			861,518				
30.250.541.6364	E Terry St Multi-Use Pathway	17,319,859			17,319,859	13.707.3315001/13.707.5810130				
30.270.519.4910	Highway Monument/Welcome Signs	1,715,325	1,715,325							
30.270.519.4911	Urban Design	358,689	358,689							
30.270.519.4912	Goodbread Grocery	498,097	498,097							
30.270.519.4920	Flagpole along I-75	90,000	90,000							
30.270.519.4924	City Facilities Major Repairs	4,591,268	4,591,268							
30.270.519.4927	City Facilties Security Upgrades	109,578	109,578							
30.270.519.6365	BB Rd/Imp Pkwy Gateway Feature	1,038,000	1,038,000							
30.270.541.6322	US 41 Bridge Beautification	214,000	214,000							
30.270.545.6355	Parking Garage Feasibility	50,000	50,000				-			
30.270.572.6000	Leitner Creek Soccer Complex	3,769,508	136,035				3,633,473			
30.270.572.6360	City Wide Park Lighting-LED Conversion	229,327	229,327							
30.270.573.4928	Acquisition of Public Art	232,750	232,750							
30.270.575.6001	Wonder Gardens Facilities & Grounds Majo	29,370	29,370							
30.270.575.6014	Everglades Wonder Gardens Cafe' Upgrad	99,684	99,684							
30.402.513.6400	Cameras - City Hall Chambers	1,663	1,663							
30.601.572.3100	Park Master Plan Update	299,128	-		299,128	13.707.3317003/13.707.581.0330				
30.603.572.6015	Baseball Complex Master Plan	1,186,570	1,186,570							
30.603.572.6350	Community Park Improvements	511,258	511,258							
30.604.572.6001	Fountain Improvements	300,000	300,000							
30.605.572.6359	Bandshell Artificial Turf Sidewalk Pavers	647,808	647,808							
30.609.572.6025	Former Community Hall & Banyan Tree Par	2,621,089	2,621,089				-			
30.612.572.6909	Hickory Blvd N & Circle Landscaping	614,138	614,138							
30.613.572.6032	Soccer Complex Consession & Restroom F	5,046	5,046							
30.617.572.6001	Nature Place Upgrades & Expansion	50,000	50,000							
30.620.572.6352	Marni Fields Improvements	321,421	321,421							
30.631.572.6210	Former Library Building	1,765,476	1,765,476							
	Fd 30 Capital Projects for Carryover	**120,093,167**	**30,808,357**	**1,587,456**	**53,707,266**	**26,746,886**	**3,781,584**	**-**	**593,993**	**2,867,625**
31.602.572.6000	Recreation Center Improvements	285,000	285,000				-			
31.604.572.6002	Community Aquatic Facility Expansion	2,606,438	1,560,436				1,046,002			
31.621.572.6007	River Prk-US 41	36,500	36,500		-		-			
	Fd 31 Capital Projects for Carryover	**2,927,938**	**1,881,936**	**-**	**-**	**-**	**1,046,002**		**-**	**-**
	Capital Carryover All Funds	**123,384,462**	**33,053,650**	**1,587,456**	**53,707,266**	**26,746,886**	**4,827,586**	**-**	**593,993**	**2,867,625**

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-01-013
January 21, 2026

ITEM TITLE: Approve a Resolution to engage three (3) firms for CEI Services for Grant-Funded Projects (RFQ 25-20) and authorize staff to execute continuing services contracts with the following firms (in no particular order or ranking): H.W. Lochner; Infrastructure Consulting & Engineering; and Kisinger, Campo & Associates.

REQUESTOR: Elly McKuen, Senior Project Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 1) Stormwater Resiliency, 4) Environmental Protection

---

BACKGROUND: On December 11, 2025, the City received three (3) sealed responses for CEI Services for Grant-Funded Projects RFQ 25-20.

On December 18, 2025, the Selection Committee met to evaluate the submittals. After review, the committee short-listed three (3) of the firms and recommended that they prepare presentations. The Committee met on January 6 and January 7, 2026, and heard presentations. Following the presentations, the committee recommended awarding continuing services contracts to the following firms (in no particular order or ranking):

- H.W. Lochner
- Infrastructure Consulting & Engineering
- Kisinger, Campo & Associates

STAFF RECOMMENDATION: Staff recommends awarding continuing services contracts for CEI Services for Grant-Funded Projects to H.W. Lochner; Infrastructure Consulting & Engineering; and Kisinger, Campo & Associates.

ATTACHMENTS:

1. Resolution

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Matt Feeney

CITY OF BONITA SPRINGS, FLORIDA
RESOLUTION NO. 26 - __

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA APPROVING THE SELECTION COMMITTEE'S RECOMMENDATION TO EXECUTE CONTINUING SERVICES CONTRACTS WITH THE FOLLOWING FIRMS (IN NO PARTICULAR ORDER OR RANKING): H.W. LOCHNER; INFRASTRUCTURE CONSULTING & ENGINEERING; AND KISINGER, CAMPO & ASSOCIATES FOR CONSTRUCTION, ENGINEERING AND INSPECTION (CEI) SERVICES FOR GRANT-FUNDED PROJECTS (RFQ 25-20).

WHEREAS, the City advertised for CEI Services for Grant-Funded Projects and received three (3) qualified and experienced submittals; and

WHEREAS, the Selection Committee met, shortlisted three (3) firms, heard presentations, and recommended executing continuing services contracts with the following firms (in no particular order or ranking):

H.W. Lochner;
Infrastructure Consulting & Engineering; and
Kisinger, Campo & Associates

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Lee County, Florida:

Section 1. The Selection Committee's recommendation to execute continuing services contracts with the three (3) firms as enumerated above for CEI Services for Grant-Funded Projects RFQ 25-20 is hereby approved.

Section 2. This resolution shall take effect immediately upon 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 Mike Gibson City Clerk

APPROVED AS TO FORM: _____
City Attorney

Date filed: _____

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-01-011
January 21, 2026

ITEM TITLE: Presentation of the November Financial Report.

REQUESTOR: Lisa Griggs Roth, CPA, Director of Financial and Administrative Services

AGENDA SECTION: City Manager's Items

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

---

BACKGROUND:

Staff will be providing a brief presentation on the attached fiscal year to date financial report for November 30, 2025. This report is for two months of operations in the 2025-2026 fiscal year.

STAFF RECOMMENDATION: Receive presentation and report.

ATTACHMENTS:

1. Presentation
2. Financial Report

REVIEWERS:

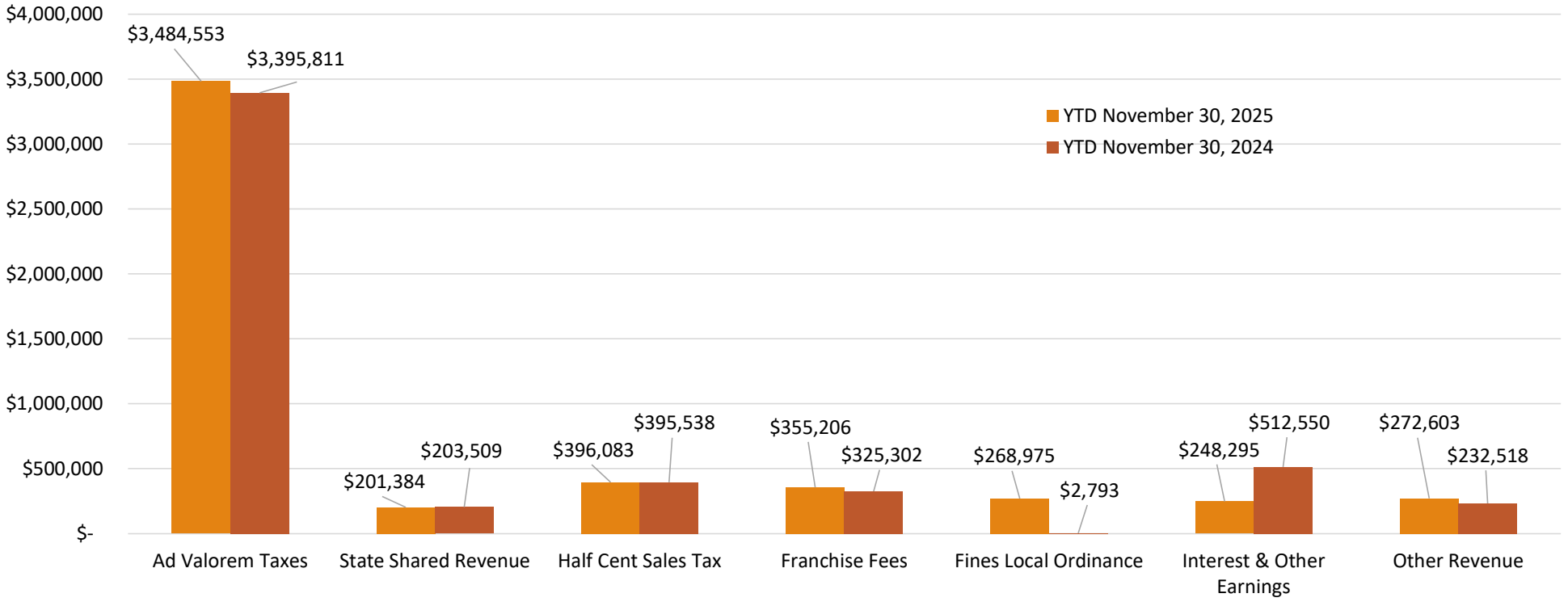
City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Lisa Griggs Roth

November Financial Report

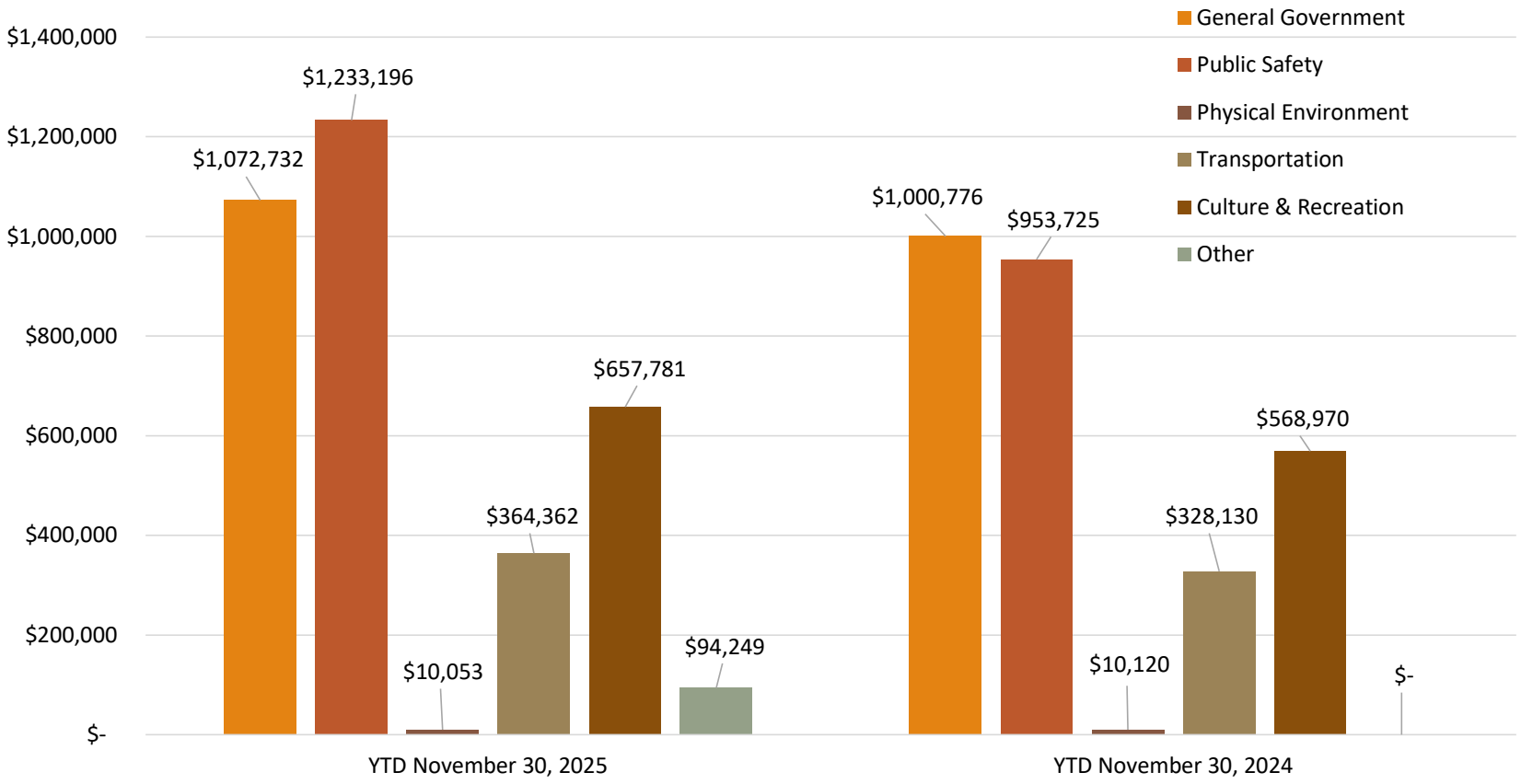
City of Bonita Springs Florida

Small Town Charm.
Big Bright Future.

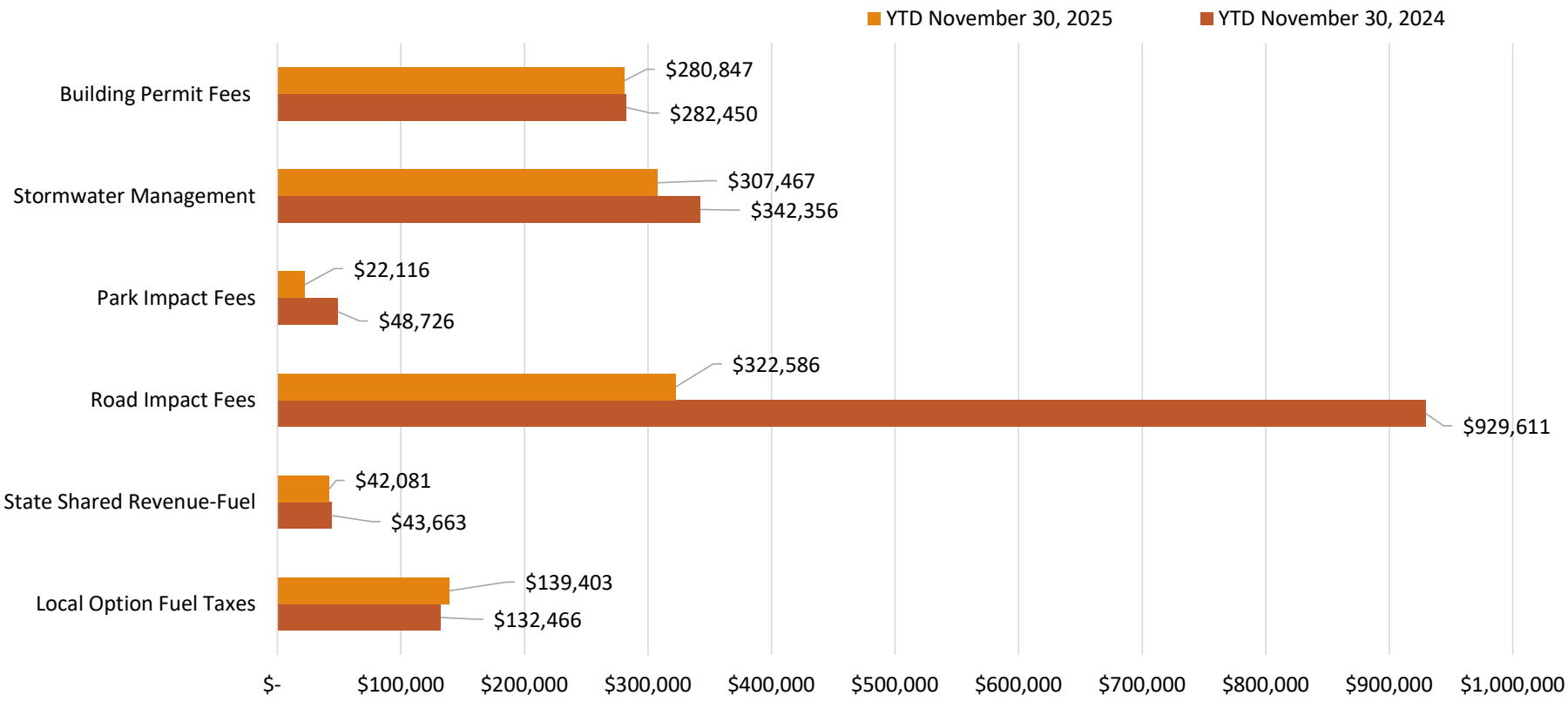
General Fund Revenue



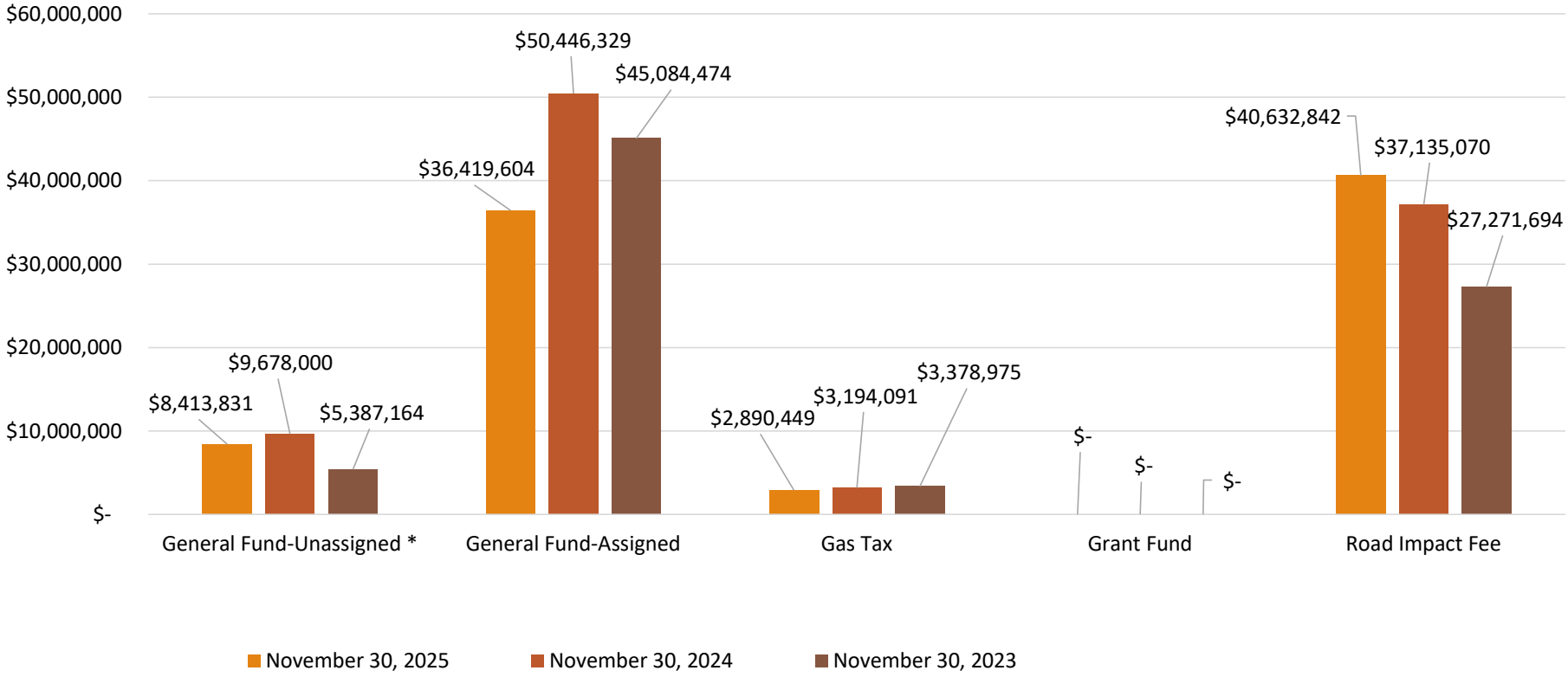
General Fund Expenditures



Restricted Revenue

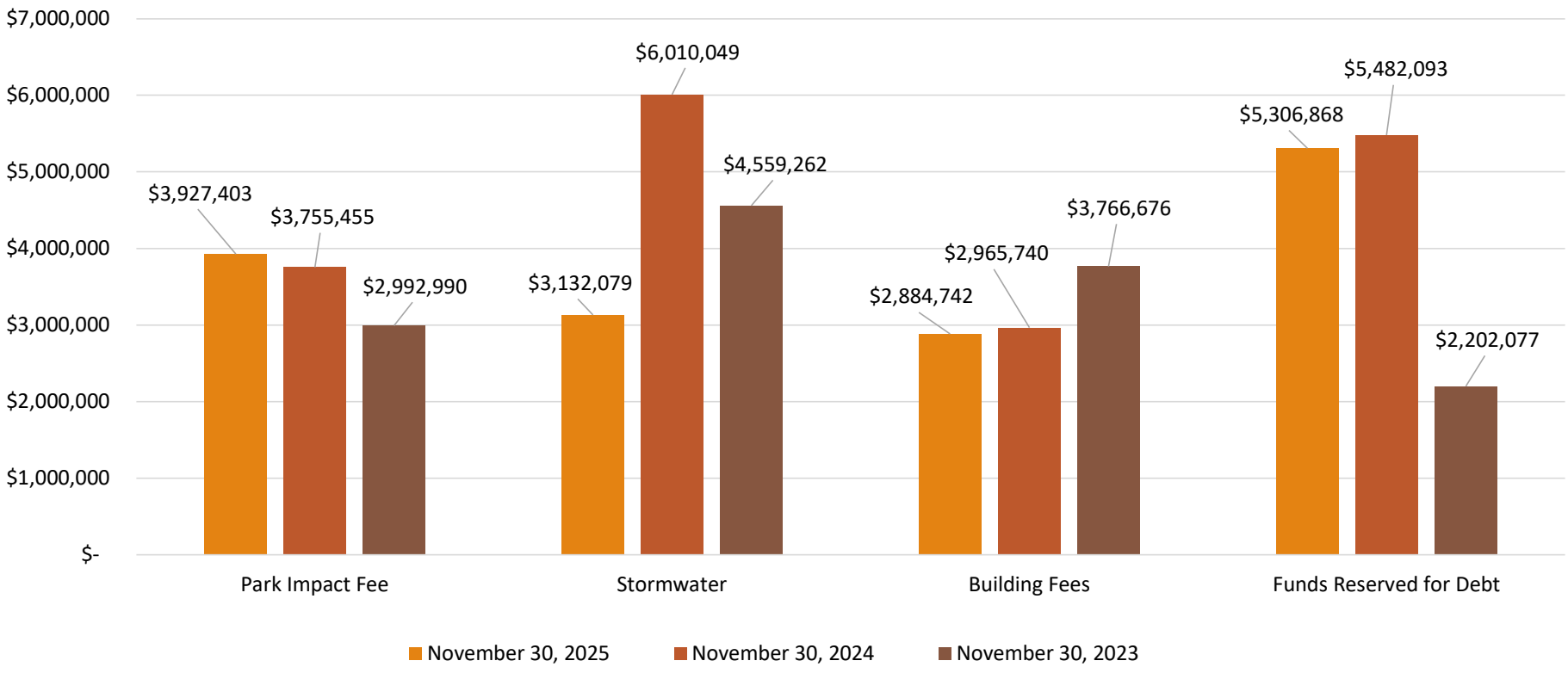


Cash Balances



* General fund unassigned fund balance will be calculated at the end of the fiscal year along with the audit completion.

Cash Balances



Thank you…

City of Bonita Springs, Florida
Balance Sheet

As of November 30, 2025

		Special Revenue Funds									
				Impact Fee Funds		Downtown			Debt	Capital	Total
	General Fund	Gas Tax	Grants	Road	Park	Area Revenue Sharing	Stormwater Management	Building Fees	Service Funds	Project Fund	Governmental Funds
ASSETS											
Cash and cash equivalents	$ 44,833,435	$ 2,890,449	$ -	$ 40,632,842	$ 3,927,403	$ 3,245,915	$ 3,132,079	$ 2,884,742	$ 2,000,000	$ 60,953	$ 103,607,818
Receivables (net)	403,186	-	-	-	-	-	-	-	-	-	403,186
Due from other govt	-	-	-	-	-	-	-	-	-	-	-
Due from other funds	12,086,289	-	-	-	-	-	-	-	-	-	12,086,289
Total assets	$ 57,322,910	$ 2,890,449	$ -	$ 40,632,842	$ 3,927,403	$ 3,245,915	$ 3,132,079	$ 2,884,742	$ 2,000,000	$ 60,953	$ 116,097,293
LIABILITIES AND FUND BALANCES											
Liabilities:											
Accounts and contracts payable	$ 828,066	$ 260,003	$ 180,919	$ 11,835	$ -	$ -	$ 36,752	$ 504,137	$ -	$ -	$ 1,821,712
Accrued liabilities	990,848	-	-	-	-	-	-	-	-	-	990,848
Due to other funds	-	-	12,086,289	-	-	-	-	-	-	-	12,086,289
Due to other governments	39,120	-	-	49,982	-	-	-	-	-	-	89,102
Unearned Revenue	5,658	-	-	-	-	-	-	-	-	-	5,658
Total liabilities	1,863,692	260,003	12,267,208	61,817	-	-	36,752	504,137	-	-	14,993,609
Total fund balances, beginning of the year	56,074,839	2,644,740	(12,232,457)	40,162,542	3,897,620	3,245,915	2,902,710	2,652,844	2,000,000	48,453	101,397,206
Revenues and Other Financing Sources over (under) Expenditures and Other Financing Uses	(615,621)	(14,294)	(34,751)	408,483	29,783	-	192,617	(272,239)	-	12,500	(293,522)
									-		
Fund balances	55,459,218	2,630,446	(12,267,208)	40,571,025	3,927,403	3,245,915	3,095,327	2,380,605	2,000,000	60,953	101,103,684
Total liabilities and fund balances	$ 57,322,910	$ 2,890,449	$ -	$ 40,632,842	$ 3,927,403	$ 3,245,915	$ 3,132,079	$ 2,884,742	$ 2,000,000	$ 60,953	$ 116,097,293

General Fund Budget Report

For Fiscal Year: 2025-2026 Period Ending: 11/30/2025

FUND: 00 - GENERAL FUND	ORIGINAL BUDGET TOTAL	CURRENT BUDGET TOTAL	MTD ACTIVITY	YTD ACTIVITY	REMAINING BUDGET
REVENUE					
311 - Ad Valorem Taxes	14,397,300	14,397,300	3,484,553	3,484,553	10,912,747
315 - Communications Services Taxes	1,465,000	1,465,000	133,495	133,495	1,331,505
316 - Local Business Taxes	30,000	30,000	2,548	2,548	27,452
323 - Franchise Fees	4,087,000	4,087,000	475,206	355,206	3,731,794
329 - Other Permits, Fees & Special	46,100	46,100	8,641	27,406	18,694
335 - State Shared Revenue	6,825,980	6,825,980	502,792	597,467	6,228,513
341 - General Government	250,000	250,000	27,523	54,290	195,711
342 - Public Safety Charge	-	-	-	-	-
343 - Physical Environment	100,000	100,000	4,200	11,100	88,900
345 - Economic Environment	-	-	-	-	-
347 - Culture/Recreation	95,300	95,300	7,614	14,302	80,998
349 - Other Charges for Services	50,000	50,000	5,239	11,478	38,522
351 - Judgements, Fines-Traffic	30,000	30,000	6,267	6,267	23,733
354 - Fines Local Ordinance	50,000	50,000	268,725	268,975	(218,975)
361 - Interest & Other Earnings	1,500,000	1,500,000	65,075	248,295	1,251,705
362 - Rents & Royalties	65,000	65,000	2,273	6,653	58,348
366 - Contributions	-	-	2,500	2,500	(2,500)
369 - Other Misc Revenues	8,000	8,000	988	2,564	5,436
388 - Proceeds of Capital Assets	-	-	-	-	-
REVENUE Total	**28,999,680**	**28,999,680**	**4,997,639**	**5,227,098**	**23,772,582**
TRANSFERS IN	-	-	-	-	-
REVENUE PLUS OTHER FINANCING SOURCES	28,999,680	28,999,680	4,997,639	5,227,098	23,772,582
EXPENSES					
51 - General Government	8,455,737	8,455,737	722,534	1,072,732	7,383,005
52 - Public Safety	5,456,685	5,456,685	1,095,693	1,233,196	4,223,489
53 - Physical Environment	404,532	404,532	9,763	10,053	394,479
54 - Transportation	4,473,392	4,473,392	220,766	364,362	4,109,030
55 - Economic Environment	291,000	291,000	-	92,469	198,531
56 - Human Services	185,680	185,680	1,780	1,780	183,900
57 - Culture & Recreation	4,491,460	4,491,460	343,512	657,781	3,833,679
EXPENSES Total	**23,758,486**	**23,758,486**	**2,394,048**	**3,432,372**	**20,326,114**
+SURPLUS -DEFICIT	5,241,194	5,241,194	2,603,591	1,794,726	3,446,468
TRANSFERS OUT	13,363,710	13,691,296	2,410,108	2,410,347	11,280,949
CHANGE IN FUND BALANCE	(8,122,516)	(8,450,102)	193,483	(615,621)	(7,834,481)

General Fund Department Expenditures Excluding Transfers

For Fiscal Year: 2025-2026 Period Ending: 11/30/2025

Department	ORIGINAL BUDGET TOTAL	CURRENT BUDGET TOTAL	MTD ACTIVITY	YTD ACTIVITY	REMAINING BUDGET
101 - City Council	509,000	509,000	38,143	71,530	437,470
102 - Boards & Committees	81,000	81,000	-	-	81,000
201 - City Manager	642,556	642,556	47,711	97,179	545,377
211 - Planning & Zoning	2,187,000	2,187,000	342,114	349,375	1,837,625
220 - Law Enforcement/Security	3,760,000	3,760,000	914,022	914,022	2,845,978
230 - Neighborhood Services	1,525,595	1,525,595	122,910	259,149	1,266,446
240 - Information Technologies	478,900	478,900	39,797	68,233	410,667
250 - Public Works	4,829,524	4,829,524	227,348	371,234	4,458,290
260 - Emergency Preparedness	171,090	171,090	58,761	60,025	111,065
270 - Non-Departmental Expenditures	936,280	936,280	17,817	27,490	908,790
301 - City Attorney	621,000	621,000	-	-	621,000
401 - Adminstrative Services	930,700	930,700	56,781	115,707	814,993
402 - City Hall	338,630	338,630	23,100	38,029	300,601
410 - Human Resources	84,000	84,000	9,997	9,997	74,003
430 - Communications	1,694,801	1,694,801	183,445	364,661	1,330,140
431 - Downtown Corridor	266,000	266,000	-	92,469	173,531
501 - Finance	1,056,150	1,056,150	92,523	178,539	877,611
601 - Parks & Recreation Adminstrat	995,437	995,437	65,038	136,405	859,032
602 - Recreation Center	582,630	582,630	45,421	78,642	503,988
603 - Community Park & Ball Fields	285,375	285,375	10,428	16,635	268,740
604 - Community Pool	707,632	707,632	50,901	111,527	596,105
605 - Riverside Park	295,280	295,280	16,987	20,200	275,080
606 - Park Maintenance	3,800	3,800	-	-	3,800
609 - Formerly Com Hall/Sherriff Su	17,395	17,395	(1,277)	1,645	15,750
610 - Dog Park	93,180	93,180	4,388	5,807	87,373
611 - Beach Parks	31,100	31,100	29	29	31,071
612 - Hickory Blvd. North ROW	15,000	15,000	-	-	15,000
613 - BS Soccer Complex	151,988	151,988	6,803	11,427	140,561
614 - Kentucky Street Park	7,500	7,500	-	-	7,500
615 - Liles Hotel	96,484	96,484	3,864	6,741	89,743
617 - Bonita Nature Place	42,475	42,475	1,578	7,984	34,491
618 - Windsor Road Preserve	8,040	8,040	28	28	8,012
620 - Marni Fields	132,841	132,841	9,862	10,438	122,403
621 - BS River Park	50,978	50,978	916	916	50,062

General Fund Department Expenditures Excluding Transfers

For Fiscal Year: 2025-2026 Period Ending: 11/30/2025

Department	ORIGINAL BUDGET TOTAL	CURRENT BUDGET TOTAL	MTD ACTIVITY	YTD ACTIVITY	REMAINING BUDGET
622 - Cullum's Bonita Trail	25,700	25,700	750	750	24,950
623 - Carpenter Lane Canoe & Kayak	1,209	1,209	9	9	1,200
624 - Leitner Creek Neighborhood Pa	13,316	13,316	42	42	13,274
625 - Island Place	-	-	-	-	-
626 - Oak Creek Preserve	6,000	6,000	500	500	5,500
627 - Former Library Building	-	-	-	-	-
629 - Oak Creek Kayak Launch	5,000	5,000	-	-	5,000
631 - Former Library Building	77,400	77,400	3,310	5,007	72,393
881 - BS Waterways	-	-	-	-	-
882 - Tree Planting	-	-	-	-	-
883 - Veterans	500	500	-	-	500
885 - Donate a Bench	-	-	-	-	-
Grand Total	**23,758,486**	**23,758,486**	**2,394,048**	**3,432,372**	**20,326,114**

Special Revenue Funds Budget Report

For Fiscal Year: 2025-2026 Period Ending: 11/30/2025

FUND	ORIGINAL BUDGET TOTAL	CURRENT BUDGET TOTAL	MTD ACTIVITY	YTD ACTIVITY	REMAINING BUDGET
10 - GAS TAX FUND					
REVENUE					
312 - Local Option Taxes	1,771,800	1,771,800	139,403	139,403	1,632,397
335 - State Shared Revenue	243,000	243,000	21,040	42,081	200,919
361 - Interest & Other Earnings	60,000	60,000	-	6,822	53,178
REVENUE Total	**2,074,800**	**2,074,800**	**160,443**	**188,306**	**1,886,494**
REVENUE PLUS OTHER FINANCING SOURCES	**2,074,800**	**2,074,800**	**160,443**	**188,306**	**1,886,494**
EXPENSES					
54 - Transportation	1,349,460	1,349,460	194,730	199,511	1,149,949
EXPENSES Total	**1,349,460**	**1,349,460**	**194,730**	**199,511**	**1,149,949**
+SURPLUS -DEFICIT	**725,340**	**725,340**	**(34,287)**	**(11,205)**	**736,545**
TRANSFERS OUT	550,000	550,000	3,088	3,088	546,913
CHANGE IN FUND BALANCE	**175,340**	**175,340**	**(37,375)**	**(14,293)**	**189,633**
13 - GRANT FUND					
REVENUE					
331 - Federal Grants	-	-	-	-	-
332 - Other Financial Assistance-Fe	-	-	-	-	-
334 - State Grants	3,900,000	3,900,000	-	-	3,900,000
337 - Local Gvmt Grants	40,000	40,000	3,177	3,177	36,823
361 - Interest & Other Earnings	-	-	-	-	-
369 - Other Misc Revenues	-	-	-	-	-
REVENUE Total	**3,940,000**	**3,940,000**	**3,177**	**3,177**	**3,936,823**
TRANSFERS IN	40,000	40,000	-	-	40,000
REVENUE PLUS OTHER FINANCING SOURCES	**3,980,000**	**3,980,000**	**3,177**	**3,177**	**3,976,823**
EXPENSES					
52 - Public Safety	80,000	80,000	11,460	12,180	67,820
57 - Culture & Recreation	-	-	-	-	-
EXPENSES Total	**80,000**	**80,000**	**11,460**	**12,180**	**67,820**
+SURPLUS -DEFICIT	**3,900,000**	**3,900,000**	**(8,283)**	**(9,003)**	**3,909,003**
TRANSFERS OUT	3,900,000	3,900,000	25,749	25,749	3,874,251
CHANGE IN FUND BALANCE	**-**	**-**	**(34,032)**	**(34,752)**	**34,752**

Special Revenue Funds Budget Report

For Fiscal Year: 2025-2026 Period Ending: 11/30/2025

FUND	ORIGINAL BUDGET TOTAL	CURRENT BUDGET TOTAL	MTD ACTIVITY	YTD ACTIVITY	REMAINING BUDGET
14 - ROAD IMPACT FEE FUND					
REVENUE					
324 - Impact Fees	7,500,000	7,500,000	209,711	322,586	7,177,414
361 - Interest & Other Earnings	1,000,000	1,000,000	-	87,001	912,999
REVENUE Total	**8,500,000**	**8,500,000**	**209,711**	**409,587**	**8,090,413**
REVENUE PLUS OTHER FINANCING SOURCES	**8,500,000**	**8,500,000**	**209,711**	**409,587**	**8,090,413**
+SURPLUS -DEFICIT	**8,500,000**	**8,500,000**	**209,711**	**409,587**	**8,090,413**
TRANSFERS OUT	3,103,230	3,103,230	1,104	1,104	3,102,126
CHANGE IN FUND BALANCE	**5,396,770**	**5,396,770**	**208,607**	**408,483**	**4,988,287**
16 - PARK IMPACT FEE FUND					
REVENUE					
324 - Impact Fees	420,000	420,000	13,260	22,116	397,884
361 - Interest & Other Earnings	80,000	80,000	-	7,667	72,333
REVENUE Total	**500,000**	**500,000**	**13,260**	**29,783**	**470,217**
REVENUE PLUS OTHER FINANCING SOURCES	**500,000**	**500,000**	**13,260**	**29,783**	**470,217**
+SURPLUS -DEFICIT	**500,000**	**500,000**	**13,260**	**29,783**	**470,217**
TRANSFERS OUT	120,000	120,000	-	-	120,000
CHANGE IN FUND BALANCE	**380,000**	**380,000**	**13,260**	**29,783**	**350,217**
17 - DOWNTOWN AREA REVENUE SHARING					
REVENUE					
311 - Ad Valorem Taxes	850,500	850,500	-	-	850,500
337 - Local Gvmt Grants	-	-	-	-	-
361 - Interest & Other Earnings	-	-	-	-	-
REVENUE Total	**850,500**	**850,500**	**-**	**-**	**850,500**
REVENUE PLUS OTHER FINANCING SOURCES	**850,500**	**850,500**	**-**	**-**	**850,500**
+SURPLUS -DEFICIT	**850,500**	**850,500**	**-**	**-**	**850,500**
TRANSFERS OUT	1,075,380	1,075,380	-	-	1,075,380
CHANGE IN FUND BALANCE	**(224,880)**	**(224,880)**	**-**	**-**	**(224,880)**

Special Revenue Funds Budget Report

For Fiscal Year: 2025-2026 Period Ending: 11/30/2025

FUND	ORIGINAL BUDGET TOTAL	CURRENT BUDGET TOTAL	MTD ACTIVITY	YTD ACTIVITY	REMAINING BUDGET
18 - STORMWATER MANAGEMENT					
REVENUE					
325 - Special Assessments - Charges	1,680,000	1,680,000	307,467	307,467	1,372,533
361 - Interest & Other Earnings	60,000	60,000	-	5,602	54,398
REVENUE Total	**1,740,000**	**1,740,000**	**307,467**	**313,068**	**1,426,932**
REVENUE PLUS OTHER FINANCING SOURCES	**1,740,000**	**1,740,000**	**307,467**	**313,068**	**1,426,932**
EXPENSES					
53 - Physical Environment	763,040	763,040	100,452	120,452	642,588
EXPENSES Total	**763,040**	**763,040**	**100,452**	**120,452**	**642,588**
+SURPLUS -DEFICIT	**976,960**	**976,960**	**207,014**	**192,616**	**784,344**
TRANSFERS OUT	1,032,720	1,032,720	-	-	1,032,720
CHANGE IN FUND BALANCE	**(55,760)**	**(55,760)**	**207,014**	**192,616**	**(248,376)**
19 - BUILDING FEES					
REVENUE					
322 - Building Permits	2,000,000	2,000,000	121,908	280,847	1,719,153
329 - Other Permits, Fees & Special	-	-	-	-	-
361 - Interest & Other Earnings	30,000	30,000	-	7,737	22,263
REVENUE Total	**2,030,000**	**2,030,000**	**121,908**	**288,584**	**1,741,416**
REVENUE PLUS OTHER FINANCING SOURCES	**2,030,000**	**2,030,000**	**121,908**	**288,584**	**1,741,416**
EXPENSES					
52 - Public Safety	3,102,000	3,102,000	506,593	560,823	2,541,177
EXPENSES Total	**3,102,000**	**3,102,000**	**506,593**	**560,823**	**2,541,177**
+SURPLUS -DEFICIT	**(1,072,000)**	**(1,072,000)**	**(384,685)**	**(272,239)**	**(799,761)**
TRANSFERS OUT	-	-	-	-	-
CHANGE IN FUND BALANCE	**(1,072,000)**	**(1,072,000)**	**(384,685)**	**(272,239)**	**(799,761)**

Debt Service Funds Budget Report

For Fiscal Year: 2025-2026 Period Ending: 11/30/2025

FUND	ORIGINAL BUDGET TOTAL	CURRENT BUDGET TOTAL	MTD ACTIVITY	YTD ACTIVITY	REMAINING BUDGET
20 - 2011 DEBT FUND					
REVENUE					
384 - Debt Proceeds	-	-	-	-	-
REVENUE Total	**-**	**-**	**-**	**-**	**-**
TRANSFERS IN	-	-	-	-	-
REVENUE PLUS OTHER FINANCING SOURCES	**-**	**-**	**-**	**-**	**-**
EXPENSES					
51 - General Government	-	-	-	-	-
EXPENSES Total	**-**	**-**	**-**	**-**	**-**
+SURPLUS -DEFICIT	**-**	**-**	**-**	**-**	**-**
CHANGE IN FUND BALANCE	**-**	**-**	**-**	**-**	**-**
21 - 2014 DEBT FUND					
TRANSFERS IN	1,075,380	1,075,380	-	-	1,075,380
REVENUE PLUS OTHER FINANCING SOURCES	**1,075,380**	**1,075,380**	**-**	**-**	**1,075,380**
EXPENSES					
51 - General Government	1,075,380	1,075,380	-	-	1,075,380
EXPENSES Total	**1,075,380**	**1,075,380**	**-**	**-**	**1,075,380**
+SURPLUS -DEFICIT	**-**	**-**	**-**	**-**	**-**
CHANGE IN FUND BALANCE	**-**	**-**	**-**	**-**	**-**
22 - 2020 DEBT FUND					
REVENUE					
384 - Debt Proceeds	-	-	-	-	-
REVENUE Total	**-**	**-**	**-**	**-**	**-**
TRANSFERS IN	485,350	485,350	-	-	485,350
REVENUE PLUS OTHER FINANCING SOURCES	**485,350**	**485,350**	**-**	**-**	**485,350**
EXPENSES					
51 - General Government	485,350	485,350	-	-	485,350
EXPENSES Total	**485,350**	**485,350**	**-**	**-**	**485,350**
+SURPLUS -DEFICIT	**-**	**-**	**-**	**-**	**-**
TRANSFERS OUT	-	-	-	-	-
CHANGE IN FUND BALANCE	**-**	**-**	**-**	**-**	**-**

Capital Project Funds Budget Report

For Fiscal Year: 2025-2026 Period Ending: 11/30/2025

FUND	ORIGINAL BUDGET TOTAL	CURRENT BUDGET TOTAL	MTD ACTIVITY	YTD ACTIVITY	REMAINING BUDGET
30 - CAPITAL PROJECTS FUND					
REVENUE					
366 - Contributions	-	-	8,333	12,500	(12,500)
369 - Other Misc Revenues	-	-	-	-	-
REVENUE Total	**-**	**-**	**8,333**	**12,500**	**(12,500)**
TRANSFERS IN	21,544,310	21,871,896	2,440,049	2,440,288	19,431,608
REVENUE PLUS OTHER FINANCING SOURCES	**21,544,310**	**21,871,896**	**2,448,382**	**2,452,788**	**19,419,108**
EXPENSES					
51 - General Government	2,690,000	2,690,000	4,800	4,800	2,685,200
52 - Public Safety	400,000	400,000	-	-	400,000
53 - Physical Environment	3,732,720	4,060,306	1,998,090	1,998,329	2,061,977
54 - Transportation	5,954,230	5,954,230	29,941	29,941	5,924,289
55 - Economic Environment	25,000	25,000	-	-	25,000
57 - Culture & Recreation	8,742,360	8,742,360	407,218	407,218	8,335,142
EXPENSES Total	**21,544,310**	**21,871,896**	**2,440,049**	**2,440,288**	**19,431,608**
+SURPLUS -DEFICIT	**-**	**-**	**8,333**	**12,499**	**(12,499)**
CHANGE IN FUND BALANCE	**-**	**-**	**8,333**	**12,499**	**(12,499)**

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet 26-01-012
January 21, 2026

ITEM TITLE: Presentation of the Community Development Monthly and Quarterly Activity Reports.

REQUESTOR: John Dulmer, Director, Community Development Department

AGENDA SECTION: City Manager Items

STRATEGIC PRIORITY: 5) Strengthen City Finances; 6) Government Transparency & Efficiency

BACKGROUND:

John Dulmer, Director, Community Development Department, will present the monthly activity report for December, 2025, and the quarterly activity report for FY26 Q1 (October – December).

STAFF RECOMMENDATION: Receive reports.

ATTACHMENTS:

1. Community Development Monthly Activity Report for December 2025.
2. Community Development Quarterly Activity Report for FY26 Q1.

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	John Dulmer

Monthly Report

Community Development

Prepared for:

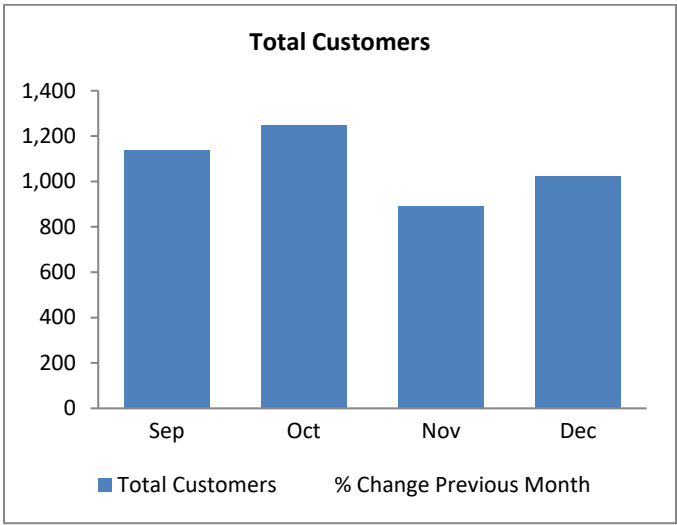
City of Bonita Springs Florida

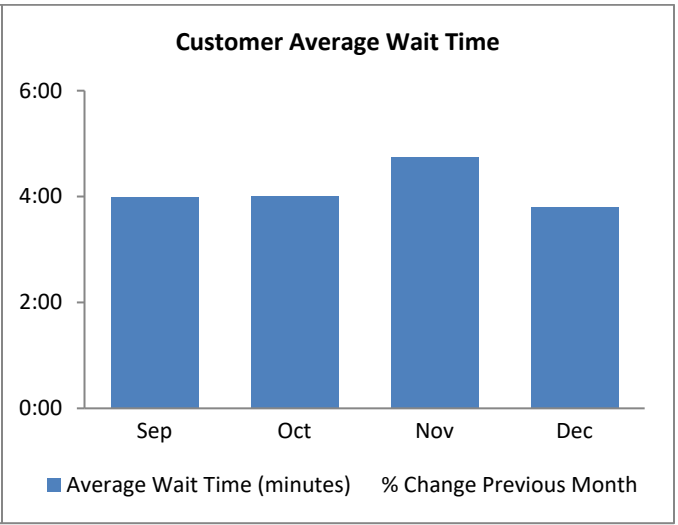
December 2025

Prepared by:

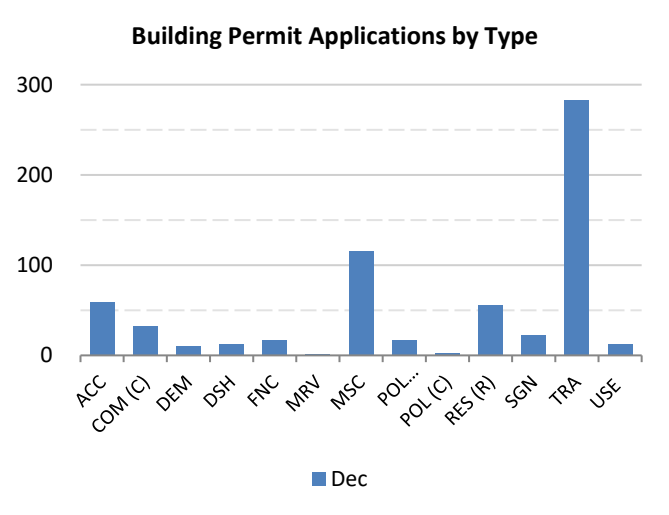
JACOBS

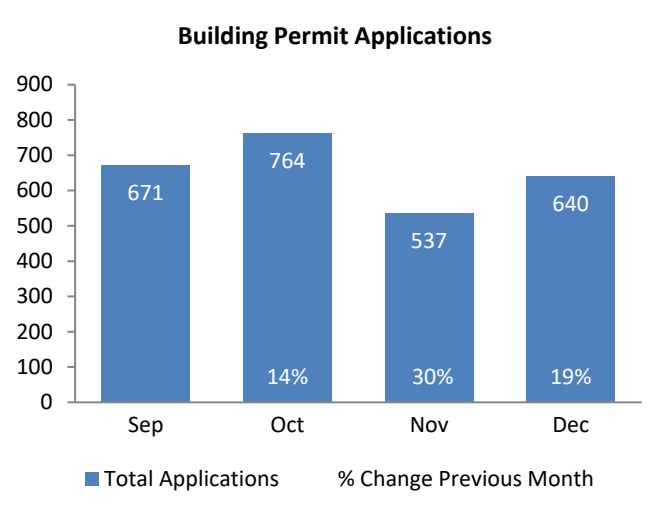
A. PERMIT COUNTER

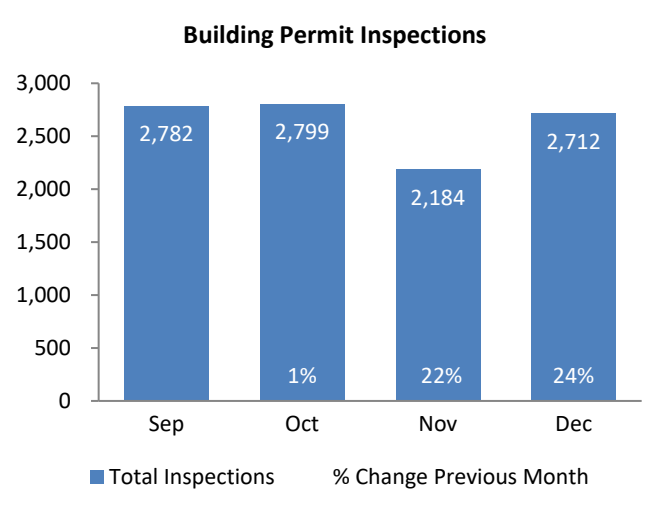


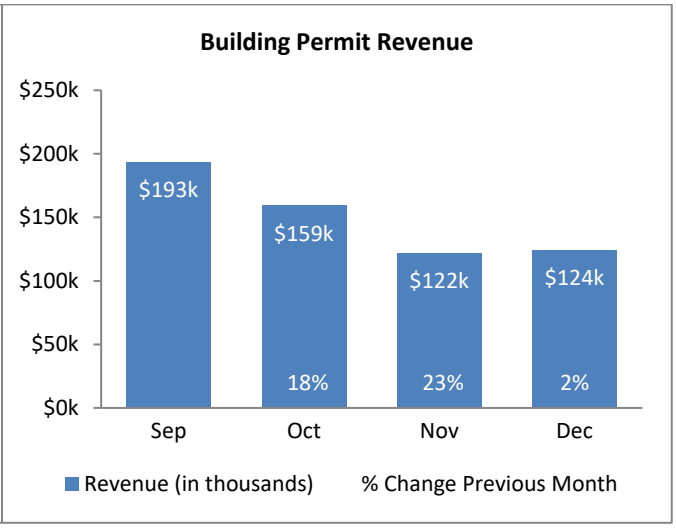


B. BUILDING DEPARTMENT

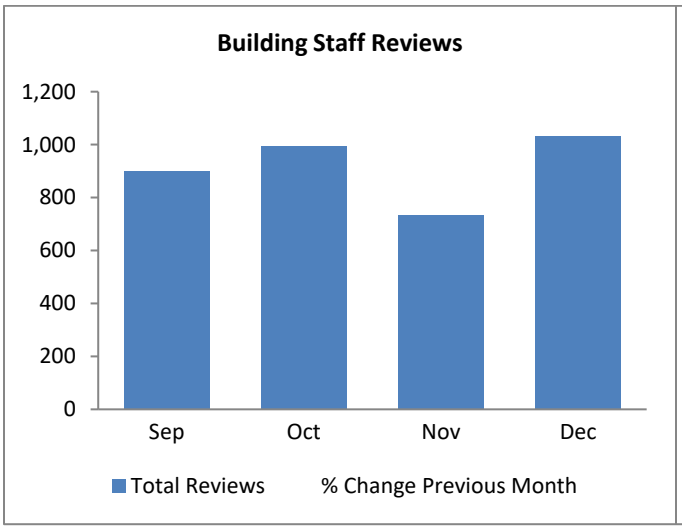


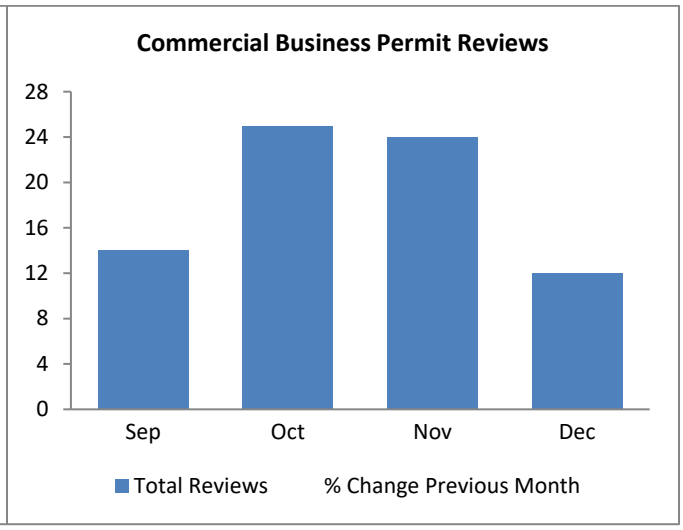




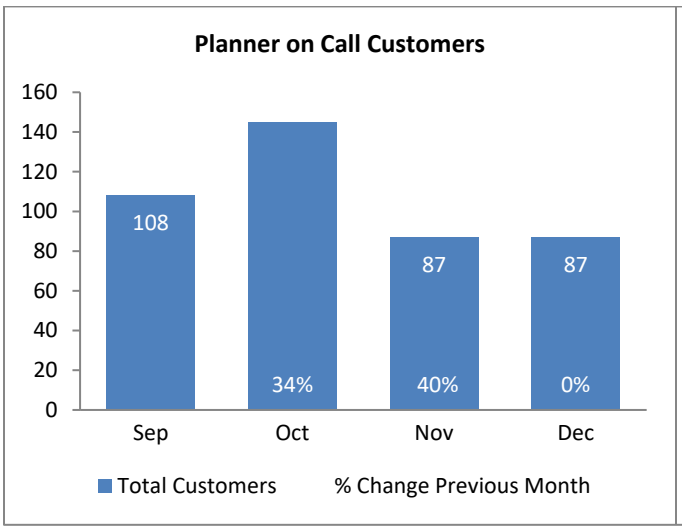


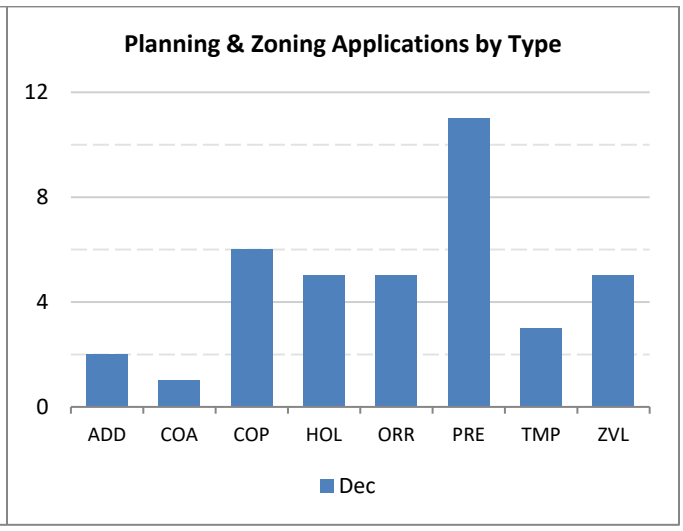
(continued on next page)

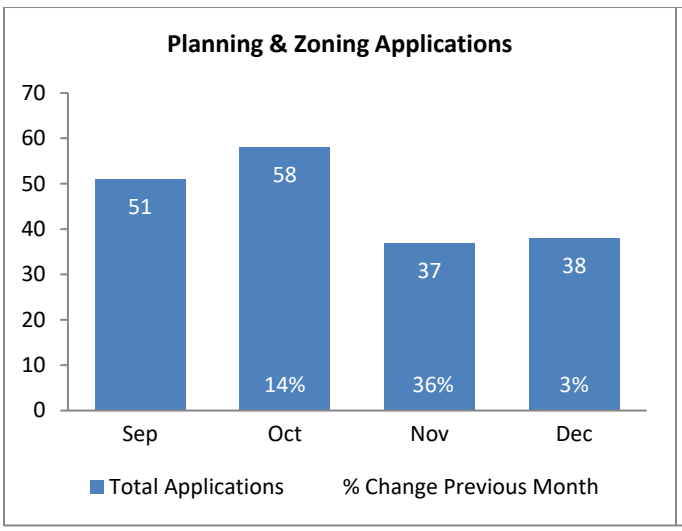


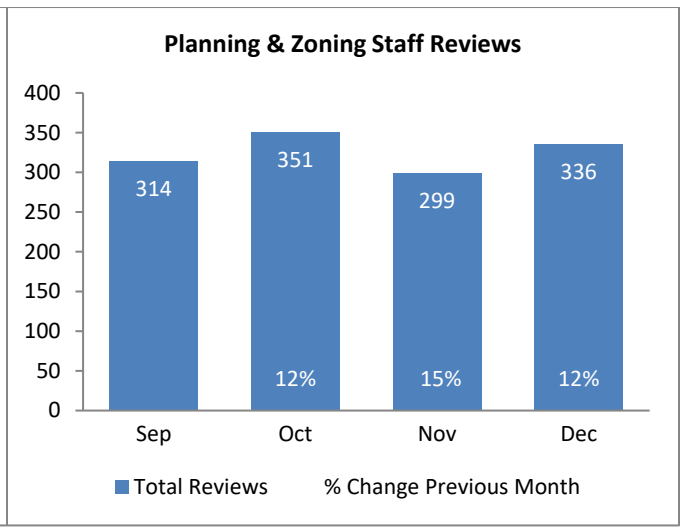


C. PLANNING & ZONING DEPARTMENT



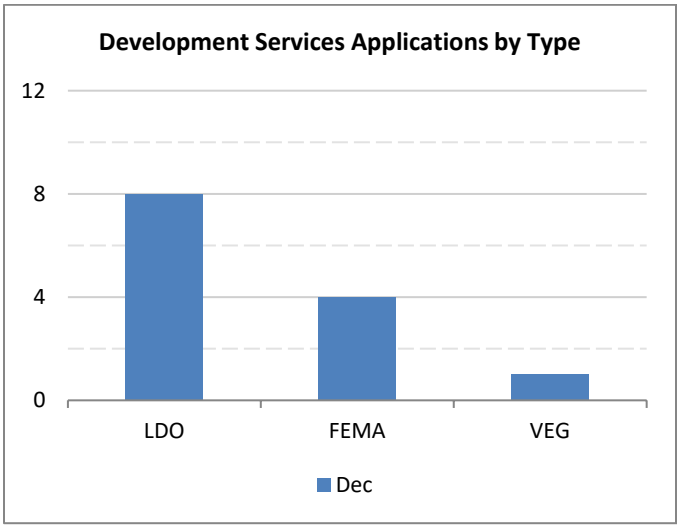


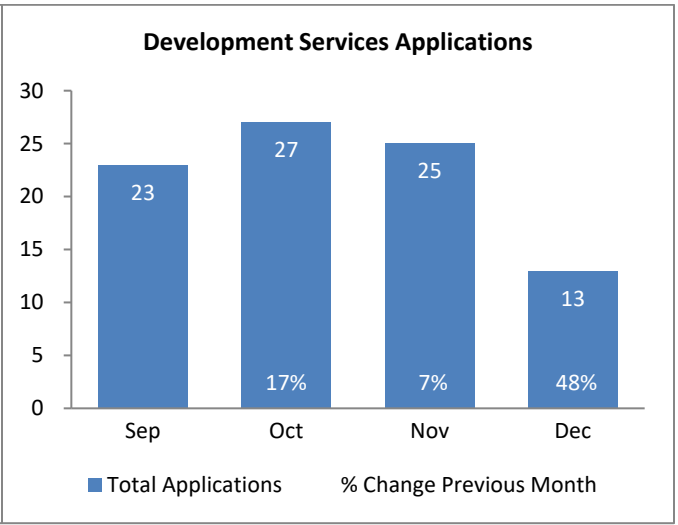


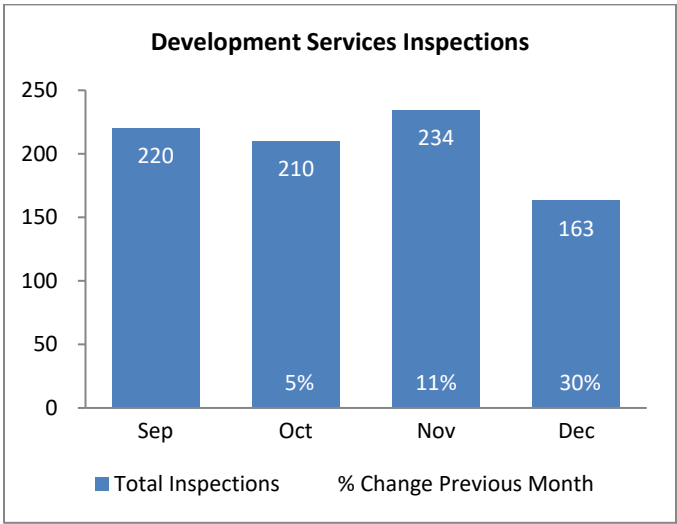


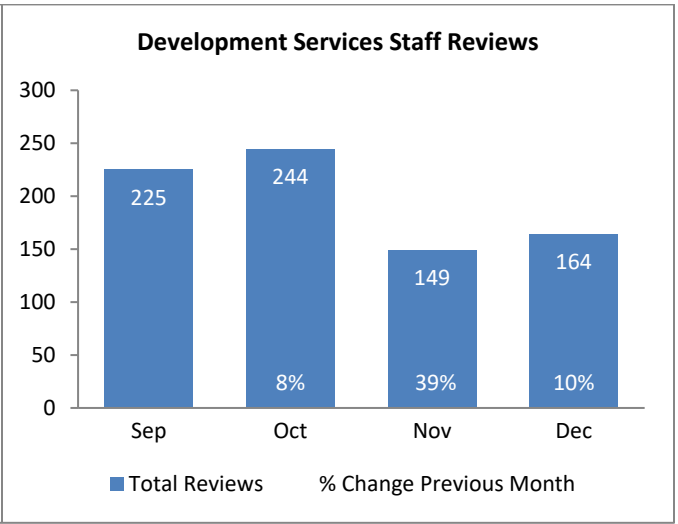
(continued on next page)

D. DEVELOPMENT SERVICES DEPARTMENT









(continued on next page)

E. LIST OF PERMIT TYPE ABBREVIATIONS

PREFIX	NAME
ACC	BLD - Accessory
COM	BLD - Building (C)
RES	BLD - Building (R)
DEM	BLD - Demolition
DSH	BLD - Dock & Shoreline
FNC	BLD - Fence
MSC	BLD - Miscellaneous
MRV	BLD - Mobile Home
POL	BLD - Pool & Spa (C)
POL	BLD - Pool & Spa (R)
SGN	BLD - Sign
TRA	BLD - Trade
USE	BLD - Use
CPL	DEV - Compliance Agreement
CNC	DEV - Concurrency
DOS	DEV - Development Order
BLST	DEV - Development Order - Blasting
LDO	DEV - Development Order - Limited Review
FEMA	DEV - FEMA
PLT	DEV - Plat
BCH	ENV - Beach and Dune
VEG	ENV - Vegetation Removal
EXT	EXT - Legislative Extension
FIRE	FIRE - Bonita Springs Fire
FIRE	FIRE - Estero Fire

PREFIX	NAME
ADD	PNZ - Administrative Decision
ANX	PNZ - Annexation
ARC	PNZ - Architectural Review
COA	PNZ - Certificate of Appropriateness
CTD	PNZ - Certificate to Dig
COL	PNZ - Color Palette
CPA	PNZ - Comprehensive Plan Amendment
COP	PNZ - COP
DVA	PNZ - Development Agreement
DRI	PNZ - DRI
HEN	PNZ - Hen
HST	PNZ - Historical Designation
HOL	PNZ - Home Occupational License
IMP	PNZ - Impact Fee Credit Account
LDC	PNZ - Land Development Code Amendment
MFV	PNZ - Mobile Food Vendor
ORR	PNZ - Open Records Request
PD	PNZ - Planned Development
PDA	PNZ - Planning Determination Appeals
PRE	PNZ - Pre-Application
RZN	PNZ - Rezoning
SPE	PNZ - Special Exception
STA	PNZ - Statutory Agreement
TMP	PNZ - Temporary Use
VAC	PNZ - Vacation
VAR	PNZ - Variance
ZVL	PNZ - Zoning Verification Letter

Quarterly Report

Community Development

Prepared for:

City of Bonita Springs Florida

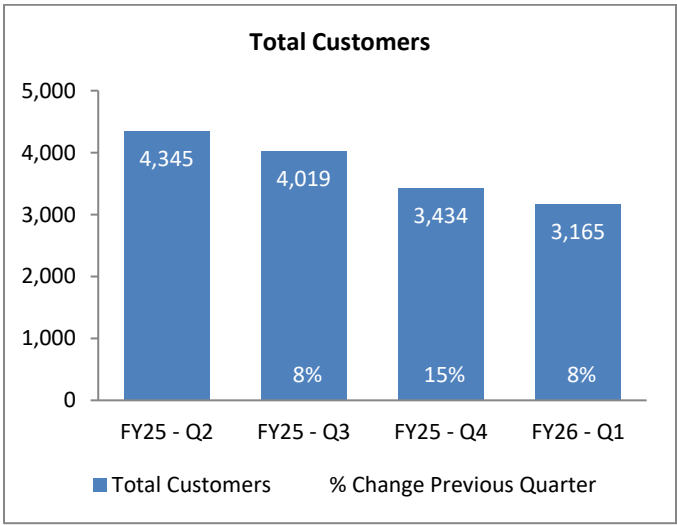
October – December

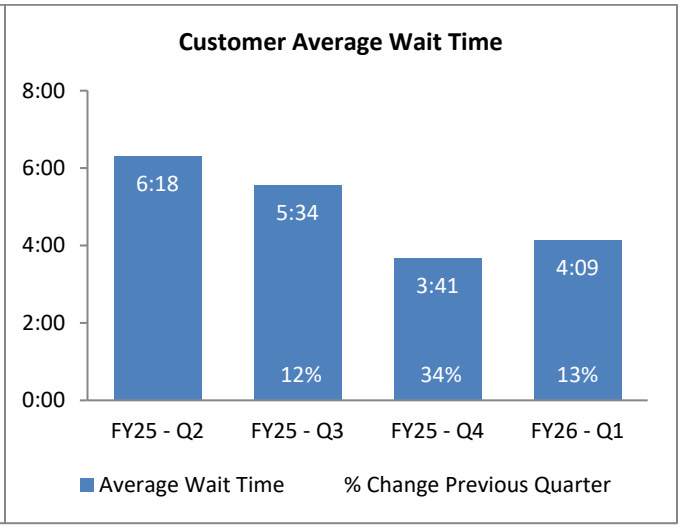
FY26 Q1

Prepared by:

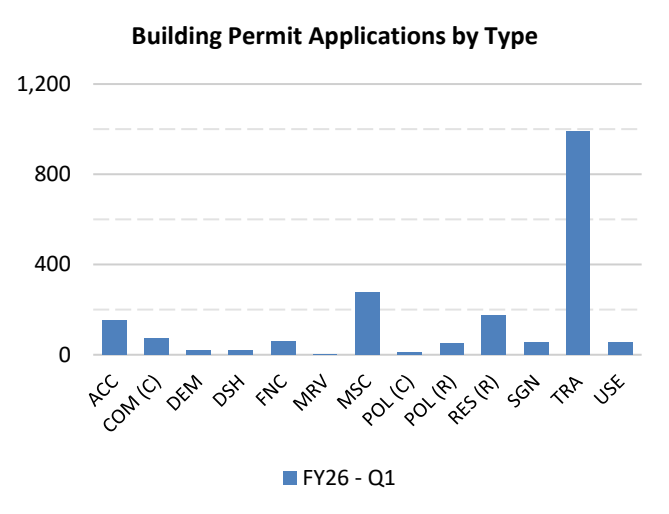
JACOBS

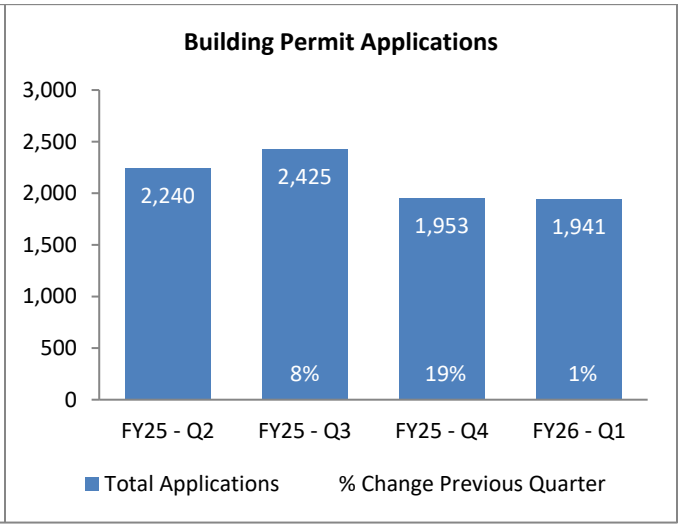
A. PERMIT COUNTER

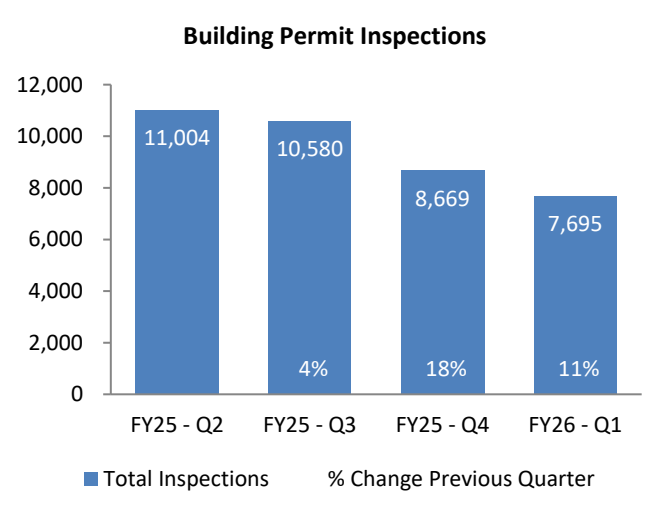


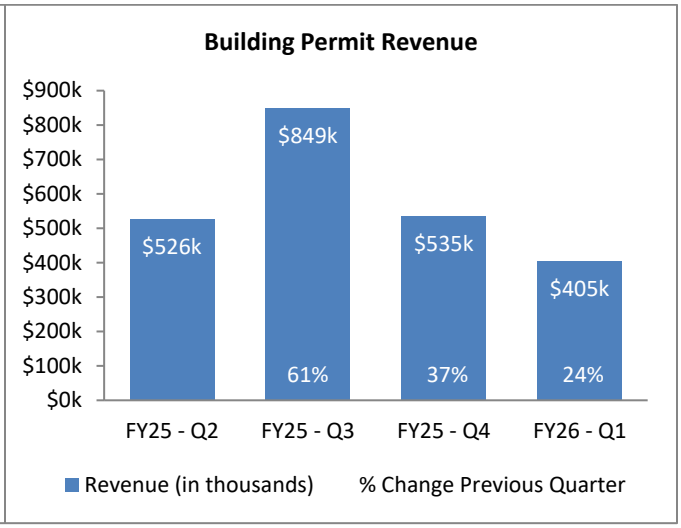


B. BUILDING DEPARTMENT

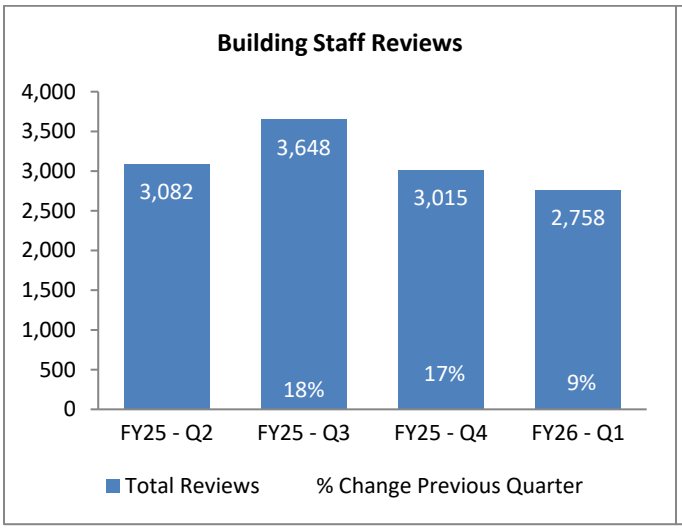


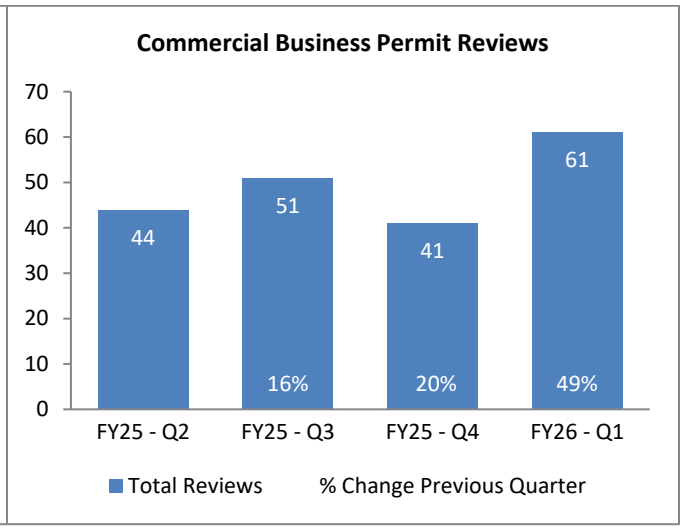




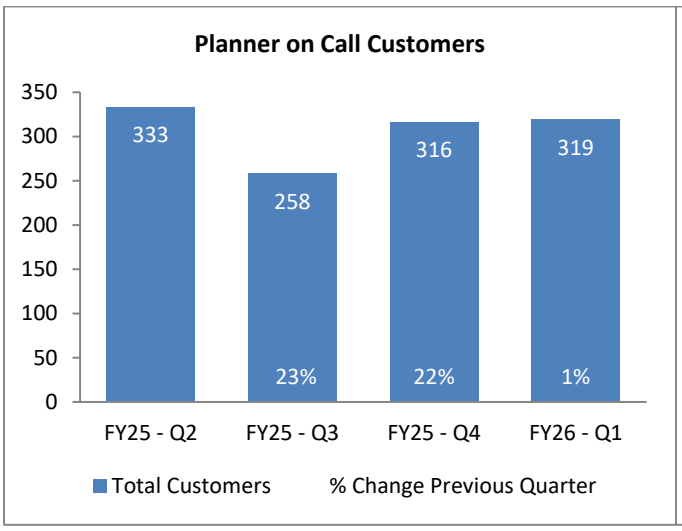


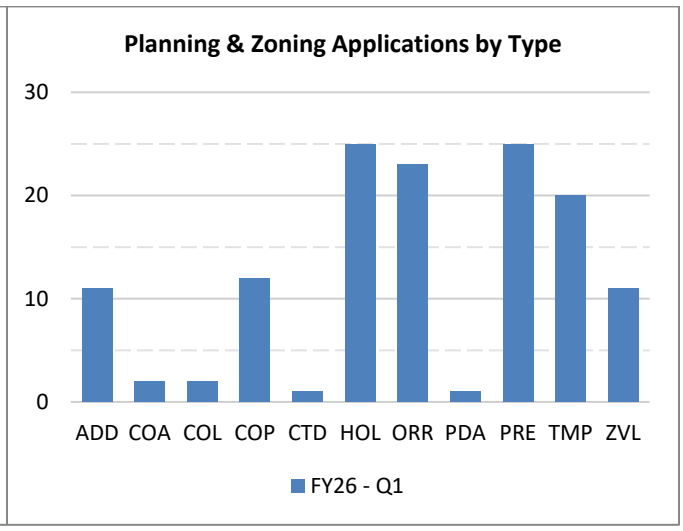
(continued on next page)

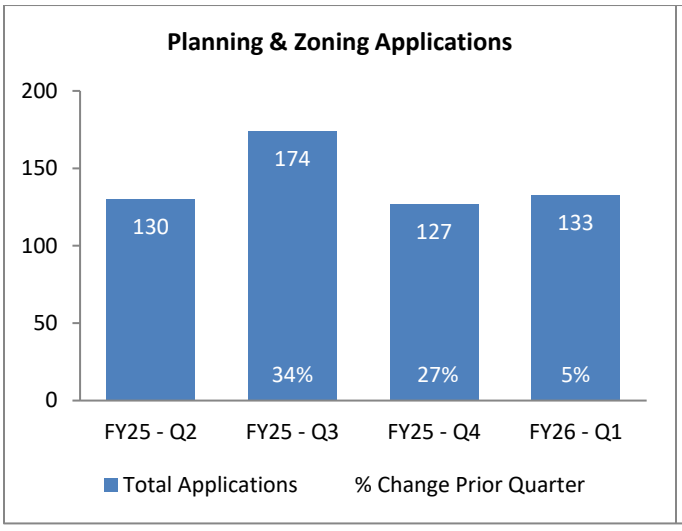


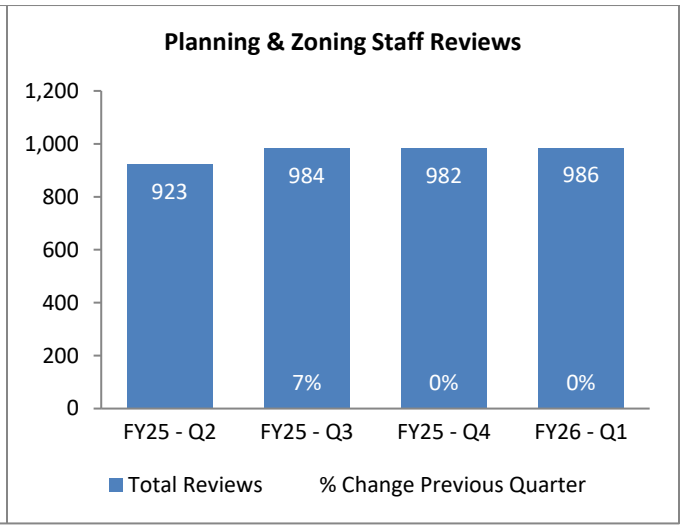


C. PLANNING & ZONING DEPARTMENT



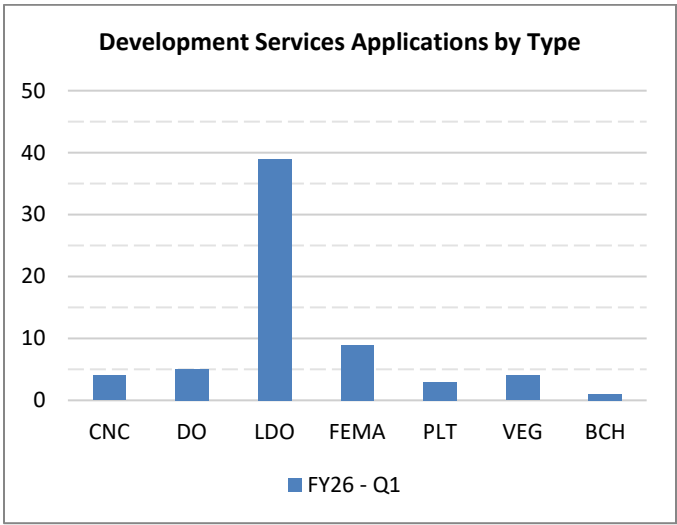


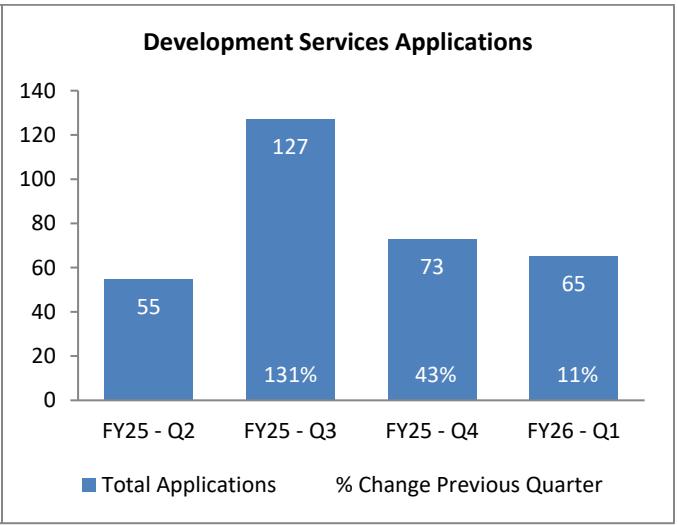


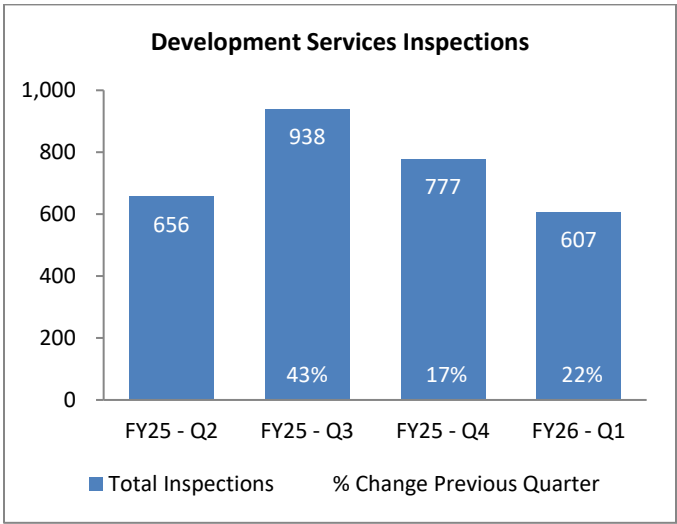


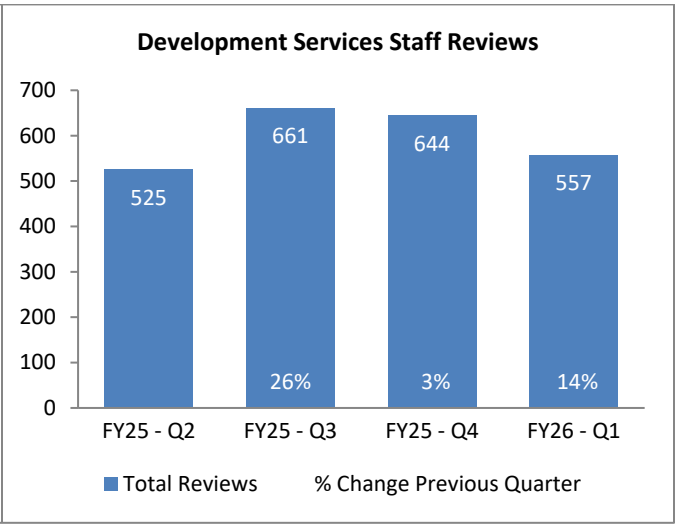
(continued on next page)

D. DEVELOPMENT SERVICES DEPARTMENT









(continued on next page)

E. LIST OF PERMIT TYPE ABBREVIATIONS

PREFIX	NAME
ACC	BLD - Accessory
COM	BLD - Building (C)
RES	BLD - Building (R)
DEM	BLD - Demolition
DSH	BLD - Dock & Shoreline
FNC	BLD - Fence
MSC	BLD - Miscellaneous
MRV	BLD - Mobile Home
POL	BLD - Pool & Spa (C)
POL	BLD - Pool & Spa (R)
SGN	BLD - Sign
TRA	BLD - Trade
USE	BLD - Use
CPL	DEV - Compliance Agreement
CNC	DEV - Concurrency
DOS	DEV - Development Order
BLST	DEV - Development Order - Blasting
LDO	DEV - Development Order - Limited Review
FEMA	DEV - FEMA
PLT	DEV - Plat
BCH	ENV - Beach and Dune
VEG	ENV - Vegetation Removal
EXT	EXT - Legislative Extension
FIRE	FIRE - Bonita Springs Fire
FIRE	FIRE - Estero Fire

PREFIX	NAME
ADD	PNZ - Administrative Decision
ANX	PNZ - Annexation
ARC	PNZ - Architectural Review
COA	PNZ - Certificate of Appropriateness
CTD	PNZ - Certificate to Dig
COL	PNZ - Color Palette
CPA	PNZ - Comprehensive Plan Amendment
COP	PNZ - COP
DVA	PNZ - Development Agreement
DRI	PNZ - DRI
HEN	PNZ - Hen
HST	PNZ - Historical Designation
HOL	PNZ - Home Occupational License
IMP	PNZ - Impact Fee Credit Account
LDC	PNZ - Land Development Code Amendment
MFV	PNZ - Mobile Food Vendor
ORR	PNZ - Open Records Request
PD	PNZ - Planned Development
PDA	PNZ - Planning Determination Appeals
PRE	PNZ - Pre-Application
RZN	PNZ - Rezoning
SPE	PNZ - Special Exception
STA	PNZ - Statutory Agreement
TMP	PNZ - Temporary Use
VAC	PNZ - Vacation
VAR	PNZ - Variance
ZVL	PNZ - Zoning Verification Letter