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RACE TRACK CPD AMENDMENT

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BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT AMENDMENT

CASE NUMBER: PD25-122564-BOS

HEARING DATE: May 19, 2026

PLANNER: Mike Fiigon II, Senior Planner

APPLICATION SUMMARY:

- A. Applicant: Oakes Farms, Inc.
- B. Agent: RVi Planning + Landscape Architecture (c/o Patty Kulak)
- C. Request: An amendment to Phase 2 of a Commercial Planned Development (CPD) schedule of uses to allow for an indoor/outdoor entertainment venue and to establish development regulations, and to request one (1) deviation.
- D. Location: 10601 Bonita Beach Road (STRAP: 02-48-25-B2-00009.0000), 28191 Old 41 Road (STRAP: 02-48-25-B1-00008.0000), 28251 Old 41 Road (STRAP: 02-48-25-B1-00014.0000), 28281 Old 41 Road (STRAP: 02-48-25-B1-00011.0120), 28341 Old 41 Road (STRAP: 02-48-25-B1-00011.0130)
- E. Future Land Use Plan Designation: General Commercial
- F. Current Zoning: Commercial Planned Development (CPD)
- G. Current Land Use: Vacant lands, 32,616+/- square-foot facility (card room, simulcasting, and restaurant), indoor/outdoor sports challenge facility

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

BACKGROUND:

In 2019, City Council approved Zoning Ordinance 19-02, which was a request to rezone approximately 99 acres +/- to a Commercial Planned Development (CPD) to include two (2) phases, each with its own schedule of uses. Phase 1 included what became the Bonita Springs Card Room on approximately 9+/- acres and Phase 2 (at the time) encompassed the remaining 88+/- acres, with the ultimate uses yet to be determined. Several temporary uses were approved as part of Phase 2 (including outdoor sales, parking lot sales, event uses [carnivals, fairs, circuses, concerts], automobile storage, and staging/storage in support of emergency responders during an emergency) for a period not to exceed ten (10) years.

In 2022, City Council approved Zoning Ordinance 22-02, which took approximately 4+/- acres of Phase 2 lands and converted it to Phase 1A for an indoor/outdoor sports challenge complex.

This CPD amendment proposes a 100,116+/- square-foot indoor/outdoor entertainment space within approximately 12 acres of the Phase 2 development area. The Phase 2 uses are as follows, with the newly proposed uses for the entertainment venue underlined, while the others are pre-existing allowances:

Phase 2 Uses

Administrative Offices

ATM (automatic teller machine)

Bar or cocktail lounge

Consumption on Premises

Cultural Facilities

Essential Services

Essential Service Facilities

Group I Fences and Walls

Food stores, Group I

Gift and Souvenir shop

Multi-Family Residential (limited to 12 dwelling units, existing only)

Night Club

Parking lot, accessory

Racetrack, Group II (subject to Condition 4)

Recreation Facilities, Commercial Groups I, III, and IV

Restaurants, Group I, II, III, and IV

Temporary Uses, subject to LDC restrictions, including permit requirements, except for calendar year time limitations and limited to the following (subject to Condition 5):

- Outdoor sales, parking lot sales or tent sales of merchandise, products, services, or other commercial activities; and
- Event uses, such as fairs, carnivals, circuses, concerts, and expositions or fair associations chartered in accordance with CH. 616 F.S.; and
- Automobile Surface Storage (where delineated on MCP); and

- Motorcycle training activities; and
- In the event of an emergency, staging/storage in support of emergency responders limited to vehicles and related equipment

The narrative provided by the Applicant indicates that the facility is designed for residents and visitors of all ages. The proposed layout will include child-friendly areas with a playground and game zones, picnic seating areas, concessions/dessert stands, with the primary thrust being a multi-event space which features a tented area, raised deck, lounge seating, wading pools, and a central stage for live performances and/or community events. Also included will be a kitchen, office space, storage, restrooms, and a refrigeration area tied to the food and beverage operation. A first aid station is also proposed and will be located near one of several emergency exits.

The proposed development regulations and hours of operation are as follows:

Setbacks:

Street (Bonita Beach Road and Old 41): 25 feet
 Street (internal): 20 feet
 Side: 20 feet
 Rear: 20 feet

Maximum Height: 45 feet (2 stories)
 Maximum Lot Coverage: 40%
 Minimum Building Separation: 20 feet
 Minimum Open Space: 20%

Parking: 4.5 spaces per 1,000 square feet of building area

Hours of Operation:

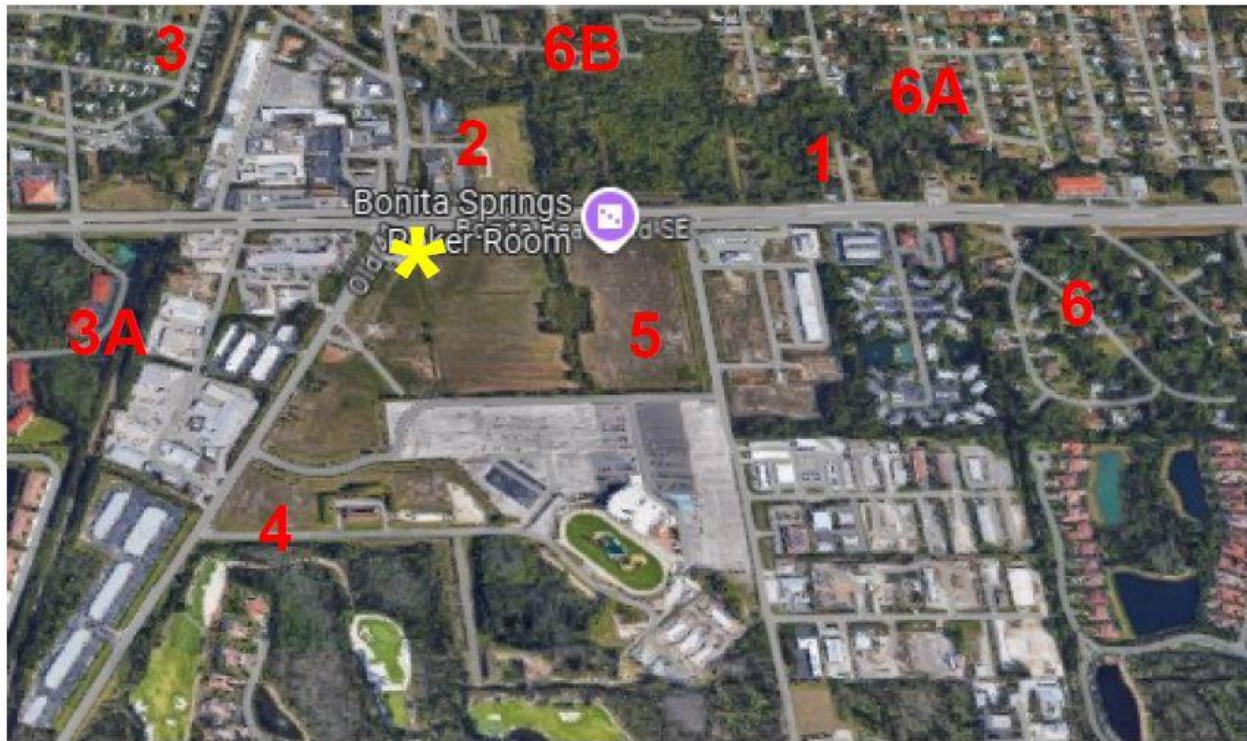
Monday – Wednesday: 8:00am – 10:00pm
 Thursday: 8:00am – 12:00am
 Friday – Saturday: 8:00am – 2:00am
 Sunday: 8:00am – 12:00am
 Holidays and Special Events: 8:00am – 2:00am

The proposed development regulations are generally consistent with other developments within the CPD area and do not violate provisions of the Land Development Code or Comprehensive Plan (Bonita Plan). The proposed hours of operation are consistent with other bars, restaurants, lounges, or alcohol-serving venues in the City and greater Lee County.

It should be made clear that nowhere in this proposed amendment is there an allowance to violate the City's Noise Control Ordinance. To that end, the Applicant provided a detailed noise study at Staff's request (Attachment C)—which is further discussed below.

Noise Control Study

Contained within the application backup is a sound study (Attachment C) performed by Keane Acoustics, which is a Florida-based architectural and acoustical engineering design firm that also specializes in testing, analysis, and troubleshooting of sounds and vibrations. The firm conducted a site visit to better understand pre-existing contributing factors to the soundscape. A series of measurements were taken from the below-shown locations.



(Location map—Keane Acoustics; 2025)

The idea was to gain a better understanding of ambient sound and noise decibel levels. The following measurements were taken during the visit, with the starting point being the proposed stage location for the venue:

Location 1: 63.5 dBA

Location 2: 54.6 dBA

Location 3: 48.2 dBA

Location 3A: 49.0 dBA (estimated)*

Location 4: 52.5 dBA

Location 5: 59.3 dBA

Location 6: 50.8 dBA

Location 6A: 53.0 dBA (estimated)*

Location 6B: 53.0 dBA (estimated)*

*Estimates based on their similarities to Locations 3 & 6, and taking into account the distances from the roadways (which accounts for most of the ambient noise readings)

While the City's Noise Control Ordinance defaults to an a-weighted measurement system, the engineering analysis performed included a-weighted readings (shown above) and c-weighted readings (see sound study—Attachment C). After analysis is performed to understand ambient noise measurements and how much is attributed to traffic, the sound study then provides the *anticipated* operational noise levels of the venue. The sound engineer (Keane) believes that sound emissions will not exceed the legal levels of the City's Noise Control Ordinance, which is limited to 66 dBA to residential uses and 72 dBA to commercial uses from 7:00am to 10:00pm, and 55 dBA to residential uses and 65 dBA to commercial uses between 10:00pm and 7:00am. The calculation is based on a maximum sound level of 110 dBA on stage and 90 dBA near the fire pit. Staff's understanding of the analysis is that the proposal takes into account specific noise mitigation measures, as well as the inverse square law, which is a calculation that represents a decibel decrease of 6 db per doubling of distance.

The primary source of proposed sound mitigation is a perimeter/venue boundary wall that will be 10ft-12ft high. Additionally, there will be walls at the sides and back of the stage, as well as a covered roof. Speakers will be aimed and oriented towards the interior of the site and a decibel stoplight system will be implemented. A decibel stoplight system is essentially a sound meter designed to look like a traffic light. It can be calibrated to a specific decibel maximum, and the stoplight will turn red if the decibel level is reached or violated. Readings that come in below the threshold will show as a green light, indicating that sound levels are controlled. The stoplight is adjustable, meaning there can be a daytime setting that corresponds with the City's Noise Control Ordinance maximums, and a nighttime setting that does the same.

Additionally, the stage is oriented to the east, which faces the existing Sports Challenge site and the Bonita Springs Card Room within the same CPD. This is an important factor because sound tends to travel directionally from the source, meaning that if the stage were to face north (towards the closest residential area—Waterline Apartments off Dean Street), or south (towards Mediterra), there is the perception of a greater impact on those communities. However, as noted above, the entire venue is surrounded by a barrier 10ft-12ft in height and will utilize the decibel stoplight, speakers oriented to the interior of the site, and many covered roof areas (including the stage) for additional capture. Staff has included multiple conditions related to sound and noise (see Condition 4 below), including a reduction in the on-site maximum decibel allowance below the standard used for the sound study (110 dbA down to 100 dbA).

Deviations

One deviation is being requested as part of this CPD amendment.

Deviation Request: A request for a deviation from LDC 4-897 and Table 4-898, as applied to the Bonita Beach Road Corridor Overlay, which limits parking to no more than 15% above the minimum required number of spaces, to allow up to 43% above the minimum required, for Phase 2 development within the CPD.

Applicant Justification: *The proposed Racetrack CPD Phase 2 introduces a large-scale entertainment venue that includes performance areas, high-turnover food and beverage uses, family recreation amenities, event staffing needs, and operational load associated with live programming. While the Code has provided the parking requirements of 416, it is understood that these uses may generate parking demand beyond what is typically associated with standard commercial development and justify the additional spaces requested.*

The Bonita Beach Road Corridor Overlay allows increases above minimum parking thresholds through a deviation when unique operational conditions warrant additional capacity. In this case, peak-hour demand associated with concerts, mixed-age recreation areas, and special events requires a larger parking supply to maintain safe and orderly site operations that will aid in avoiding overflow onto adjacent parcels, and compliance with the City's' expectations for large-venue management.

Additionally, the building design and placement will screen the parking areas in addition to the perimeter buffering to uphold the intent of the Corridor by maintaining attractive viewsheds.

The additional parking spaces utilize internal, impervious areas already programmed for circulation and loading, allowing the additional parking to be accommodated without expanding development footprint, impacting buffers, or reducing open space. No changes to site access, stormwater design, or public infrastructure are required to support the additional supply.

Staff Analysis: Staff concurs with the Applicant's justification that due to the uniqueness of the proposed Phase 2 development, parking beyond the minimum 15% threshold will be appropriate. However, Staff has placed a condition on the development (similar to what was approved as part of Zoning Ordinance 22-02) that in the event it is determined that the parking requirement is excessive, the excess spaces shall be converted to open space or landscaping (Condition 6, as shown below).

CONCLUSIONS:

It is Staff's opinion that the Applicant has properly demonstrated compliance for the proposed amendment to the CPD. Additional analysis performed by Staff in order to reach this conclusion can be found by reviewing "Attachment A."

RECOMMENDATION:

Staff recommends **APPROVAL** of the Commercial Planned Development (CPD) zoning amendment for the schedule of uses and add development regulations for Phase 2. This recommendation of approval is subject to the following conditions:

Conditions:

1. Development shall be generally consistent with the six (6)-page Master Concept Plan (MCP) provided by Exceptional Engineering, Inc, and attached herein as Exhibit B.
 - a. The proposed uses and development regulations apply to Phase 2 development occurring north of Greyhound Track Road only, further outlined in Condition 2. The remaining Phase 2 development area is subject to the regulations and restrictions of Zoning Ordinance 19-02 and Zoning Ordinance 22-02.
2. Schedule of Uses and Development Regulations for **Phase 2** are amended as follows:

Accessory Uses and Structures

Administrative Offices*

ATM (automatic teller machine) *

Bar or cocktail lounge*

Consumption on Premises*

Cultural Facilities*

Essential Services

Essential Service Facilities

Group I Fences and Walls

Food stores, Group I*

Gift and Souvenir shop*

Multi-Family Residential (limited to 12 dwelling units, existing only)

Night Club*

Parking lot, accessory

Racetrack, Group II (subject to Condition 4 of Zoning Ordinance 19-02 and Zoning Ordinance 22-02)

Recreation Facilities, Commercial Groups I, III, and IV*

Restaurants, Group I, II, III, and IV*

Temporary Uses, subject to LDC restrictions, including permit requirements, except for calendar year time limitations and limited to the following (subject to Condition 5 of Zoning Ordinance 19-02 and Zoning Ordinance 22-02):

- Outdoor sales, parking lot sales or tent sales of merchandise, products, services, or other commercial activities; and
- Event uses, such as fairs, carnivals, circuses, concerts, and expositions or fair associations chartered in accordance with CH. 616 F.S.; and
- Automobile Surface Storage (where delineated on MCP); and
- Motorcycle training activities; and
- In the event of an emergency, staging/storage in support of emergency responders limited to vehicles and related equipment

*Permitted north of Greyhound Track Road only and in general conformance with the attached Master Concept Plan (Exhibit B)

Development Regulations (for Phase 2 Development north of Greyhound Track Road only and in general conformance with the MCP (Exhibit B)):

Setbacks:

Street (Bonita Beach Road and Old 41): 25 feet

Street (internal): 20 feet

Side: 20 feet

Rear: 20 feet

Maximum Height: 45 feet (2 stories)

Maximum Lot Coverage: 40%

Minimum Building Separation: 20 feet

Minimum Open Space: 20%

Parking: 4.5 spaces per 1,000 square feet of building area

3. Hours of Operation (for Phase 2 Development north of Greyhound Track Road only and in conformance with the attached MCP (Exhibit B)):

Monday – Wednesday: 8:00am – 10:00pm

Thursday: 8:00am – 12:00am

Friday – Saturday: 8:00am – 2:00am

Sunday: 8:00am – 12:00am

Holidays and Special Events: 8:00am – 2:00am

4. Sound Mitigation

- a. The proposed roofed stage shall be oriented to the east and shall be in close proximity to the location of its depiction on the MCP, with walls at the sides and rear, as recommended in the sound study provided by the Applicant.
- b. A venue perimeter wall at least 10ft in height shall be erected for the purposes of sound abatement. The wall shall be of a solid masonry material to help capture and redirect noise towards the interior of the site. For

locations containing emergency access gates or general gated ingress/egress points, one alternative fencing/wall material shall be permitted. If visible from the venue perimeter, in no event shall more than two total materials be permitted for the venue wall and gates.

- c. Speakers shall be oriented towards the interior of the site and shall not face outward. Speakers are prohibited from facing upward or towards the exterior of the site.
 - i. Musicians and entertainers shall only be permitted to use the speaker and amplifier system provided by the venue. However, musicians or entertainers may use monitors for purposes of hearing their music, provided that any monitors are oriented towards the band/stage location
 - d. A decibel spotlight meter shall be used for all concerts, live music performances, DJ music playing, or any other live, amplified, or prerecorded sound emanating from the venue and shall not exceed 100 dbA at the source, or the limits of the City of Bonita Springs Noise Control Ordinance when measured from a receiving land—whichever is more restrictive.
 - e. Noise levels shall be measured on an A-weighted network in accordance with the City of Bonita Springs Noise Control Ordinance. City Staff and the Lee County Sheriff's Office reserve the right to initiate random noise testing.
5. Pursuant to Condition 8h in Zoning Ordinance 19-02 and Zoning Ordinance 22-02, the proposed Phase 2 driveway connection to Greyhound Track Road may be relocated as a result of the FDOT Old 41 PD&E study. Additionally, minor variations in the buffer width/location and/or drainage locations along the south side abutting Greyhound Track Road for the proposed Phase 2 development shall be allowed in order to accommodate FDOT road alignment options.
6. Pursuant to Deviation #1, if it is determined that the excess parking beyond the 15% is not needed, the Applicant shall submit a permit application to the City of Bonita Springs to convert the excess parking into open space or landscaping. If a conversion is required, the Applicant will be notified by the City, and the permit shall be submitted no later than twelve (12) months after notification.
7. As mitigation for removal of the on-site Florida Slash Pine, the Applicant shall provide either two 14' to 16' tall replacement Florida Slash Pines at 4" caliper or greater or one 20' Red Maple or Bald Cypress at 4" caliper or greater. Replacement tree(s) shall be provided at appropriate location(s) on the Landscape Plan to be submitted with the development order.
8. Approval of this zoning action does not guarantee approval of a local development order or building permit.

9. All other conditions of Zoning Ordinance 19-02 as amended in Zoning Ordinance 22-02 remain in full force and effect, unless further amended by this zoning action or subsequent actions.

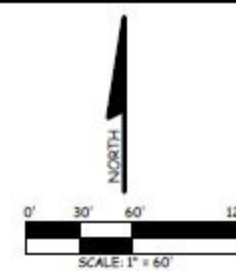
EXHIBITS:

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

ATTACHMENTS:

- A. Background and Informational Analysis
- B. Application Narrative
- C. Sound Study, Keane Acoustics
- D. Draft Renderings and Line of Sight Exhibits
- E. Public Comments
- F. Full Application Backup (Online Only)

EXHIBIT "A"



LEGEND:

- P.E. = PLOI. EQUIPMENT
- S.I.R. = SET 1/2" IRON ROD WITH CAP "GERN 3"
- S.R. = SOUNDED IRON ROD
- F.P. = FOUNT. IRON PIPE
- S.N. = SET NAIL AND DISK "GERN 3"
- F.N. = FOUND NAIL
- F.N.D. = FOUND NAIL AND DISK
- P.C. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- D.H. = DRILL HOLE
- C.M. = CONCRETE MONUMENT
- M. = MEASURED DATA
- (P) = RECORD PLAT DATA
- (C) = CALCULATED DATA
- D. = DELTA
- R. = RADIUS
- C.D. = CHORD LENGTH
- C.B. = CHORD BEARING
- P.O.L. = POINT ON LINE
- W. = RESULT-ON-WAY
- P.F.F. = FINISHED FLOOR ELEVATION
- * = LAST DAY IN FIELD
- D.U.E. = DRAINAGE AND UTILITY EASEMENT
- N.A.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- L.P. = LIGHT POLE
- C. = COVERED ENTRY
- C. = CONCRETE
- P. = PAVEMENT
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- T. = POINT OF TANGENCY
- C. = CENTERLINE
- W.M. = WATER METER
- W.E. = WELL EQUIPMENT
- P.N.D. = FOUND
- A.T.O.S. = AT TIME OF SURVEY
- E.O.W. = EDGE OF WATER
- T.O.B. = TOP OF BANK
- C.H.U. = OVERHEAD UTILITIES
- U.P. = UTILITY POLE
- G.U.Y. = GUY WIRE
- P.S.B. = PHONE SERVICE BOX
- M.H. = MANHOLE
- F.H. = FIRE HYDRANT
- C.B. = CATCH BASIN
- B.M. = BENCH MARK
- T.V. = TELEVISION
- S.V. = SEWER VALVE
- W.V. = WATER VALVE
- W.C.P. = WITH CAP
- EL. = ELEVATION
- L.B. = LICENSED BUSINESS
- C.O.N.C. = CONCRETE
- S.P. = SPOT ELEVATION

—* DENOTES BOUNDARY LINE
WHERE APPLICABLE

TREE LEGEND
P = DENOTES PINE TREE
E = DENOTES EUCALYPTUS TREE
C = DENOTES CABBAGE PALM
W = DENOTES WILLOW TREE
NO OTHER TREE TYPE LOCATED UNLESS NOTED OTHERWISE

SURVEYOR'S NOTATIONS:
 PER FEMA FLOOD MAP: FLOOD ZONE: 0.2% X1, BASE FLOOD ELEVATION + N/A,
 COMMUNITY MAP #21080, PANEL 0098, DATE PRINTED: 11-17-22.
 ELEVATIONS ARE BASED ON GDA 1985.
 BASE B.M. NATIONAL GEODETIC SURVEY B.M. #244, E.L. +980 N.A.S.D. 1988.
 BEARINGS ARE BASED ON DEED DATA.
 ALL DISTANCES AND ELEVATIONS ARE EXPRESSED IN DECIMAL FEET.
 SYMBOLS DEFINED ON THIS SKETCH ARE NOT TO SCALE AND FOR INFORMATIONAL
 PURPOSES ONLY.
 LINES DEPICTING UNDERGROUND UTILITIES AND NON PERMANENT IMPROVEMENTS
 HAVE NOT BEEN LOCATED.
 TREES AND THEIR LOCATIONS ARE APPROXIMATE. NON NATIVE TREES UNDER 4
 INCHES IN DBH AND UNDERSHRUBS HAVE NOT BEEN LOCATED.
 HERITAGE TREES IF ANY, ARE TO BE DETERMINED BY THE LOCAL GOVERNING BODY.
 TREES THAT ARE LEANING AND THAT ARE STORM DAMAGED HAVE NOT BEEN LOCATED.
 STATE PLANT COORDINATES OBTAINED BY USE OF GPS THROUGH THE FLORIDA
 RESOURCE PARTNERSHIP ("WORK PINKS") AND ARE BASED ON FLORIDA WEST NAD
 83(2011) DATUM IN DECIMAL FEET.

LEGAL DESCRIPTION: (LEASE PARCEL)
A PORTION OF LAND LYING IN SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25
EAST, LEE COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2, THENCE NORTH 01°06'36" EAST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 114.6 FEET TO THE SOUTH RIGHT-OF-WAY OF BONITA CANYON DRIVE, INSTRUMENT NO. 008000318009; AND THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 01°06'36" EAST, A DISTANCE OF 47.96 FEET, THENCE SOUTH 31°17'15" WEST, A DISTANCE OF 1126.67 FEET, THENCE NORTH 88°29'59" EAST, A DISTANCE OF 1112.79 FEET, THENCE NORTH 02°02'36" EAST, A DISTANCE OF 976.19 FEET TO SAID SOUTH RIGHT-OF-WAY, THENCE NORTH 89°24'44" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 528.99 FEET, TO THE POINT OF BEGINNING.

CONTAINS 18.35 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYS* AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61.17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R.J. Strickland, Jr., P.S.M.
Florida Registration #6144

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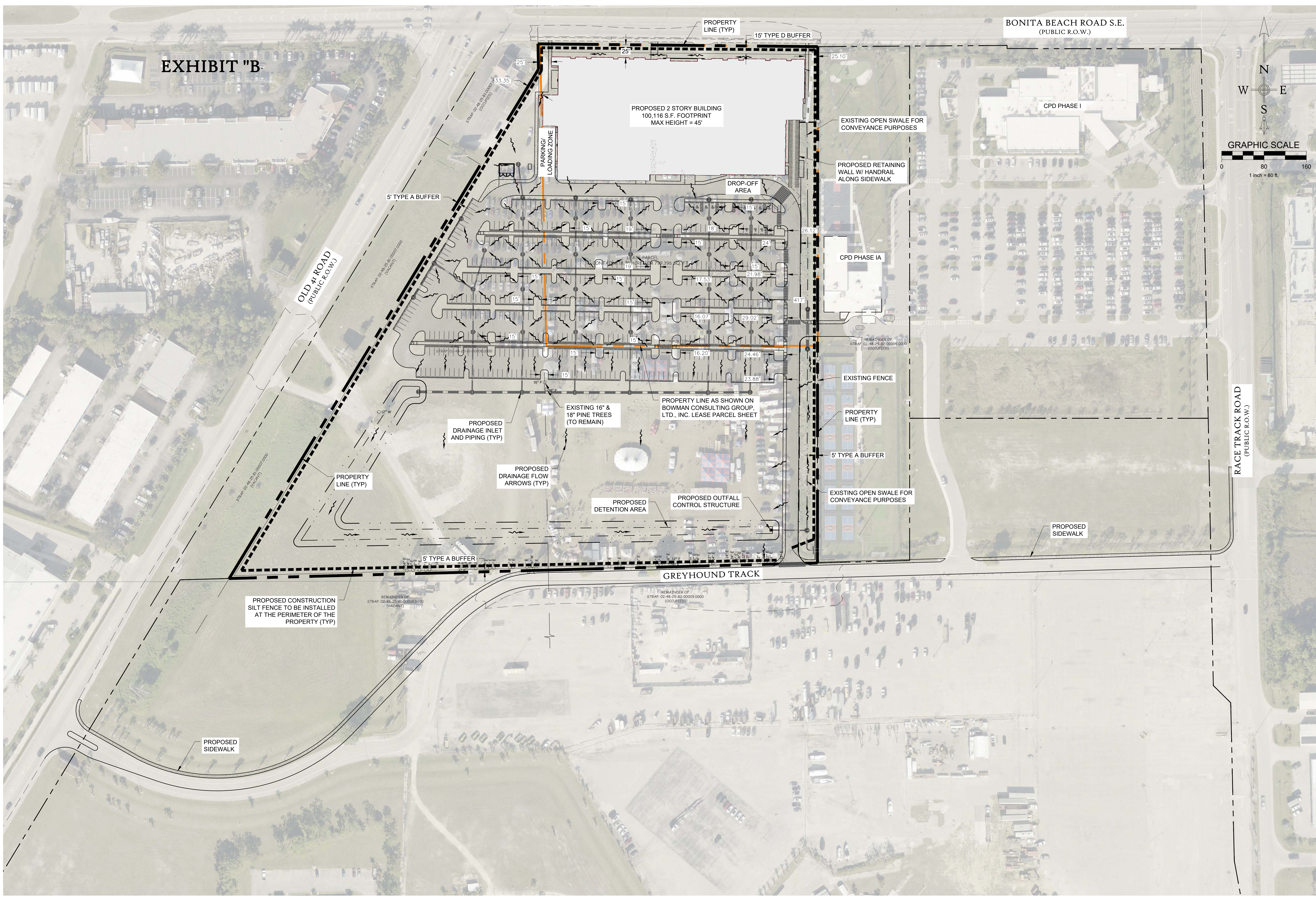
BOUNDARY & TOPOGRAPHIC SURVEY

12

Gen³ 
AND SURVEYING INC.

17840 TOLEDO BLADE BLVD, SUITE B, PORT CHARLOTTE, FL, 33948
info@gen3survey.com
(941)-629-6801 L.B. # 8460

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REVISION DESCRIPTION	
DATE	

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JASON P. WHITE
FLA. REG. P.E. #70920

DATE:

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Jason.W@exceptionaleng.com
Business Cert # 25968

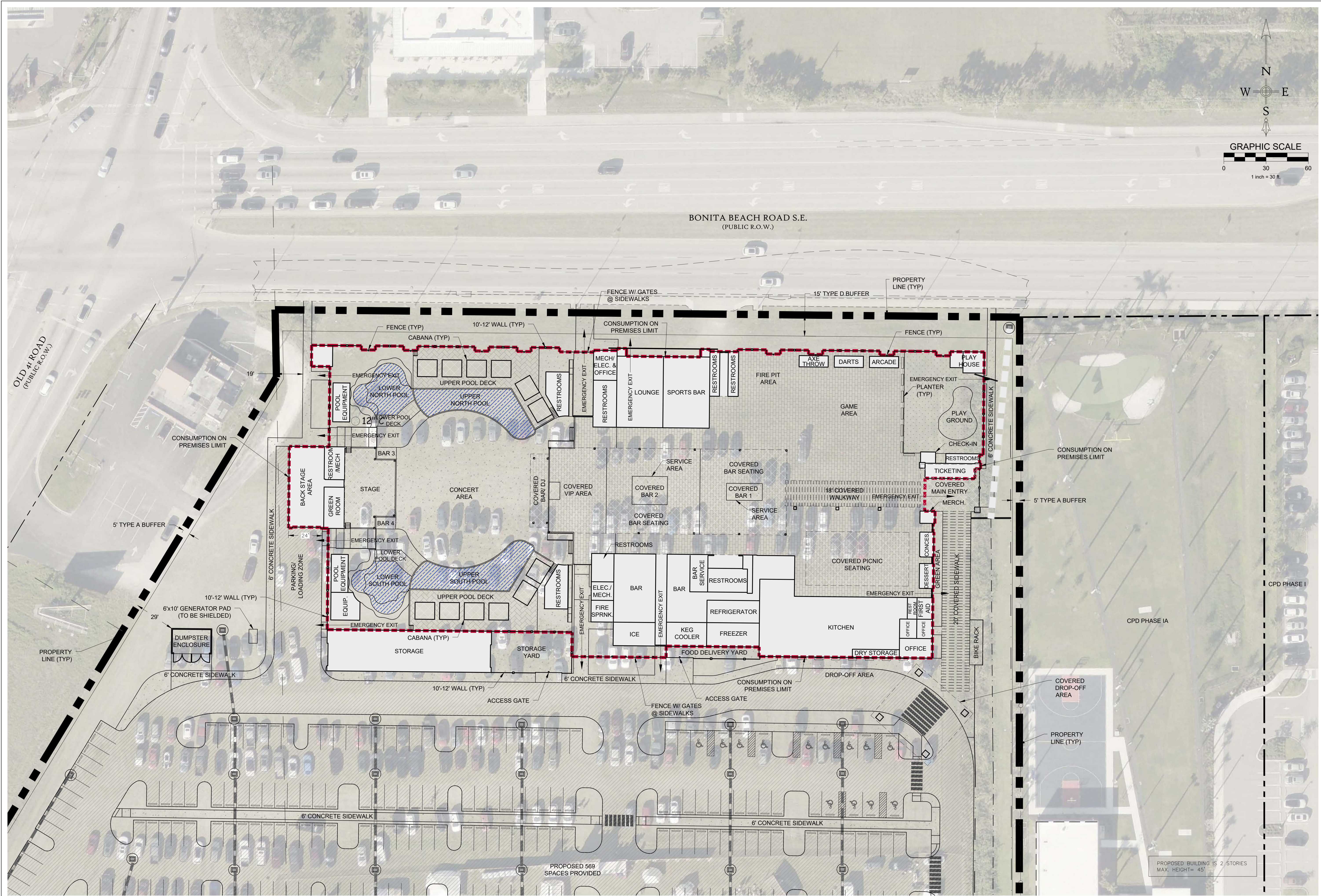


Date : 11-12-24
Scale : 1" = 80'
Design: J.P.W.
CAD: J.P.B.
Check: J.P.W.
File : 24-64-C004

SURFACE WATER MANAGEMENT PLAN
OAKES FARMS EVENT CENTER
BONITA SPRINGS, FLORIDA

BONITA-FT MYERS CORP.
401 NW 38TH COURT, MIAMI, FLORIDA 33126

SHEET #
SW-1
JOB # 24-64
FOR REVIEW ONLY



DATE	REVISION DESCRIPTION

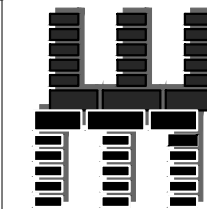
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Date : 11-12-24
Scale : 1" = 30'
Design: J.P.W.
CAD : J.R.B.
Check : J.P.W.
File : 24-64-C003

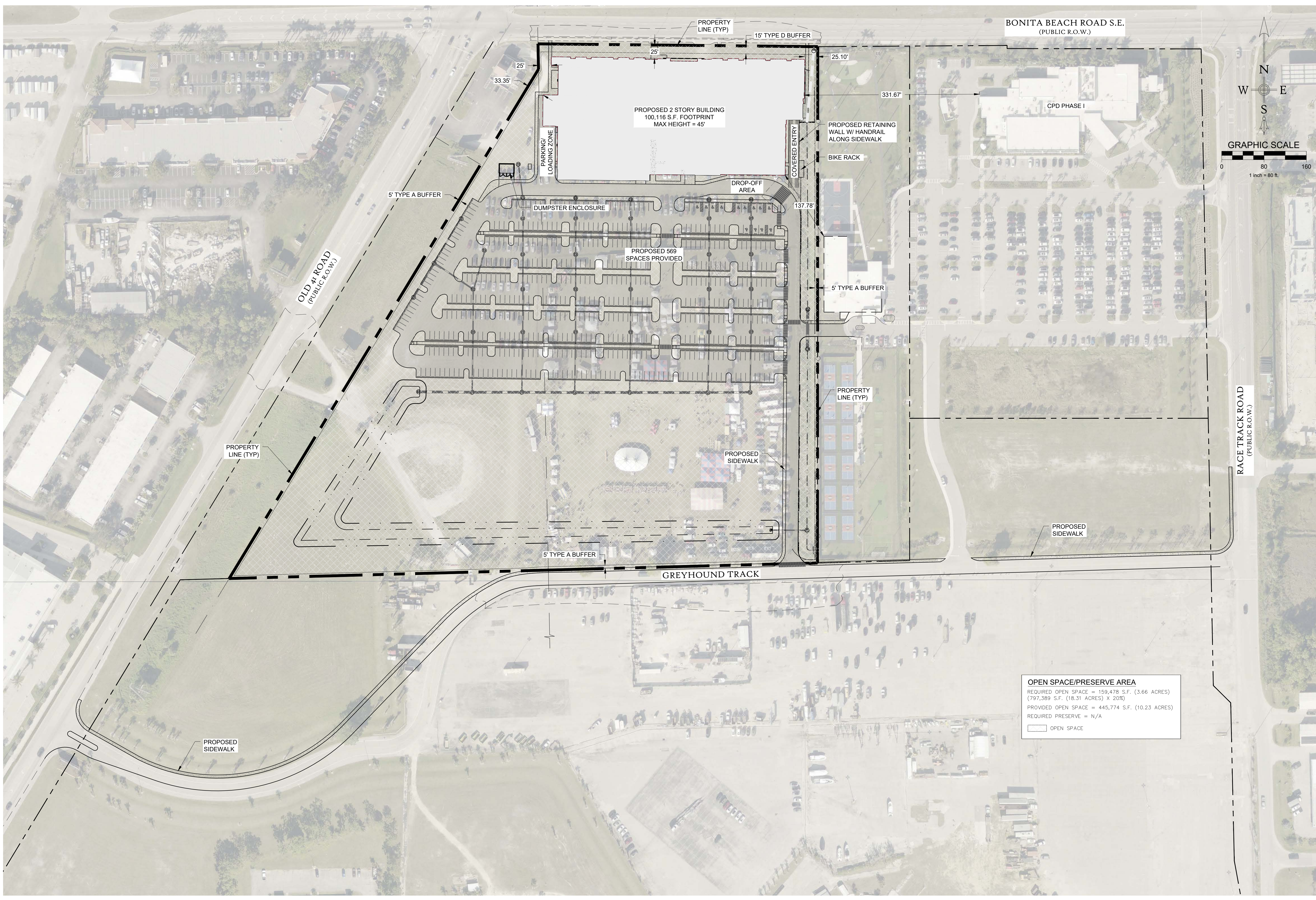
CONCEPTUAL BUILDING LAYOUT

OAKES FARMS EVENT CENTER

PONITA SPRINGS, FLORIDA

BONITA-FT MYERS CORP.
401 NW 38TH COURT, MIAMI, FLORIDA 33126

SHEET #
CP-2
JOB # 24-64
FOR REVIEW ONLY



REVISION DESCRIPTION	
DATE	

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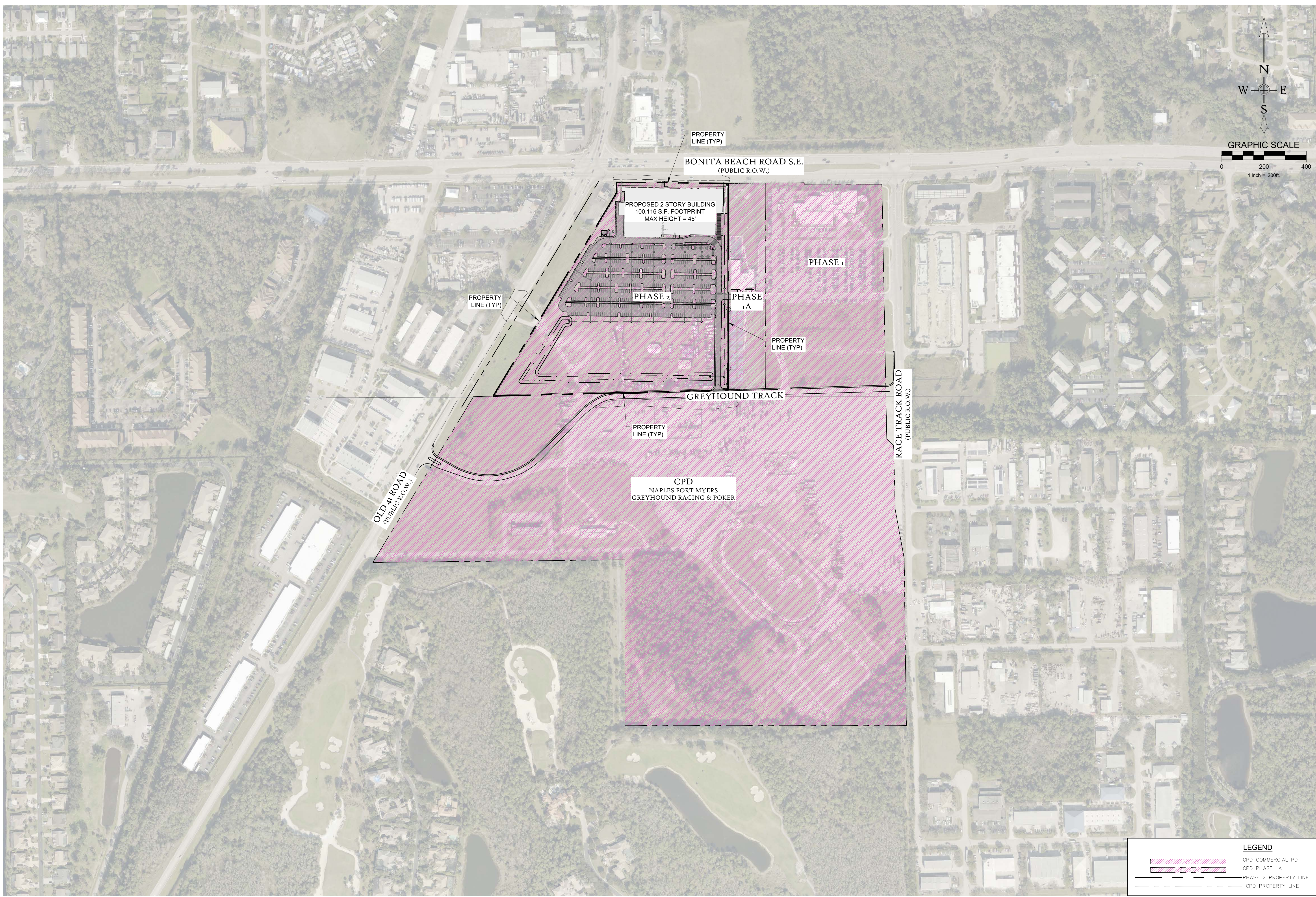
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File : 24-64-C003

OPEN SPACE EXHIBIT
OAKES FARMS EVENT CENTER
BONITA SPRINGS, FLORIDA

BONITA-FT MYERS CORP.
401 NW 38TH COURT, MIAMI, FLORIDA 33126

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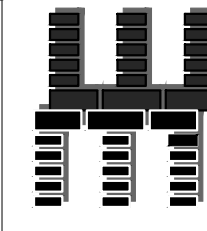
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JASON P. WHITE
PROFESSIONAL ENGINEER
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Check: J.P.W.
File : 24-64-C003

CPD EXHIBIT
OAKES FARMS EVENT CENTER
BONITA SPRINGS, FLORIDA

BONITA-FT MYERS CORP.
401 NW 38TH COURT, MIAMI, FLORIDA 33126

SHEET #
CP-5
JOB # 24-64
FOR REVIEW ONLY

ATTACHMENT “A”

BACKGROUND AND INFORMATIONAL ANALYSIS:

Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
Subject Parcel: CPD/Bonita Beach Road Corridor Historic Zone, Vacant, Card Room, Sports Challenge Facility	General Commercial
North*: Bonita Beach Road Corridor Overlay Historic Zone/T4 & T5 of the Downtown District, Commercial Retail/Restaurant/Bar	Downtown District
East: Bonita Beach Road Corridor Overlay Commercial Zone, Industrial (IL) & Commercial (C-2)	General Commercial & Industrial
South**: RPD (Mediterra), Residential & Conservation	Mod. Den MU/PD 6-9du/ac
West: Bonita Beach Road Corridor Overlay Historic Zone/CPD, Commercial, Retail, and Industrial Uses	General Commercial & Industrial

*Directly to the north is the Bonita Beach Road right-of-way

**Directly south is a recorded conservation area owned by Mediterra North CDD, followed by residential homes

Planned Development Analysis

Review criteria	Yes – Mostly - Partly - No
Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation	Yes – The application is in compliance with the Comprehensive Plan and applicable Land Development Code Regulations
The request meets or exceeds performance and location standards set forth for the proposed uses	Yes
Including the use of TDR or affordable housing bonuses are the densities or	Yes—there is no density associated with the requested amendment. Increased parking above the 15% maximum is being provided

intensities (general uses) consistent with the Comprehensive Plan	in order to accommodate the perceived intensity and the proposed commercial uses are consistent and compatible with adjacent and surrounding commercial uses.
The request is compatible with existing or planned uses in the surrounding area	Yes—The location chosen for the construction of the venue is abutting Bonita Beach Road. Currently, uses such as bars, restaurants, gas stations, car condos, auto repair, a poker room and an indoor/outdoor sports challenge facility are located in the surrounding area. The proposed indoor/outdoor entertainment venue is compatible with these uses.
Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development	Partly—Portions of the surrounding transportation network are operating at a deficiency, through no fault of the Applicant or their proposed project. To that point, the Florida Department of Transportation (FDOT) has undertaken a Project Development and Environment (PD&E) Study along the abutting segment of Old 41 to address deficiencies in the level of service (LOS). A significant part of the corrective action proposed by the PD&E study is a connector road that runs east/west through the subject property and connects Old 41 to Race Track Road. The Applicant and the property owner are fully aware of the proposal and conditions in Zoning Ordinance 19-02 and 22-02 which required a right-of-way reservation for this future connection. This proposed amendment does not supersede those previous conditions related to the connector road, and proposed Condition 5 puts the Applicant on notice that their proposed driveway connection to the connector road (Greyhound Track Road) may need to be relocated depending on the preferred roadway design provided by FDOT as a result of the study.
Will the request adversely affect environmentally critical areas and natural resources	No

Public facilities are, or will be, available and adequate to serve the proposed land use	Yes - Public facilities are available to the site.
Deviations needed to enhance or to achieve the objectives of the planned development	Yes—There is one requested Deviation which, if granted, would allow the site to provide additional parking beyond the limits currently allowed by the Bonita Beach Road Corridor Overlay. Staff is in favor of the deviation, and a condition has been included which will require the excess parking to be converted to open space or landscaping if it is determined that the site is overparked.
Deviations needed to preserve, promote and/or protect the public health, safety and welfare	Yes—the deviation will aid in site functionality and traffic circulation by providing additional parking spaces beyond the code minimums for patrons of the venue and overall site (which also includes the card room and the indoor/outdoor sports challenge facility).

Environmental

While this specific site area is largely vacant and free of trees or shrubs, a Florida Slash Pine (heritage tree) was identified in the environmental report. The tree will need to be removed in order to effectuate the proposed Master Concept Plan and Condition 7 in the Staff report has been drafted as a result. It reads as follows: *As mitigation for removal of the on-site Florida Slash Pine, the Applicant shall provided either two 14' to 16' tall replacement Florida Slash Pines at 4" caliper or greater, or one (1) 20' Red Maple or Bald Cypress at 4" caliper or greater. Replacement trees shall be provided at appropriate location(s) on the Landscape Plan to be submitted with the development order.* A review of the proposed mitigation/replacement plan will be provided by the Planning & Zoning Board as a separate agenda item for this case—as is customary for the City's [former] Tree Advisory Board.

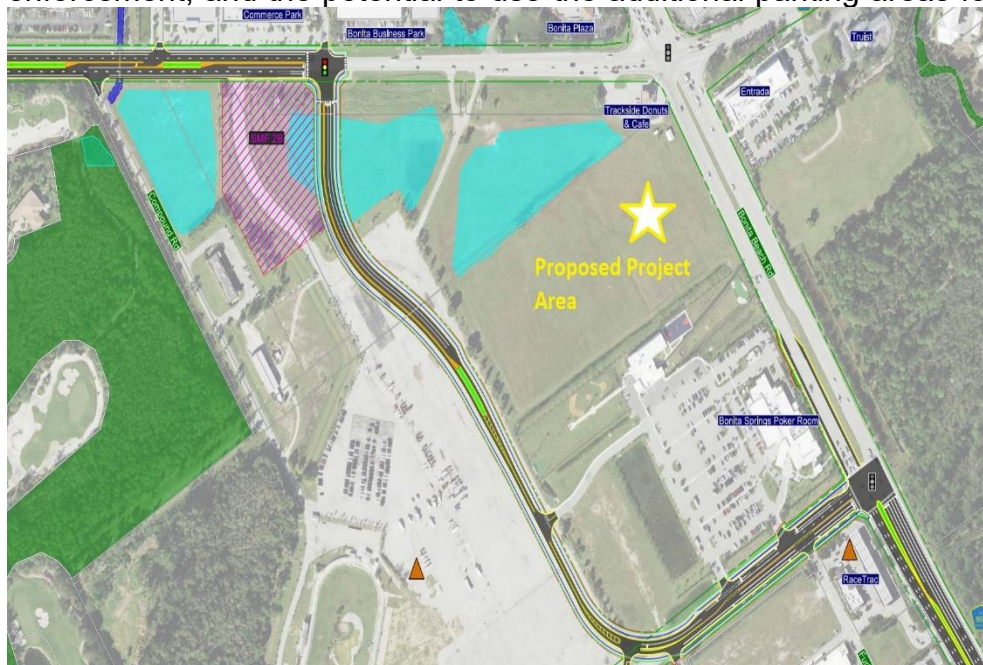
Stormwater

The Applicant provided a stormwater report, which was reviewed by the City's engineering staff. Immediately east of the proposed project is a stormwater conveyance that runs north/south, under Bonita Beach Road and ties into infrastructure that ultimately takes the water to the Imperial River via Oak Creek. Project stormwater will be discharged into the conveyance at a controlled rate. Additionally, a dry retention system is proposed south of the parking area, as shown on the MCP. It is the Staff opinion the conceptual stormwater plan as proposed is sufficient. Additional details will be required during the local development order phase. The project will not be approved without an adequate plan in place.

Traffic

The Applicant provided a Traffic Impact Statement (TIS) for consideration. The report was reviewed by the traffic engineer for the City, the Public Works Department, and Lee County.

There is no specific data available in the ITE Trip Generation Manual to estimate the trip generation for the proposed entertainment venue based on the amalgamation of all of the proposed on-site uses. As a result, the agreed-upon methodology was to take the most traffic intensive proposed uses that would be occurring on a regular basis, which would be the bar/restaurant uses—utilizing approximately 33,500sf of the proposed site area. This led to a 72% increase in the PM peak hour trip generation estimates from what was originally provided. In terms of primary occupancy, these areas include the main kitchen area, picnic area, kitchen storage area (11,410sf), the main cabana and bar area (10,628sf), two additional bars (sports bar and country bar—5,319sf), and the two cabana areas (6,239sf). While the facility will also host concerts and events that would yield greater attendance, these events are not proposed to be held on a daily basis. When held, the impacts to the transportation network would be primarily in the evening hours. However, the Applicant is proposing to utilize additional services when these events occur, such as parking attendants, valet services, additional security, local law enforcement, and the potential to use the additional parking areas for Sports Challenge.



and the Card Room (which are located on the same parcel as the proposed project).

Additionally, a deviation has been requested to allow the site to provide up to 43% more parking than the minimum required (a total of 569 spaces)—which would aid in traffic flow and

circulation upon arriving to the site.

The site will be served by access points from Old 41 Road on the west and Race Track Road on the east, both of which connect to Bonita Beach Road (County-maintained). Level of Services (LOS) deficiencies exist for some of the analyzed segments (such as Old 41 south of Bonita Beach Road), through no fault of the Applicant. To that point, the Florida Department of Transportation (FDOT) has undertaken a Project Development and Environment (PD&E) Study along the abutting segment of Old 41 to address deficiencies in the level of service (LOS). A significant part of the corrective action proposed by the

PD&E study is a connector road that runs east/west through the subject property and connects Old 41 to Race Track Road. Examples of alignments and configurations of the connector road are included in the backup documentation of the Applicant's TIS, with one option shown above. The Applicant and the property owner are fully aware of the proposal and conditions in Zoning Ordinance 19-02 and 22-02 that required a right-of-way reservation for this future connection. This proposed amendment does not supersede those previous conditions related to the connector road, and proposed Condition 5 puts the Applicant on notice that their proposed driveway connection to the connector road (Greyhound Track Road) may need to be relocated depending on the preferred roadway design provided by FDOT as a result of the ongoing study.

Comprehensive Plan

The property is located in the General Commercial future land use category. This category is described as follows:

Policy 1.1.14: General Commercial - *Intended to accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that have been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.*

- a. Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre within the approximately 1,468 acres of gross land area in the land use category; and mixed residential and commercial use in planned developments.*
- b. If affordable housing is provided, residential density may be increased by up to five additional units per acre.*
- c. Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.*
- d. Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

The site is commercial in nature (zoned CPD) and the proposed amendment is for a commercial project. The proposed height is 45 feet to the top of the ornamental towers as shown on the draft renderings (Attachment D), which does not violate the maximum permitted height in the future land use category shown above.

As a result, it is Staff's opinion that the project does not conflict with the future land use designation of the subject property.

With regards to the Traffic Element, as discussed prior, the site will be accessible from Old 41 and Race Track Road, both of which have existing connections to Bonita Beach Road (County-maintained). While both roads are fully-constructed, a PD&E study is in effect for Old 41 south of Bonita Beach Road in order to address existing level of service (LOS) issues. Additional information on this item can be reviewed earlier in this report. In terms of other traffic elements, the site is proposing to interconnect with the Sports Challenge site abutting to the east, as shown on the Master Concept Plan (Exhibit B). Sidewalk connections are also proposed running from the site east to Race Track Road and with three (3) proposed connections to Bonita Beach Road. The site is proposing to comply with the Bonita Springs Bicycle Pedestrian Master Plan and it is the Staff opinion that the proposed amendment is consistent with the Traffic Element of the Bonita Plan.

The remaining comprehensive plan elements would not apply to this project.

ATTACHMENT "B"



Race Track CPD - Phase 2

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

I. Request

Oakes Farms ("Applicant") respectfully submits this request to amend the existing Race Track Commercial Planned Development (CPD) approved per Ordinance No. 22-02 to initiate Phase 2 expansion on an approximately 97.6± acre property ("Property") located at 10601 Bonita Beach Road and 28191, 28251, 28281, and 28341 Old 41 Road.

This amendment seeks approval for the development of an outdoor entertainment venue with a variety of uses designed to enhance community engagement and provide unique recreational opportunities for residents and visitors. The proposed venue will foster a vibrant atmosphere, serving as a dynamic entertainment destination for the surrounding residential neighborhoods, while also contributing to the economic growth of the City of Bonita Springs by generating new employment opportunities and attracting tourism.

II. Property Information and Site Description

The overall CPD Property encompasses approximately 97± acres and is located at 10601 Bonita Beach Road as well as 28191, 28251, 28281, and 28341 Old 41 Road. Phase 2 of the development will cover approximately 12± acres within this parcel. The site is situated south of Bonita Beach Road, east of Old US 41, and west of the Sports Challenge complex and Poker Room, all within the same contiguous parcel. Located within the Bonita Beach Road Corridor and designated as a Historic area, the Property is accessible via Greyhound Track Road or Compound Road, both of which are two-lane local roads.

The site was rezoned to Commercial Planned Development (CPD) in 2019 by Ordinance 19-02, consolidating the prior Agricultural (AG-2), Residential (RM-2), Commercial (C-2), and Commercial Planned Development (CPD) zoning designations to establish a two-phase Commercial Planned Development (CPD). In 2022, Ordinance 22-02 further amended the CPD to introduce an additional intermediate phase, Phase 1A, specifically permitting the development of the Sports Challenge complex within the project.

Both ordinances stipulate that "No new development for Phase 2 is authorized by this zoning. Any expansion and/or new uses in Phase 2 shall require an amendment to the CPD or rezoning to a new CPD." This amendment request is submitted in compliance with these requirements to secure approval for the proposed Phase 2 development and its associated uses.

Current conditions

Phase 1 of the CPD includes a building of approximately 32,616± square feet, housing a restaurant with a bar, a card room, a simulcast area, and supporting office space, collectively referred to as the Poker Room. Phase 1A, known as the Sports Challenge, comprises a 10,208± square-foot indoor facility along with accompanying outdoor sports challenge amenities.

III. Surrounding Land Uses

The Property is situated in a well-developed area of the City where remnant vacant lands zoned agricultural, industrial, and commercial uses intersect with single-family residential



neighborhoods. Surrounding land uses represent a diverse blend of residential, commercial, and industrial activities, as outlined in further detail below.

Table 1: Inventory of Surrounding Lands

Direction	Future Land Use	Zoning	Existing Land Use
North	Downtown District	Transect Zones T5 & T4	Restaurant, Commercial Shopping, Personal Services
South	Moderate Density Mixed Use Planned Development	RPD	Single Family Residential Community
East	General Commercial and Industrial	CPD; C1-A	Racetrac Gas Station; Vacant/undeveloped lands
West	Industrial	C1-A Commercial	Trackside Donuts and vacant lands

Directly north of the Property is Entrada Plaza, which features a variety of restaurants, boutique shops, and personal service establishments. To the west lies a RaceTrac gas station with an accessory convenience store, as well as an adjacent vacant parcel. South of the Property is the Mediterra residential community, while the neighboring parcel to the east is occupied by Trackside Donuts & Cafe, a popular local bakery and café. It is important to note the nearest single-family residential unit in Mediterra is approximately 1,694 feet to the south of the Phase 2 property boundary.

IV. Proposed Development

Phase 2 of the existing Commercial Planned Development introduces a diverse mix of recreational and social amenities, creating a dynamic entertainment venue for residents and visitors of all ages. The design fosters a pedestrian-friendly environment that integrates seamlessly with existing developments, including Sports Challenge America and the Poker Room.

The proposed layout includes a supervised child-friendly area with a playground and game zone, offering safe and engaging recreational opportunities. Changing and rental lockers are conveniently located near the check-in area for guest convenience. Adjacent to this space, a trellis walk and picnic seating area create a family-friendly gathering zone, complemented by a concessions and dessert stand. A game area and fire pit further enhance the social setting, providing additional activities for adults and families.

At the heart of the venue is a multi-use event space, featuring a large tented area, raised deck with lounge seating, and a central stage for live performances and community events. Surrounding the event space are bars and food/beverage service areas, fostering a lively and interactive atmosphere. Water features and cabana seating contribute to an inviting and visually appealing environment, reinforcing the site's role as a premier entertainment destination.

The main building, located toward the southern portion of the site, houses essential amenities, including a kitchen, office space, storage, restrooms, and designated keg and refrigeration areas, supporting the venue's food and beverage operations. A centrally located first aid station ensures immediate medical assistance when needed. The site layout prioritizes efficiency, safety, and

accessibility, creating a well-organized venue that enhances the community's entertainment and social offerings.

The proposed parking lot accommodates 416 vehicles, ensuring ample space while promoting efficient circulation. This meets Section 4-1732 of the Land Development Code, which requires 4.5 spaces per 1,000 square feet. Bicycle racks encourage alternative transportation options, supporting the City's sustainability goals and providing convenience for cyclists. A designated drop-off area improves accessibility, offering a safe and organized zone for guest arrivals and departures. A dedicated loading zone near the stage and backstage facilities ensures streamlined logistics for performers and event staff.

The site plan incorporates a Type A, 5-foot-wide buffer along the western property boundary and a Type D, 15-foot-wide buffer along Bonita Beach Road, providing visual screening and minimizing impacts on adjacent land uses. These buffers enhance compatibility with surrounding properties while maintaining the aesthetic integrity of the venue. Additionally, the plan identifies potential connection points to neighboring venues, facilitating future opportunities for integrated development and improved site accessibility.

Stormwater management will be handled on-site through privately maintained infrastructure in compliance with local and state regulations. Details of this system are further outlined in the Stormwater Management Plan submitted with this application.

Proposed Uses

The proposed development will include a variety of entertainment, dining, and recreational uses to serve the community. The project will feature bars or cocktail lounges, and a range of restaurants from casual to fine dining (Groups I, II, III, and IV). Additionally, the property will accommodate food stores and food and kindred products manufacturing (Groups I and II), supporting both local and regional food-related businesses.

Low intensity recreational opportunities will be provided through commercial recreation facilities (Groups I, III, and IV), creating vibrant spaces for community engagement and activities. Essential services will be incorporated to ensure that the development remains functional and supportive of community needs. Together, these proposed uses establish a dynamic and flexible space that caters to both residents and visitors while contributing to the economic and social vitality of Bonita Springs.

Bonita Beach Road Corridor – Historic Zone

The proposed amendment aligns with the intent of the Bonita Beach Road Corridor District as established in LDC Section 4-896 and follows to the development expectations of the Historic Zone outlined in Section 4-897. The proposed uses are consistent with Table 4-898, Use Regulations for the Bonita Beach Corridor Overlay. Uses being proposed are generally consistent with table 4-898, Use Regulations for the Bonita Beach Corridor Overlay, those uses requiring Special Exception within the Historic Zone are requested through a CPD amendment ensuring a higher level of review and alignment with the district's standards.

This project embodies the district's goals of promoting urbanized, human-scale development with a balanced mix of land uses, thoughtful site design, and an emphasis on interconnectivity and mobility. The proposed development integrates architectural standards and streetscape improvements, creating a vibrant and aesthetically pleasing environment. Features such as



bicycle racks, well-located parking, and pedestrian-focused amenities encourage mobility and connectivity. Additionally, connections to adjacent sites and external sidewalks enhance accessibility and reduce reliance on single-occupancy vehicles, further supporting the vision of the Bonita Beach Road Corridor District.

Utilities

The Property is within the Bonita Springs Utilities Service Area and the attached letter of availability demonstrates that there is capacity to serve the property. The proposed development makes efficient use of significant private investment in infrastructure in this area by connecting to available infrastructure.

Public Facilities

The closest emergency services to the property are strategically located to ensure prompt response times. Bonita Springs Fire Station 1, situated at 27490 Old 41 Road, is approximately 1.5 miles away and provides fire and rescue services to the area. Law enforcement is supported by the Lee County Sheriff's Office, 4th Precinct, located at 8350 Hospital Drive, Suite 114, roughly 2 miles from the property. Emergency Medical Services (EMS) are coordinated through the local fire department and Lee County Sheriff's Office, ensuring comprehensive coverage for medical emergencies. These facilities are well-positioned to address the safety and emergency needs of the surrounding community.

V. Planned Development General Standards – Land Development Code Section 4-325

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

The proposed CPD is consistent with the provisions of the Bonita Plan and aligns with the land uses and development parameters established in the General Commercial future land use category. It adheres to the allowable Floor Area Ratio of 1.2 within the Downtown District, supporting compact, efficient, and economically vibrant development. The project embraces the key principles of the Bonita Plan by promoting urban connectivity, walkability, and mixed-use development that enriches the surrounding community.

With no requested deviations, the site design addresses unique site conditions while maintaining consistency with the plan's overall goals and objectives. The development incorporates appealing architectural, attractive streetscapes, and seamless interconnectivity with adjacent sites, demonstrating a clear commitment to the vision of the Bonita Plan for sustainable, community-oriented development.

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

The Phase 2 amendment to the Commercial Planned Development has been designed to align with all applicable city development regulations and development regulations included in the Ordinance. The Master Concept Plan (MCP) incorporates compliance measures such as appropriate buffering, emergency access, stormwater management, and parking provisions to meet the standards outlined in the City of Bonita Springs' development codes. Additionally, the inclusion of bike racks, designated performer RV/truck parking, and a strategically located drop-off area highlights a thoughtful approach

to site functionality and accessibility, ensuring the development meets the needs of its users while adhering to regulatory requirements.

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

The proposed development has been carefully planned to minimize any potential negative effects on surrounding properties and the public interest. The tract is appropriately sized, configured, and dimensioned to accommodate all proposed structures and required features, including open spaces, recreational areas, pedestrian and bike pathways, and buffers that ensure compatibility with adjacent land uses. The Master Concept Plan incorporates stormwater management solutions, such as a water management area, to address wet and dry runoff retention, as well as the necessary infrastructure to support utilities.

While the proposed development is a commercial project, the design emphasizes community engagement and accessibility, integrating pedestrian and cyclist-friendly features to promote connectivity and interaction within the site. Buffers and thoughtful placement of amenities further ensure compatibility with the surrounding community, balancing functionality with environmental sensitivity and public benefit.

The building is sensitively placed along the Bonita Beach Road right-of-way in the far northern limits of the Property to maximize the distance between the project and residential uses. Intervening parcels, both developed and undeveloped, as well as perimeter buffering will further meet the criteria for compatibility.

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

(1) In accordance with Chapter 3 and as specified in the Bonita Plan traffic circulation element or the official trafficways map of the county;

(2) That have either sufficient existing capacity or the potential for expanded capacity to accommodate both the traffic generated by the proposed land use and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season, except where higher levels of service on specific roads have been established in the Bonita Plan; and

(3) That provide ingress and egress without requiring site-related industrial traffic to move through predominantly residential areas.

The TIS submitted with the CPD application is consistent with the methodology required for a zoning-level traffic analysis in the City of Bonita Springs. The TIS concludes that the proposed development will meet or exceed the Level of Service requirements.

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

The site is along the Lee Tran bus line and within the public service area. Included with the submittal is a Public Transit Map which shows eight (8) bus stops within a 2 miles radius. Specifically, two stops north along Old 41 Rd, two stops on Bonita Beach Road.

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

The proposed development has been designed with careful attention to minimizing hazards and preventing nuisances to surrounding properties and the public interest. The Master Concept Plan incorporates a comprehensive stormwater management area to effectively manage runoff and reduce the probability of flooding on-site or to the surrounding properties, complying with applicable regulations for flood prevention. Erosion control measures and best management practices will be implemented during construction to protect the site and surrounding areas from environmental degradation.

The Environmental Assessment report did not identify any wetlands or “other surface water” communities on-site which is ideal for new development.

To prevent nuisances, the plan includes substantial landscaping buffers and screening walls to mitigate noise and glare from on-site activities, ensuring compatibility with neighboring land uses. The layout also positions high-activity areas, such as the concert stage and entertainment zones, away from sensitive boundaries to minimize potential disturbances. Furthermore, no activities associated with the development are anticipated to generate significant dust, odor, air, or water pollutants, as the project will adhere to all city and state environmental standards. Overall, the development is designed to ensure safety and harmony with its surroundings while protecting the public's interest.

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

Based on the ecological assessment conducted, the site does not contain undisturbed community types typically inhabited by protected species, nor does it provide suitable habitat due to surrounding land uses and busy roadways. While the findings of the environmental analysis are preliminary and subject to regulatory review, the development team remains committed to adhering to all applicable standards and regulations to ensure

that no unnecessary alterations are made to natural features, vegetation, or topography, and that surface and groundwater hydrology are preserved.

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

The Master Concept Plan incorporates open spaces such as landscaped buffers, recreation areas, and pedestrian-friendly pathways, fostering a cohesive and inviting environment. Key features, including the pool and cabana area, playground, picnic seating, and game areas, are thoughtfully integrated to enhance human interaction and engagement while promoting accessibility and connectivity.

While the site does not contain significant environmentally sensitive lands or archaeological features, every effort has been made to protect and preserve the site's natural characteristics. The proposed stormwater management area and landscaping elements are designed to support sustainability, improve aesthetics, and complement the surrounding environment. This approach ensures the development meets the dual goals of creating a vibrant, human-centric environment while maintaining harmony with the ecological and cultural context of the City of Bonita Springs.

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

Phase 2 of the CPD has been planned and designed to minimize any negative impacts on surrounding land and land uses. The nearest residential unit to the south of the development is approximately +/-1,694 feet, with an existing right-of way, Greyhound Track, in between. The Master Concept Plan incorporates substantial buffers, screening walls, and carefully positioned activity areas to ensure compatibility with adjacent properties and mitigate potential disturbances such as noise, glare, and traffic. High-activity areas, including the concert stage and entertainment zones, are strategically located away from sensitive boundaries, while landscaping and buffer zones further enhance visual and acoustic separation.

Additionally, the site layout ensures that ingress and egress points are positioned to avoid directing traffic through predominantly residential areas, preserving the character and tranquility of nearby neighborhoods. Stormwater management features and erosion control measures are integrated into the design to prevent environmental impacts on surrounding properties. Overall, the development prioritizes thoughtful site planning and compliance with local regulations to ensure a harmonious relationship with the surrounding community.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

The proposed planned development has been designed to integrate seamlessly with the surrounding existing development, which is of comparable intensity and use. The Property

is located within a mixed-use area featuring commercial, residential, and recreational land uses, and the design emphasizes compatibility and cohesion with these neighboring developments. Landscaping buffers, screening walls, and thoughtfully planned ingress and egress points ensure that the transition between the proposed development and adjacent properties is smooth and visually appealing. Additionally, the integration of pedestrian-friendly pathways and potential connections to surrounding parcels fosters accessibility and connectivity, creating opportunities for interaction with the existing development.

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

While the Property is situated in a predominantly mixed-use area, appropriate design measures have been implemented to address any potential differences in intensity or use. These include substantial landscaped buffers, screening walls, and strategically positioned activity areas to minimize potential conflicts and maintain the character of the surrounding land. High-activity areas, such as the entertainment and concert zones, are located away from sensitive boundaries, while ingress and egress points are designed to avoid impacting adjacent properties, particularly residential areas. Additionally, the inclusion of water management features and open space provides a natural transition between the development and neighboring parcels, ensuring that the proposed use complements its surroundings while preserving the integrity and functionality of both the development and nearby land uses.

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

The proposed development incorporates design features that promote pedestrian activity and community interaction, including well-connected pathways, gathering spaces, and open recreational areas. These elements create a cohesive environment that encourages social engagement and enhances accessibility within the site.

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

The applicant does not anticipate any conflicting uses within the development. The proposed development includes internal buffering measures such as landscaped areas, screening walls, and strategic placement of activity zones to separate potentially conflicting uses. These design elements ensure compatibility within the site, enhance functionality, and contribute to the overall value and harmony of the development.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the

planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

The proposed development has been designed to vary the intensity and type of use systematically across the site, ensuring compatibility with surrounding land uses. Higher-intensity activities, such as the entertainment and concert zones, are strategically located centrally within the development or adjacent to major access points, minimizing potential impacts on neighboring properties. Lower intensity uses, such as recreational and open spaces, are positioned near the perimeter to provide a natural transition and buffer. This thoughtful placement promotes functionality, enhances compatibility with adjacent land uses, and ensures that the development aligns with planning principles and community needs.

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

The proposed development complies with the minimum parking and loading requirements outlined in Article VI, Divisions 25 and 26, ensuring sufficient parking to accommodate peak demand. In accordance with Section 4-1732, which requires 4.5 spaces per 1,000 square feet, a total of 416 parking spaces are provided. All parking spaces are impervious and paved, ensuring durability and effective management of vehicular traffic. To accommodate occasional peak demand, overflow parking will be managed within the impervious areas of the site, maintaining efficient use of space without impacting adjacent properties or rights-of-way. Overall, the parking layout and capacity are designed to maintain orderly traffic flow and accessibility at all times, including during high-traffic events.

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

Joint parking is not included in the proposed MCP. Required parking is calculated for each phase individually.

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

The proposed development emphasizes internal consistency through cohesive architectural design, unified landscaping elements, and coordinated placement of features such as signage and planting schedules. These measures ensure a visually harmonious

and well-organized environment, enhancing the aesthetic appeal and functionality of the site.

IV. Bonita Plan Internal Consistency Narrative

The following is an analysis of how the proposed Commercial Planned Development 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 provided below.

(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 proposed CPD amendment aligns with Goal 1 by introducing a balanced land use pattern that enhances quality of life and economic vitality. Phase 2 integrates an outdoor entertainment venue that complements existing developments while preserving the character of nearby neighborhoods. The project promotes mixed-use development, leveraging existing transportation infrastructure for efficient connectivity. Sustainable design ensures environmental preservation, while essential services can adequately support the new uses. By creating recreational opportunities and employment, this amendment strengthens the City's community and economic vibrancy.

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

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

The proposed CPD amendment ensures compliance with Objective 1.11 and Policy 1.11.1 by meeting the City's adopted Level of Service (LOS) standards for public facilities. Infrastructure for potable water, sanitary sewer, solid waste, and stormwater management will be designed to accommodate Phase 2 impacts. Coordination with service providers will ensure timely implementation of any necessary improvements, maintaining service quality for the community.

(FUTURE LAND USE) Policy 1.1.14: General Commercial - Intended to accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that have been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.

- a. **Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre within the approximately 1,468 acres of gross land area in the land use category; and mixed residential and commercial use in planned developments.**

The CPD amendment aligns with Policy 1.1.14 by introducing a compatible commercial use within the General Commercial designation. The proposed outdoor entertainment venue serves both residents and visitors, contributing to the diverse mix of commercial uses envisioned by the policy, including recreational, service, and public-oriented opportunities. This development complements existing uses on the property while enhancing the area's recreational offerings and service amenities within a planned development framework.

Furthermore, the project adheres to the allowable Floor Area Ratio (F.A.R.) of 1.2, supporting a compact and efficient land use pattern that maximizes the site's potential while maintaining consistency with the General Commercial land use category. The amendment supports the City's vision for vibrant, multi-functional commercial areas that cater to a broad range of community needs and align with the goals of the Comprehensive Plan.

(FUTURE LAND USE) Policy 1.1.22: In order to minimize incompatibility when commercial, industrial or more intensive land uses share a common boundary with residential land uses, lower intensity uses shall be located adjacent to residential uses and the Land Development Code shall include provisions for buffering in the form of fences, walls, vegetation or spatial buffers to minimize the impacts upon the residential use.

Phase 2 of the CPD as proposed ensures compliance with Policy 1.1.22 by incorporating lower-intensity uses and appropriate buffering measures to ensure compatibility with adjacent residential areas. The development plan includes spatial buffers and vegetative screening to mitigate potential impacts, preserving the character and stability of nearby neighborhoods. 11.79 acres of the 18-acre Phase 2 leased Property is proposed as open space as evidence of this design intent. Design considerations, including site layout and landscaping, have been designed to minimize disruptions and promote harmony between land uses.

(TRANSPORTATION) Goal 1: To develop a safe and efficient multi-modal transportation network that provides for optimal access to the City's major activity centers; accommodates the forecasted transportation demands through the integration and enhancement of bicycle, pedestrian, transit and vehicular infrastructure; provides for interconnections between neighborhoods and developments while enhancing neighborhood and community character; is aesthetically pleasing; and, compliments the urban and natural environment of Bonita Springs

Policy 1.6.1: When considering changes in land use densities and transportation programs, the City shall evaluate the effect upon traffic generation, levels of service, and the potential need for, or impact upon, public transportation services.

The attached TIS has demonstrates that all analyzed roadways are projected to operate at acceptable Levels of Service. The proposed CPD amendment supports Goal 1 by enhancing accessibility to the City's major activity centers while maintaining compatibility with the surrounding transportation network. The development leverages existing infrastructure, ensuring efficient vehicular access and opportunities for multimodal connections, including pedestrian and bicycle pathways.

(TRANSPORTATION) Objective 1.8: Provide opportunities for the reduction of greenhouse gas emissions.

The development encourages multimodal transportation options, including pedestrian and bicycle connectivity, to reduce dependency on single-occupancy vehicles. A designated drop-off area is located in close proximity to the venue entrance to incentivize patrons who utilize a car service. By leveraging existing infrastructure and optimizing site layout, the project minimizes construction-related emissions and promotes energy efficiency.

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

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

The Phase 2 design fosters a well-integrated land use pattern, balancing entertainment, recreational, and community-oriented spaces that encourage pedestrian activity. The project avoids auto-oriented strip development by promoting connectivity with surrounding neighborhoods and similar business concepts in a generalized area.

(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.

The project will connect to Bonita Springs Utilities for potable water service. The attached letter of availability demonstrates available capacity exists to serve the proposed project.

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

A letter obtained from Bonita Springs Utilities dated November 19, 2024, confirms the Plant capacities are adequate and as the site develops, we will be required to install all off-site and on-site utility line extensions necessary to provide service to the project in accordance with Bonita Springs Utilities, Inc. specifications.

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

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

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

The project will connect to Bonita Springs Utilities' for centralized sewer service. The attached letter of availability demonstrates available capacity exists to serve the proposed project.

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

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

V. Conclusion

The proposed amendment to the Race Track CPD for the approximately 97± acre property located at 10601 Bonita Beach Road and adjoining parcels represents a strategic enhancement of the City of Bonita Springs' land use framework. This amendment introduces an outdoor entertainment venue within Phase 2 of the development, designed to complement existing uses such as the Poker Room and Sports Challenge complex. The project promotes a diverse mix of recreational and community-oriented uses, strengthening the area's role as a hub for entertainment and economic activity.

The proposed development has been designed to ensure compatibility with surrounding neighborhoods through the integration of buffering, strategic setbacks, and sustainable design measures. The site layout encourages multimodal connectivity, aligning with the City's transportation goals by promoting walkability. By leveraging existing infrastructure, the project minimizes environmental impacts and adheres to adopted Level of Service (LOS) standards, ensuring sufficient public facilities are available to support the development.

This CPD amendment supports the City of Bonita Springs Comprehensive Plan by balancing land use intensities, enhancing transportation efficiency, and preserving neighborhood character. The addition of this venue provides not only valuable amenities and entertainment options for residents and visitors but also new employment opportunities and economic benefits to the community.

The design approach prioritizes environmental stewardship and urban compatibility, ensuring that the project integrates seamlessly into the existing fabric of the City while addressing future growth responsibly.

For these reasons, the Applicant respectfully requests approval of the proposed CPD amendment.

ATTACHMENT "C"



February 28, 2025

Hemmer Construction
1990 Seward Ave
Naples, FL 34109 Attn: Dan Hemmer

Dear Mr. Hemmer,

The following is a summary of Keane Acoustics' noise study for the proposed event center in Bonita Springs, FL.

Background

Keane Acoustics has been asked to assess the potential for noise impact from both outdoor pre-recorded and live music from the proposed new event center, which will be built roughly 2000-3000 feet from several residential communities. It is understood that there will be a designated stage and an installed sound system at the facility.

The focus of this study is the potential sound emissions and impact from the performances of full bands in the later evening hours.

It is understood that the live bands will typically stop playing outside at 11PM (through the line array system), aside from special events. Special events consist of National Acts, with bands appearing roughly each month (playing until midnight) and DJs appearing roughly half of that amount (performing on the main stage until 2am).

Smaller bands and DJs are outside until 2AM, but not on the stage using the line array system, and instead would be going through smaller distributed, directional loudspeakers (which likely will result in significantly less sound egress to adjacent properties).

Site Plan Review

A review of a draft site plan indicates that bands will perform outdoors on the western side of the building and only through the "House" sound system. It is understood that the portion of the sound system corresponding to the live performances will be facing east, of which nearby properties are zoned for commercial purposes.

A significant swath of trees and dense vegetation between the event center and adjacent properties will help mitigate sound propagation to adjacent properties/residences.

All of the periphery of the proposed event center will be lined with either tall buildings (typically over 12' high) or tall (10' high) masonry walls, which should significantly mitigate sound emissions to adjacent properties. (See Exhibit B – for a general preliminary Site plan concept)

Based on Keane Acoustics' recent site visit to the subject property and surrounding properties, ambient noise levels are relatively high near the subject property and surrounding community due to the proximity of two intersecting roads (Old US41 and Bonita Beach Road), between which roughly 55,000 vehicles travel daily. All of the adjacent residential communities are also impacted by either or both of these roads, which renders them less vulnerable to disturbance, especially during late evening hours (which is the time frame of most import to this study).

Noise Ordinance

Section 20-22 (1) Table 1 of the Bonita Springs Noise Ordinance sets a limit of 66 dBA (residential) and 72 dBA (commercial or business) between the hours of 7 am to 10pm, to be measured at the property line of the receiving property. The decibel requirements are 55 dBA (residential) and 65 dBA (commercial or business) between the hours of 10pm-7am. There is no requirement specified in the ordinance for the time duration of a sound measurement (i.e. 30 seconds, 10 minutes, etc.).

Section 20-22 (1).d.3 also states the following.

The A-weighted ambient noise level, including wind effects and noises other than the sound source, must be at least five dBA lower than the sound level of the sound source for a violation of this article to exist.

This report will compare decibel levels of sound emissions from the proposed event center using both the daytime and nighttime noise ordinance criteria.

Map of Survey Area

During the January 15, 2025 visit, Keane Acoustics conducted a brief survey of the site and nearby areas to determine the most significant contributors to the soundscape. Sound level readings were taken at many locations, including the following points show on the map below.



Ambient noise levels measured by Keane Acoustics on May 22, 2024 are as follows:

Location 1 – residential 2100 feet away from stage – 63.5 dBA Leq; 72.9 dBC Leq

Location 2 – commercial 620 feet away from stage – 54.6 dBA Leq; 64.8 dBC Leq

Location 3 – residential 1550 feet away from stage – 48.2 dBA Leq; 62.2 dBC Leq

Location 3A – residential 1650 feet away from stage – estimated – 49.0 dBA Leq; 65.0 dBC Leq

Location 4 – near residential 1900 feet away from stage – 52.5 dBA Leq; 67.0 dBC Leq

Location 5 – commercial 1200 feet away from stage – 59.3 dBA Leq; 69.2 dBC Leq

Location 6 – residential 3000 feet away from stage – 50.8 dBA Leq; 61.7 dBC Leq

Location 6A – residential 2750 feet away from stage – estimated – 53.0 dBA Leq; 65.0 dBC Leq

Location 6B – residential 1500 feet away from stage – estimated – 53.0 dBA Leq; 65.0 dBC Leq

Note that locations 3A, 6A, and 6B are estimates based on their similarities to location 3 and 6, and take account of the distances between roadways (which account for most of the ambient noise).

January 15, 2025 Site Visit

Keane Acoustics visited the proposed event center site on the late afternoon of January 15, 2025. The wind was blowing from the East at 2-4 MPH. Temperature was measured at 65-68 degrees F and humidity was 65-75%.

Keane Acoustics' measurement instrumentation for this study consisted of a Bruel and Kjaer Type 2270 Hand Held Analyzer Serial No. 3010767, which meets ANSI standards for Type 1 instruments.

The wind was not strong enough to facilitate noise propagation of traffic noise toward receiving properties.

Ambient Noise

An inventory of local sound sources which comprise the ambient noise soundscape were observed and measured. Sound levels from automobile and truck traffic on local roads typically measured 55-70 dBA and 70-80 dBC.

Based on sound level measurements along this stretch of Bonita Beach Road, the loudest noise events are typically trucks, motorcycles, and emergency vehicles (often reaching 65-75 dBA at locations 1 and 2) followed by automobiles.

The sound levels during the visit (at which time there were no clearly identifiable sound events) at each exterior measurement location rarely dropped below 55 dBA at location 1 and 5, 50 dBA at locations 2 and 4, and 45 dBA at locations 3, and 6 (locations 3A and 6A will measure similarly based on distance from roadways).

Traffic Noise

A review of the Florida Department of Transportation database indicates the following 2023 daily traffic data.

- Old US-41 - AADT 16000 vehicles and 672 heavy trucks
- Bonita Beach Road - AADT 39000 vehicles and 1950 heavy trucks

These traffic levels indicate a significant contributor to background noise levels, including traffic that extends beyond midnight, which can mask any faint sound emissions that propagate toward any nearby residential properties. See next section for discussion of operational sound levels.

Note that Keane Acoustics reviewed the hourly traffic counts and has determined that ambient noise will stay fairly steady until later in the evening (9-10pm on weekdays and 11-12pm on weekends), at which time the ambient noise level will slowly reduce by about 5 decibels and about an additional 5 decibels beginning around midnight until outdoor music stops (2am). The lower ambient noise levels have been taken into consideration when evaluating late night noise impact.

Anticipated Operational Noise Levels*Noise Levels from Outdoor Performances*

Based on noise modeling (via NoiseCalc software, which is based on SoundPlan modeling software) conducted by Keane Acoustics, the anticipated sound emissions from band performances at the event center will be well below the more stringent 55 dBA Leq “nighttime” criteria at the nearest residential buildings. Software modeling shows operational sound levels will be below the ambient noise levels in the community (likely under 40-45 dBA).

Keane Acoustics used NoiseCalc software to model atmospheric conditions that result in higher levels of sound propagation. The results discussed in this report take into account these conditions, which show negligible sound impact to nearby residential properties.

Sound levels at the adjacent (unoccupied) commercial property lines are not anticipated to exceed 65 dBA Leq, which will meet both the “daytime” and “nighttime” commercial noise ordinance criteria.

These calculations are based on a maximum Leq of 110 dBA on stage and 90 dBA Leq near the fire pit at the center of the outside lawn area.

The anticipated operational noise levels listed above are based on both 20+ years of acoustical consulting experience and 30 years’ experience of performing in live bands as both a drummer and singer.

The 90 dBA Leq sound level in the middle of the lawn area is likely a maximum as many guests like to be able to converse with others and will let management know if the band is too loud.

It is understood that the immediate properties to the north are commercial, and have lower sensitivity to noise. By meeting the noise ordinance decibel levels at their own property, noise impact at any properties to the north will be negligible.

Noise Levels from Inside Music

It is understood that typically music offered in the later evening will be prerecorded (aside from occasional special events). Keane Acoustics used SoundPlan software to model the sound propagation of prerecorded music and found that the degree of noise egress is minimal enough to not impact the nearby residential properties.

Noise Mitigation Plan

Based upon our review, the proposed venue appears to be purposefully designed and will be operated in a manner intended to minimize sound emissions from its live entertainment during daytime and evening hours and from the prerecorded music offered at the venue during later hours until closing.

The following are design elements under consideration that help minimize sound propagation to other properties.

- Walls at the sides and back of the stage (in concert with a covered roof) will help shield sound sources on stage (such as drums and guitar amplifiers) from having a direct line of sight with adjacent properties/residences.
- Loudspeakers (likely up higher and pointed downward and avoiding a direct line of sight with adjacent properties/residences) will be located and oriented to contain sound inside the customer areas as much as possible.
- Subwoofers will be enclosed below stage, with enclosure only open to the lawn area (please respond if this is correct).

It is recommended that the sound level emissions from band performances are checked with a basic type 2 sound level meter during events to determine both sound levels at the stage and at exterior locations.

Other measures to help check sound level emissions from band performances are as follows:

“Stoplight”

A “stoplight” is a sound level meter that looks like a traffic light (see Exhibit A), where the colors of the lights on the stoplight are changed by sound levels set by a venue. Because the consequences of violating the noise ordinance will be severe, a stoplight is strongly recommended for consideration as an additional safety measure to aid live entertainers in controlling their own sound levels while performing. This device works best when located in view of both musicians and management staff. The green (go) light is illuminated when decibel levels are below both user-set thresholds, telling management and staff that sound levels are controlled. When the sound level approaches the lower sound level limit, the light changes to yellow (caution), thereby alerting management that the performer needs to back sound levels down. Finally, when the sound level exceeds the upper sound level limit it the stoplight changes to red, warning management that the performer’s sound levels are too high.

This device is adjustable so that it can be fine-tuned in the field to ensure compliance for both “daytime” and nighttime” ordinance decibel limits.

Additional Sound Mitigation Options

Additional Sound blocking materials can be used as a barrier to eliminate direct line of sight conditions, which is a typical approach to community noise mitigation. A common example is a wall constructed of heavier materials, such as concrete block, or mass loaded vinyl (which weighs 1 pound per square foot) attached to a chain link fence.

Given that the proposed design includes either tall walls or buildings around the entirety of the event center, the additional barriers are not needed.

Conclusion

Keane Acoustics has conducted a study of potential noise emissions. The results of the study indicate that sound emissions related to performances from bands at the event center and late night prerecorded music will comply with the decibel levels stated in the Bonita Springs Noise Ordinance and will be below ambient noise levels emitted from Old US41, Bonita Beach Road and other local roads.

Best regards,



Michael Keane, P.E. - Florida License #64563
President and Principal Consultant - Keane Acoustics, Inc.

HOW IT WORKS

Green Light:
On during normal noise levels



Yellow Light:
On during moderate noise levels



Yellow Flashing Light:
This light provides a one minute warning when the noise level has exceeded an acceptable level



Red Light:
This light is on during unacceptable talk levels. The red light stays on from one to nine minutes. There is also an audible alert when the light goes to red. This feature can be turned on or off and the volume of the alert can be adjusted. Talk Light too is preset for the red light to stay on one minute



Remote Control:
Provides remote control access to the traffic light to manually change the colors from green, yellow, flashing yellow and red

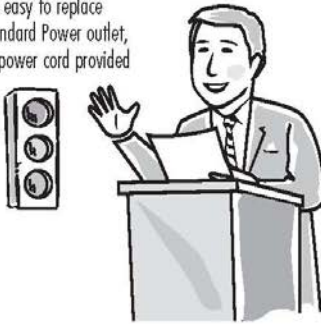
TALK LIGHT TOO™

Noise Management:
This small traffic light is designed to monitor the noise level in smaller areas such as classrooms, office, hospitals, libraries or other common areas where noise level is a concern. The Talk Light too has a built in stand or can be mounted to a wall.

Time Management:
The manual or programmable Time Manager is designed to time events such as presentations, debates, circuit training, tournaments or any other time sensitive applications. There is also an optional remote control that can be used to change the colors of the light.

Technical Information:

- 18" tall and is made out of durable metal
- Uses Automotive light bulbs which are easy to replace
- Standard Power outlet, 6' power cord provided

**TalkLight™
too**

Exhibit A Stop Light Sound Meter

This device should be mounted in a location where both staff and musicians can see it while performing.

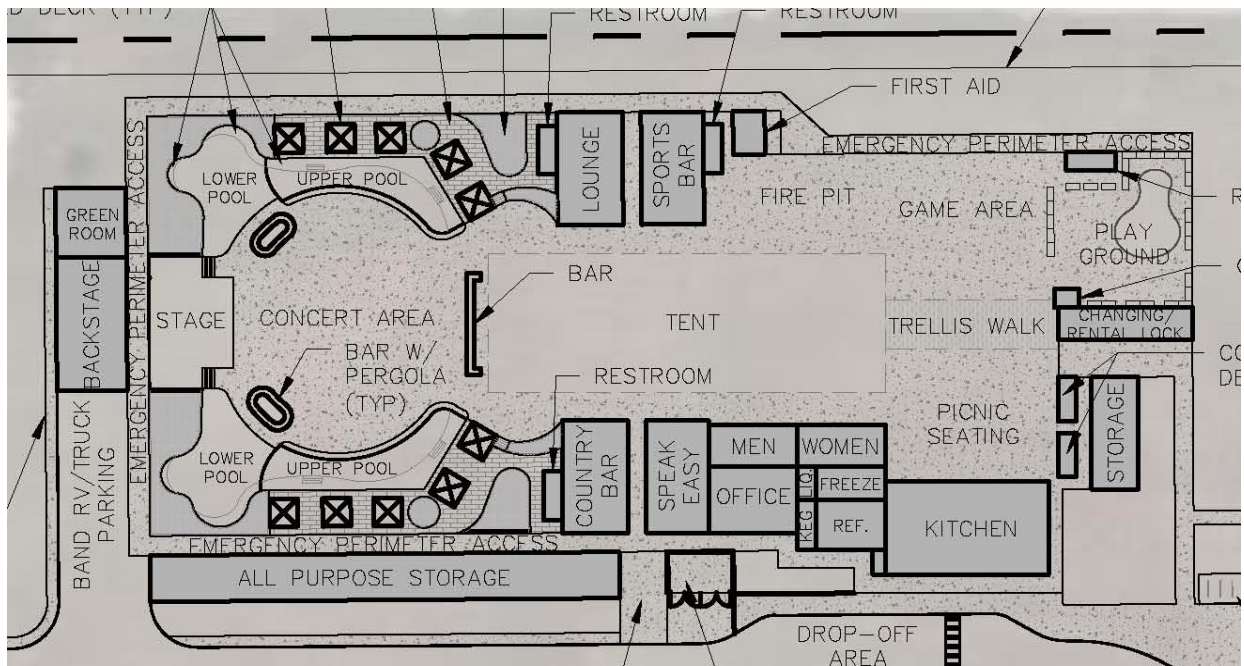
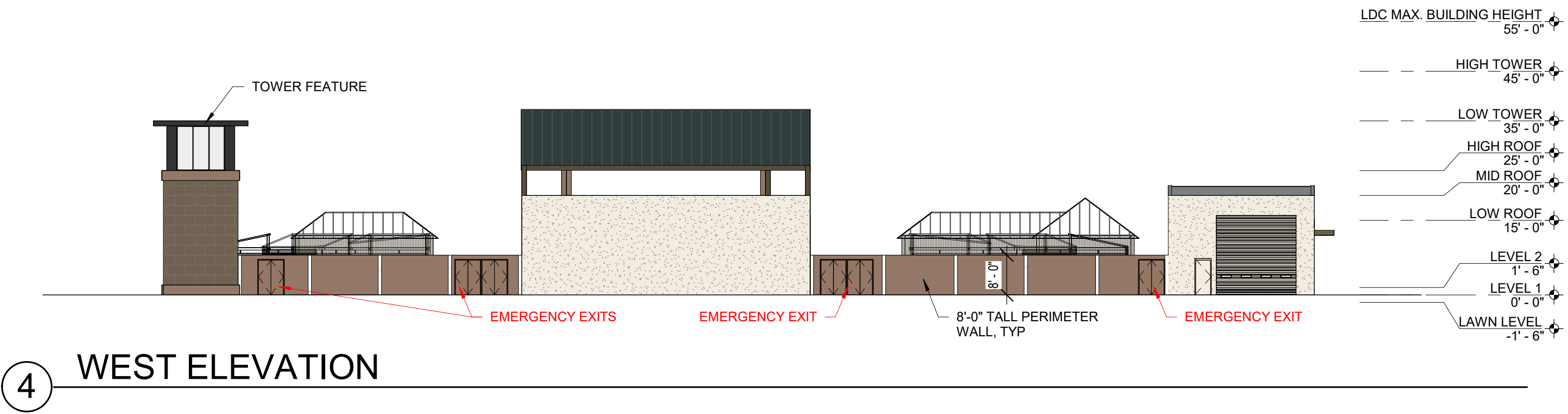
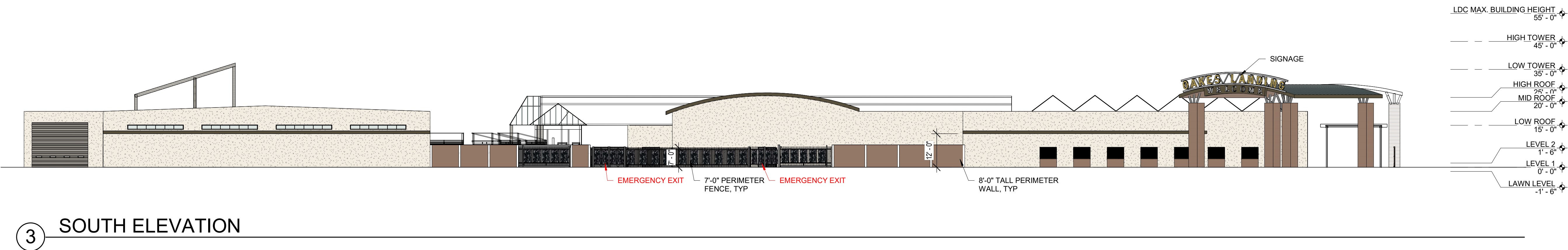
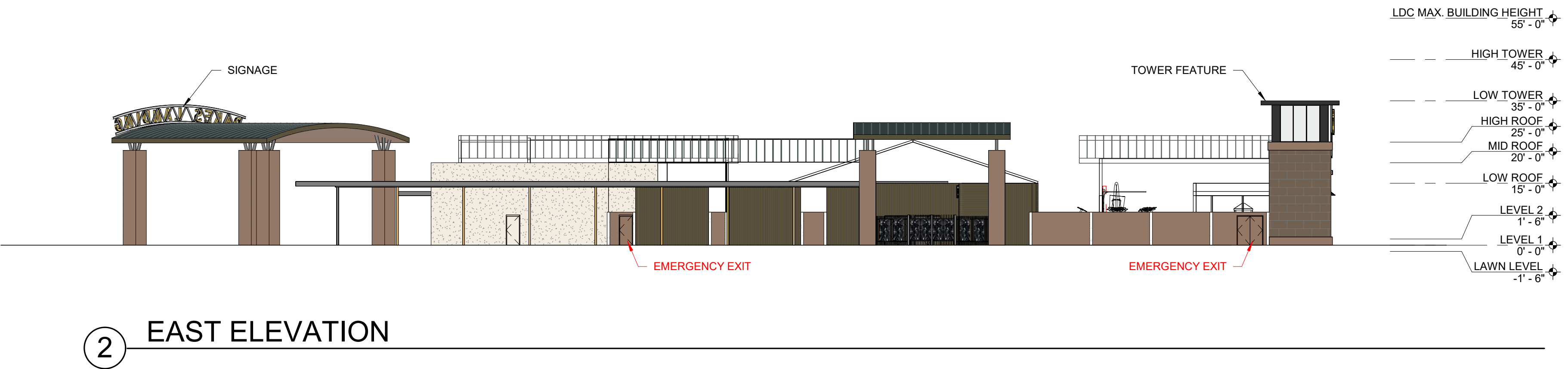
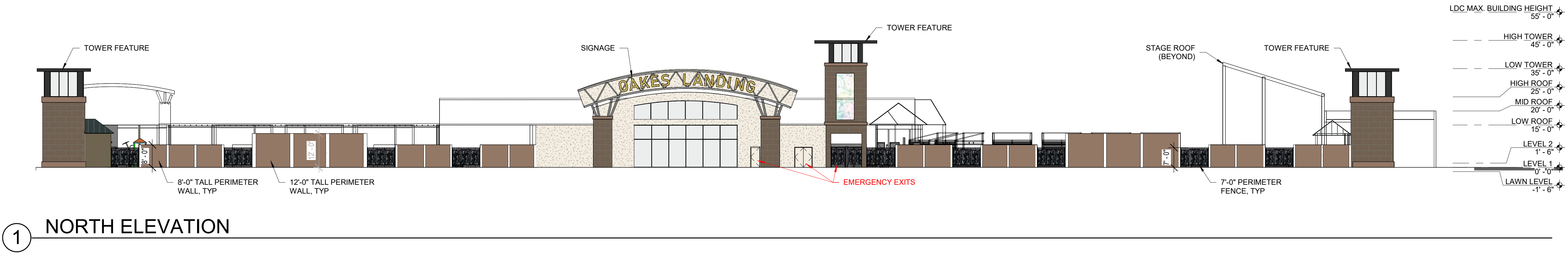


Exhibit B **Proposed Site Plan Concept**

Note this is a preliminary site plan showing general design concepts, including completely surrounding the facility with tall walls (10ft) and/or tall buildings (exceeding 12 feet high).

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ATTACHMENT "D"



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① 3D VIEW - LOOKING EAST FROM BONITA BEACH RD



③ 3D VIEW - LOOKING SOUTH FROM OLD 41 RD



② 3D VIEW - LOOKING NORTH FROM OLD 41 RD

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JOLEEN DARRAGH, ARCHITECT
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OAKES LANDING

BONITA SPRINGS, FL

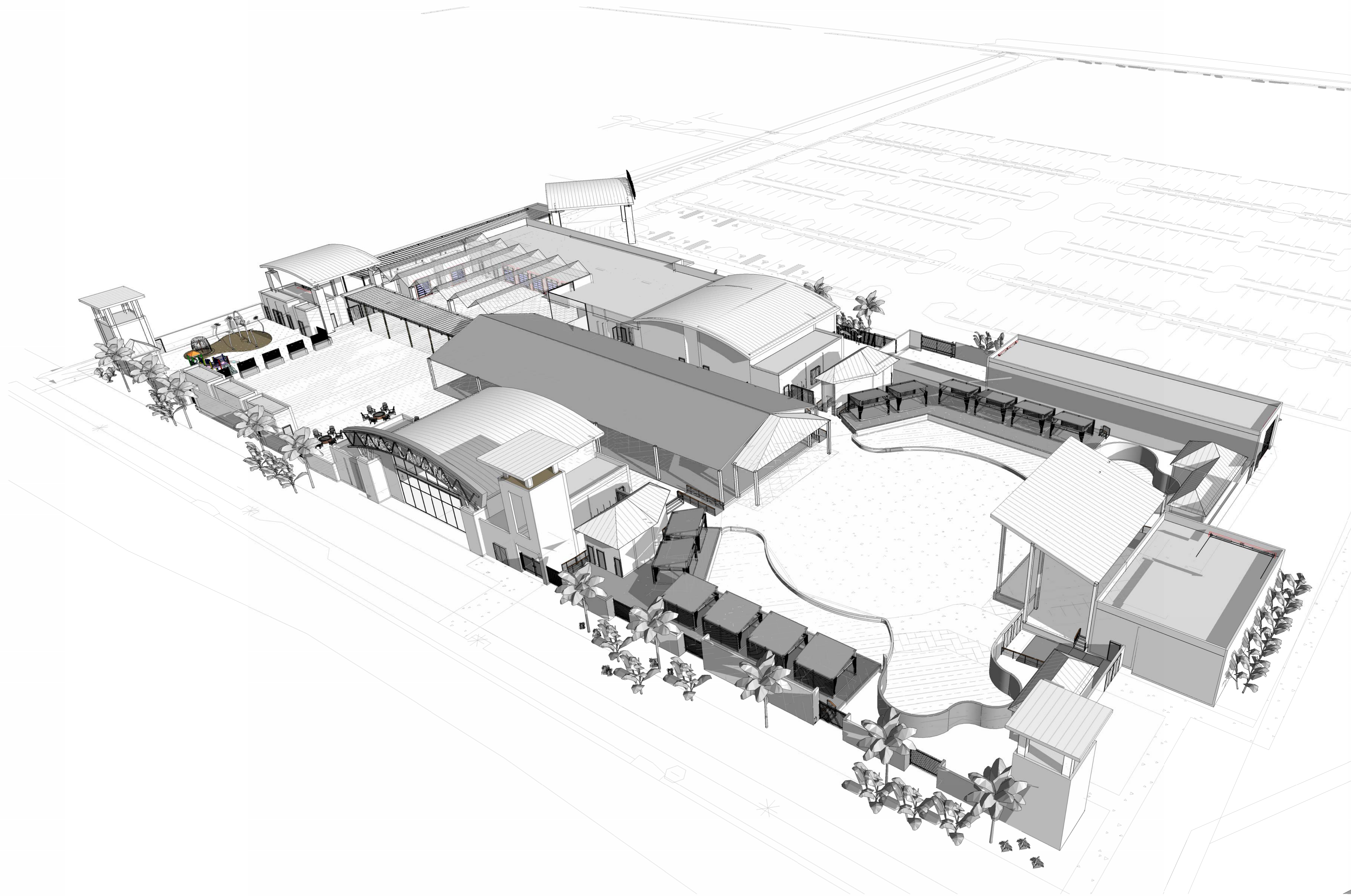
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1 3D - BIRDS EYE VIEW

OAKES LANDING

BONITA SPRINGS, FL

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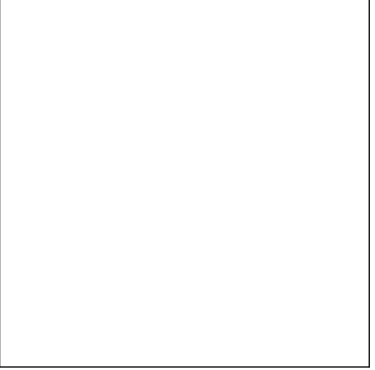
① 3D VIEW - LOOKING EAST FROM BONITA BEACH RD

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① 3D VIEW - LOOKING SOUTH FROM BONITA BEACH RD



JOLEEN DARRAGH, ARCHITECT
AR #02059
239.851.8199

OAKES LANDING
BONITA SPRINGS, FL

ISSUE DATE: 08/15/25
JOB # 25-019
PERMIT #

REVISIONS	
NO.	DATE

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① 3D VIEW - LOOKING WEST FROM BONITA BEACH RD

REVISIONS	
NO.	DATE

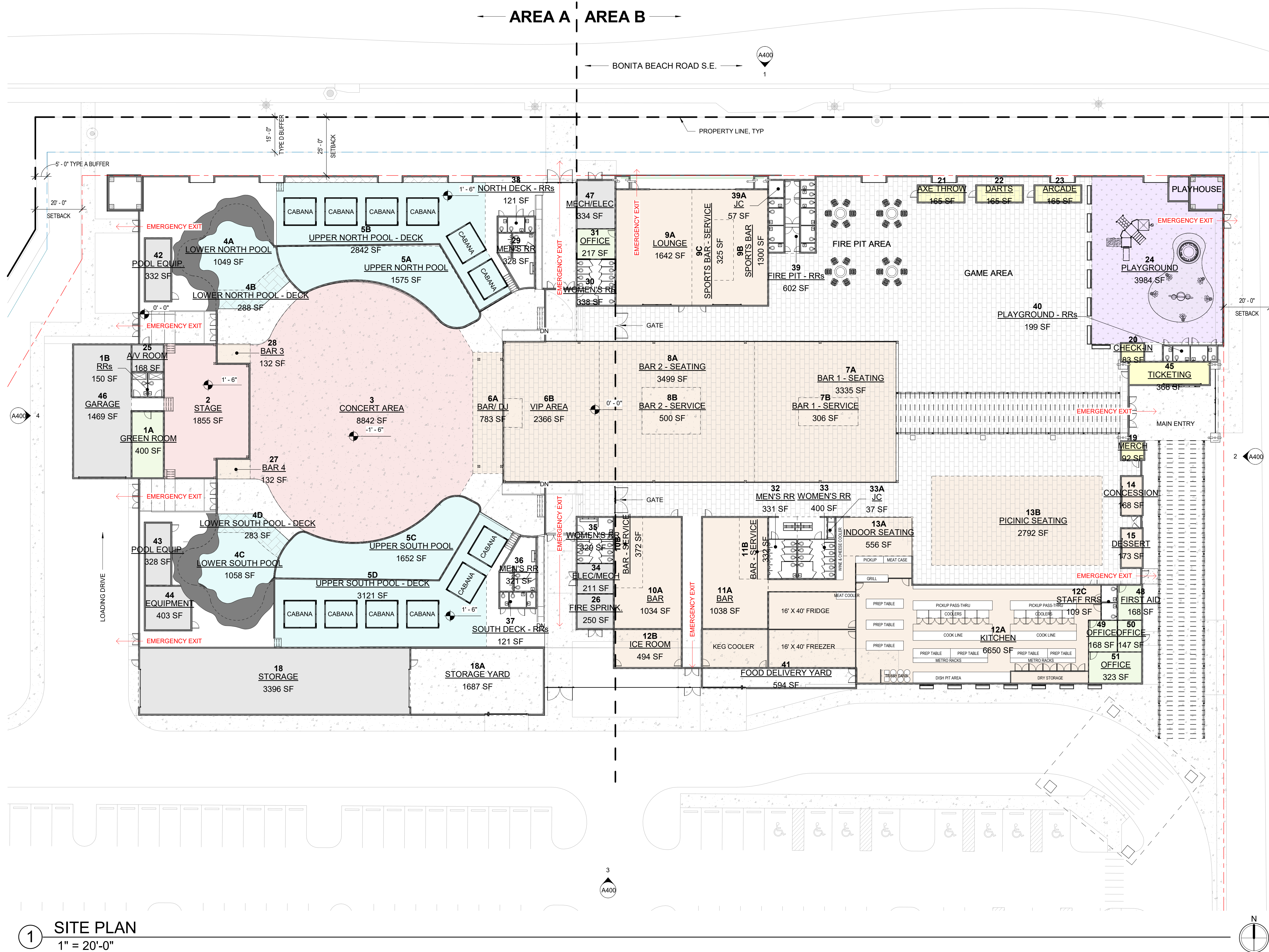
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① 3D VIEW - ENTRY FROM PARKING

REVISIONS	
NO.	DATE

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1 SITE PLAN
1" = 20'-0"

OCCUPANCY TYPES

- CIRCULATION/ OTHER
- A-1
- A-2
- A-5
- B
- E
- M
- S-1

NO.	DATE

ATTACHMENT "E"

Cynthia Vargas

From: Jacqueline Genson
Sent: Sunday, April 5, 2026 5:22 PM
To: Mike Gibson
Cc: Michael Fiigon; Cynthia Vargas
Subject: Re: Oakes Farm Proposal for the RaceTrack Parcel on Bonita Beach Road

Thank you, Mr. Mayor. I am copying the lead planner and our administrative support so they can add to the file. Happy Easter!

Jacqueline Genson

On Apr 4, 2026, at 11:19 PM, Mike Gibson wrote:

To be added to the file.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: EDWARD P MASSARO
Date: March 31, 2026 at 5:31:55 PM EDT
To: Laura Carr
Cc: Mike Gibson , Jamie Bogacz , Jesse Purdon , Chris Corrie , Nigel Fullick , Jim Fitzpatrick

Subject: Oakes Farm Proposal for the RaceTrack Parcel on Bonita Beach Road

Dear. Ms. Carr,

I am writing to you as a concerned citizen of Mediterra to the proposal noted above. I am specifically writing to you because you are the Representative for District 3 which includes Mediterra. Living off Old 41, Mediterra residents daily have to deal with horrible and dangerous traffic to get in or out of our development. The Oakes Proposal will only exacerbate this condition. Furthermore, residents of Mediterra can hear the live music from Sugar Shack and are grateful for the 10 p.m. curfew. The noise from the concerts does impact the quiet enjoyment and solitude of our homes. The Oakes Proposal will be far worse with its extended hours and closer vicinity to Mediterra. The stages are outdoor and we will hear loud music constantly. Furthermore, there was just a robbery in Mediterra last week. The influx of hundreds of people closer to our development could make that occurrence more common. I urge you, the Mayor, and the rest of the City Council Members to give a resounding No to the Oakes Proposal.

Gratefully,

Joanne Massaro

Cynthia Vargas

From: Jacqueline Genson
Sent: Friday, April 24, 2026 1:32 PM
To: Michael Fiigon
Cc: Cynthia Vargas
Subject: FW: CPD proposed at Old 41 & Bonita Beach Rd.

From: Arleen Hunter
Sent: Friday, April 24, 2026 12:58 PM
To: John Dulmer ; Jacqueline Genson ; Derek P. Rooney - Gray Robinson (Derek.Rooney@gray-robinson.com)
Subject: FW: CPD proposed at Old 41 & Bonita Beach Rd.

Arleen M. Hunter, AICP
City Manager



9101 Bonita Beach Road, Bonita Springs FL 34135
phone | (239) 949-6262
email | Arleen.Hunter@cityofbonitasprings.org
website | www.cityofbonitasprings.org

From: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>
Sent: Friday, April 24, 2026 12:56 PM
To: Jenny Provost <Jenny@K2Design.net>
Cc: Mike Sheffield <michael.sheffield@cityofbonitasprings.org>; Arleen Hunter <arleen.hunter@cityofbonitasprings.org>
Subject: Re: CPD proposed at Old 41 & Bonita Beach Rd.

Good afternoon,

Thank you for taking the time to share your concerns. We truly appreciate and value input from our residents as part of the public process.

I will include the City Clerk, and City Manager on this response to ensure your comments are kept on record.

Please feel free to reach out if you have any additional information you would like to share.

Jamie Bogacz
City of Bonita Springs
District 1

From: Jenny Provost <Jenny@K2Design.net>
Sent: Friday, April 24, 2026 9:50 AM
To: Mike Gibson <Mike.Gibson@cityofbonitasprings.org>
Cc: Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>; Jesse Purdon <jesse.purdon@cityofbonitasprings.org>; Laura Carr <laura.carr@cityofbonitasprings.org>; Chris Corrie <chris.corrie@cityofbonitasprings.org>; Nigel Fullick <nigel.fullick@cityofbonitasprings.org>; Jim Fitzpatrick <jim.fitzpatrick@cityofbonitasprings.org>; 'Hannes van Rensburg' <hannes@burg.co.za>; Mediterra Community Association, Inc <billb@mediterraca.com>; Mediterra Community Association, Inc <billb@mediterraca.com>
Subject: Re: CPD proposed at Old 41 & Bonita Beach Rd.

Good morning, I am resending the email below to make sure it was received; I did not see any replies.

Regards,



Jenny (Provost) van Rensburg

ASID, Assoc AIA, NCIDQ
President and Design Principal

25081 Bernwood Dr. North
Bonita Springs, FL 34135
O: 239.444.5205
www.K2Design.com



Consider the Environment Before Printing this E-mail

From: Jenny Provost <Jenny@K2Design.net>
Sent: Wednesday, April 1, 2026 11:55 AM
To: mike.gibson@cityofbonitasprings.org <mike.gibson@cityofbonitasprings.org>
Cc: jamie.bogacz@cityofbonitasprings.org <jamie.bogacz@cityofbonitasprings.org>; jesse.purdon@cityofbonitasprings.org <jesse.purdon@cityofbonitasprings.org>; laura.carr@cityofbonitasprings.org <laura.carr@cityofbonitasprings.org>; chris.corrie@cityofbonitasprings.org <chris.corrie@cityofbonitasprings.org>; nigel.fullick@cityofbonitasprings.org <nigel.fullick@cityofbonitasprings.org>; jim.fitzpatrick@cityofbonitasprings.org <jim.fitzpatrick@cityofbonitasprings.org>; 'Hannes van Rensburg' <hannes@burg.co.za>; Mediterra Community Association, Inc <billb@mediterraca.com>; Mediterra Community Association, Inc <billb@mediterraca.com>
Subject: CPD proposed at Old 41 & Bonita Beach Rd.

Dear Mayor Gibson,

As a long-term property owner in Bonita Springs and the founder of K2 Design, I am writing to formally express my strong opposition to the proposed Oakes Farms entertainment venue at the corner of Old 41 and Bernwood Parkway.

While I am a dedicated supporter of our city's growth—both as a local business owner for 32 years and a resident of Mediterra—the scale and nature of this specific proposal are inconsistent with the strategic development of our community.

My opposition is based on three critical concerns:

- **Infrastructure and Traffic:** The current traffic volume on Old 41 is already at a breaking point. Introducing a high-capacity entertainment venue at this intersection will create unsustainable congestion, negatively impacting local business operations and resident quality of life.
- **Acoustic Impact:** Existing temporary events at this location already generate significant noise that carries into neighboring residential communities. A permanent, open-air "multipurpose" venue of this size—focused heavily on high-volume alcohol service—will inevitably create a public nuisance that the city would spend resources mitigating.
- **Economic Viability:** Successful local developments, such as those housing Wolfmoon and the Canary Club, offer a sophisticated, mixed-use model that enhances our area. In contrast, a seasonal, open-air venue of this magnitude risks becoming a vacant liability during off-peak months, reminiscent of the former racetrack.

We have made excellent progress in elevating the aesthetic and commercial standards of Bonita Springs. This proposal represents a step backward. I urge you to vote against this development and instead prioritize projects that align with the unique and charming character of Old 41.

Thank you for your time and your service to our city.

Regards,



Jenny (Provost) van Rensburg

ASID, Assoc AIA, NCIDQ
President and Design Principal

25081 Bernwood Dr. North
Bonita Springs, FL 34135
O: 239.444.5205
www.K2Design.com



Consider the Environment Before Printing this E-mail

Cynthia Vargas

From: Jacqueline Genson
Sent: Thursday, April 9, 2026 4:16 PM
To: Cynthia Vargas; Michael Fiigon
Subject: FW: Oakes Farm venue

From: Mike Gibson
Sent: Thursday, April 9, 2026 2:28 PM
To: Jacqueline Genson
Subject: Fwd: Oakes Farm venue

Another email for the file.

Mike Gibson
Mayor
City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: thehandy4@gmail.com
Date: April 9, 2026 at 11:58:09 AM EDT
To: Cynthia Handy <thehandy4@gmail.com>
Subject: Oakes Farm venue

I am writing to protest the proposed Oaks Farm venue at Old 41 and Bonita Beach Road. I am a homeowner in Lee County with an access point on Old 41. This proposed use will create a noise nuisance. When there are events at that site now, whether a festival, motocross racing or other activities, I can hear the music, car noise, fireworks from my lanai. This should NOT be adjacent to a residential area. The proposed use has bands until midnight and DJs until 2 am. This will destroy our property values in our peaceful neighborhood. The county is already dealing with the congested traffic on Old 41 and this

venue would make it unbearable. If you add additional lanes to Old 41, all of the neighborhoods will have an extremely difficult time for ingress and egress from our neighborhood. You need to consider the residents in Lee County and not just the traffic passing through.

I strongly urge you to vote no on this proposed use of the land. As I am a property owner, I do vote in Lee county elections each year.

Cindy Handy
18292 Lagos Way

*Thanks,
Cindy Handy*



Cynthia Vargas

From: Jacqueline Genson
Sent: Thursday, April 23, 2026 8:54 AM
To: Michael Fiigon
Cc: Cynthia Vargas
Subject: FW: Oaks Landing Project

For the PD Amendment file

From: Mike Gibson
Sent: Wednesday, April 22, 2026 9:26 PM
To: Jacqueline Genson
Subject: Fwd: Oaks Landing Project

Please add to file.

Thanks,

Mike Gibson

Mayor

City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: Judy Mcathie <judymcathie@me.com>
Date: April 22, 2026 at 7:40:04 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>, Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>, Jesse Purdon <jesse.purdon@cityofbonitasprings.org>, Laura Carr <laura.carr@cityofbonitasprings.org>, Chris Corrie <chris.corrie@cityofbonitasprings.org>, Nigel Fullick <nigel.fullick@cityofbonitasprings.org>, Jim Fitzpatrick <jim.fitzpatrick@cityofbonitasprings.org>
Subject: Oaks Landing Project

As residents of Mediterra, just south of the property in question, my husband, Dan and I have some serious concerns regarding this project.

- 1) the additional traffic it will bring to an already heavily traveled Old 41 Road
- 2) The noise level and the cut-off times for that noise. There needs to be a reasonable hour for the music to stop each evening
- 3) If this project does go forward could they at least consider changing the direction the sound will travel. Recommend that music stage face north and parking be near Bonita Beach Road
- 4) Is there going to be security at each and every event to insure safety of nearby residents
- 5) What is the intent with serving liquor, which can cause unreasonable behavior.

Please take these points into careful consideration as you propose to move forward with this project. And just to be very clear, we are completely against allowing this project to move forward.

Cynthia Vargas

From: Jacqueline Genson
Sent: Friday, April 24, 2026 6:36 AM
To: Cynthia Vargas; Michael Fiigon
Subject: Fwd: Oakes Landing project

Jacqueline Genson

Begin forwarded message:

From: Mike Gibson
Date: April 23, 2026 at 8:12:04 PM EDT
To: Jacqueline Genson
Subject: **Fwd: Oakes Landing project**

Please add to the record.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: Ellen Blum
Date: April 23, 2026 at 11:35:54 AM EDT
To: Mike Gibson
Subject: **Oakes Landing project**
Reply-To: Ellen Blum

Dear Mr. Gibson,

Thank you for your service to our community and for representing your constituents in a meaningful way.

I am writing to express my strong opposition to the proposed construction of a the Oakes Landing entertainment facility adjacent to the Mediterra residential community.

The proposal is deeply concerning as it plans to operate until 2:00 a.m. The impact of late-night amplified music and crowd noise on nearby residents would be severe and ongoing. This is inappropriate and extremely disruptive for this area.

In addition, our community is already burdened by significant congestion along the primary access road, Old 41. Daily traffic delays, difficulty entering and exiting Mediterra, and safety concerns for bicyclists are ongoing issues. A high-capacity entertainment venue would predictably intensify these problems, adding surges of traffic before, during, and after events and placing further strain on infrastructure that is already inadequate.

A clear and highly relevant local precedent exists in Bonita Springs with the City's approval of the Sugarshack Downtown venue. Due to its proximity to residential neighborhoods, the City imposed specific, enforceable conditions to mitigate these exact concerns, including limits on outdoor music and sound levels, restrictions on operating hours, and requirements for traffic, parking, and event management. These safeguards were necessary to address the predictable conflicts between late-night entertainment uses and residential quality of life. This precedent underscores a consistent principle: when such developments are permitted near homes, they require strict limitations to protect residents.

I urge you to oppose this proposal in its current form and advocate for the residents who will be directly affected. At a minimum, this project warrants a thorough reevaluation with meaningful community input, enforceable limits on hours and noise, and a realistic assessment of traffic impacts before any approval is considered.

Thank you for your time and attention to this matter.

Sincerely,

Ellen Blum
28511 Calabria Court
Naples, FL 34110

Cynthia Vargas

From: Jacqueline Genson
Sent: Friday, April 24, 2026 6:35 AM
To: Cynthia Vargas; Michael Fiigon
Subject: Fwd: Oakes Landing at Old 41

Jacqueline Genson

Begin forwarded message:

From: Mike Gibson
Date: April 23, 2026 at 8:10:09 PM EDT
To: Jacqueline Genson
Subject: Fwd: Oakes Landing at Old 41

Please add to the record.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: Jean Hassett
Date: April 23, 2026 at 2:31:14 PM EDT
To: laura.carr@cityofbonitasprings.org
Cc: Mike Gibson
Subject: Oakes Landing at Old 41

I am writing this email because of the deep concern that we have for the future project of Oakes Landing at Old 41. We are not opposed to growth in our community but are very troubled by the noise level and traffic issues that this project is going to create.

We purchased our home in Mediterra 11 years ago because of the location, far from the busy areas of Naples. The possibility of live music playing late into the weekends is inconceivable to us, so close to our gated community. We also have a big concern that this will actually affect the property value of the homes in Mediterra.

I know we can't stop this project, but I would like to think that the leadership that we voted for in Bonita Springs would take our concerns seriously, as this will affect the quality of our lives, where we call home.

Please consider how close our homes are to this venue going forward.

Thank you,
Thomas & Jean Hassett

Cynthia Vargas

From: Jacqueline Genson
Sent: Monday, April 27, 2026 9:48 PM
To: Michael Fiigon; Cynthia Vargas
Subject: Fwd: Opposition to Proposed Oaks Landing

Jacqueline Genson

Begin forwarded message:

From: Mike Gibson
Date: April 27, 2026 at 7:04:08 PM EDT
To: Jacqueline Genson
Subject: Fwd: Opposition to Proposed Oaks Landing

Please add to the record.
Thank you,

Mike Gibson
Mayor
City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: paszazz@aol.com
Date: April 24, 2026 at 9:10:41 PM EDT
To: laura.carr@cityofbonitasprings.org
Cc: Mike Gibson
Subject: Opposition to Proposed Oaks Landing

15326 Corsini Way

Cynthia Vargas

From: Jacqueline Genson
Sent: Monday, April 27, 2026 9:47 PM
To: Michael Fiigon; Cynthia Vargas
Subject: Fwd: Opposing Oakes Landing Project!

Jacqueline Genson

Begin forwarded message:

From: Mike Gibson
Date: April 27, 2026 at 6:58:24 PM EDT
To: Jacqueline Genson
Subject: Fwd: Opposing Oakes Landing Project!

Please add to the record.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: Susan Schlacks
Date: April 25, 2026 at 4:34:17 PM EDT
To: Mike Gibson , Jamie Bogacz , Jesse Purdon , Laura Carr , Chris Corrie , Nigel Fullick , Jim Fitzpatrick
Cc: Bill Bowden , Bill Rybak , Patricia Burkhart , beth.depietri@gmail.com, Jack Shaughnessy , Ernie Clark , david sinclair
Subject: Opposing Oakes Landing Project!

Dear Bonita City Council Members,

My husband Jeff and I live at 29055 Teramo Way in Mediterra Country Club. We have lived here for eight (8) years and have loved living in Bonita Springs.

I am writing you concerning the proposed Oaks Landing Project on Bonita Beach Road. We are 100% AGAINST this project. My houses faces the Racetrack land on which this new venue would be built. The noise generated by Oakes Landing's estimated 115 decibel outdoor concert pavilion will degrade the quality of life and property values of me and about 100 neighbors. I am appalled at the possibility of loudspeakers and amplifiers cranking away until 2:00am every night and throngs of 1,200 (inebriated) drivers crowding the two-lane street that serves Mediterra's Old 41 entrance.

The 100 Mediterra Community homes closest to the Racetrack parcel range in value from \$4-8 million and generate an average of \$50,000 each in property tax. (\$5 million annually). A 25% decline in home values will cost the City of Bonita Springs \$1.5 million in lost revenue yearly.

Additionally, the proposed , new 600 parking spaces means an enormous increase in usage of Old 41 which is already overburdened during Season. Every evening, Old 41 will likely become backed-up by more than 50 vehicles at the corner of Bonita Springs Beach Road. This will add immense pressure on the City to expand this road to four lanes at considerable cost a lot faster than the current projection.

Given these two factors I implore you to vote NO to the proposed Oakes Landing's estimated Project . Please consider if this was being built in your backyard.

Sincerely,

Susan and Jeff Schlacks
Sent from my iPad

Cynthia Vargas

From: Jacqueline Genson
Sent: Monday, April 27, 2026 9:45 PM
To: Michael Fiigon; Cynthia Vargas
Subject: Fwd: Oakes Landing Project

Jacqueline Genson

Begin forwarded message:

From: Mike Gibson
Date: April 27, 2026 at 6:48:12 PM EDT
To: Jacqueline Genson
Subject: Fwd: Oakes Landing Project

Please add to the record.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: richard schmidt
Date: April 27, 2026 at 11:34:06 AM EDT
To: Mike Gibson , Jamie Bogacz , Jesse Purdon , Laura Carr , Chris Corrie , Nigel Fullick , Jim Fitzpatrick
Subject: Oakes Landing Project

Dear Bonita Springs Representatives:

We are long time residents of the Mediterra Community and wanted to comment on the proposed Oakes Landing Development. First, we recognize that the former racetrack parcel will be developed, hopefully to the benefit of the taxpayers of Bonita Springs. Our concern is having an open air music environment that on weekends will be open until 2AM. I have read the noise studies conducted by the applicant. While it does a reasonable job of monitoring the current ambient noise (ie this is what we would like to have preserved), noise levels with loud music are theoretical. The proposed bandstand is located at a 90 degree angle to Mediterra which could allow sound to permeate our community. I'm wondering if the music venue could be more enclosed. The sound study also doesn't account for the noise made by large crowds which could be significant.

A secondary concern is the traffic caused by the new venue. While any development will increase traffic flow, we encourage you to carefully consider the impact of this and other projects might have on this already congested corner.

We appreciate the opportunity to comment on this project. The city has done a commendable job in developing downtown. Our only wish is that as future development occurs, the impact on the surrounding residential areas is minimized.

Rich and Claudette Schmidt

Cynthia Vargas

From: Jacqueline Genson
Sent: Monday, April 27, 2026 9:47 PM
To: Michael Fiigon; Cynthia Vargas
Subject: Fwd: Oakes Landing Project Proposal June 2026 Council meeting

Jacqueline Genson

Begin forwarded message:

From: Mike Gibson
Date: April 27, 2026 at 6:50:47 PM EDT
To: Jacqueline Genson
Subject: Fwd: Oakes Landing Project Proposal June 2026 Council meeting

Please add to the record.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: Liisa Gropp
Date: April 27, 2026 at 3:44:24 PM EDT
To: Laura Carr
Cc: Jesse Purdon , Jamie Bogacz , Mike Gibson , Nigel Fullick , Jim Fitzpatrick , Chris Corrie
Subject: Oakes Landing Project Proposal June 2026 Council meeting

Good afternoon Ms. Carr

My name is Liisa Gropp and I am a resident of Lee County in the Mediterra community. We purchased our home in anticipation of retirement and have enjoyed the tranquil, natural environment in our community for several years. We are very fortunate to live here.

First off, I want to commend you and the balance of the city council & city leadership on the development of old downtown Bonita Springs on Old 41. I have watched it evolve for the past many years and it truly is wonderful to see and experience.

I am writing to you to express concern over the Oakes Landing project that will be reviewed at a zoning board meeting in mid May and at the city council in June. The proposal is an outdoor entertainment venue similar to the Sugar Shack to be built on the race track property next door to the donut shop. Their zoning request is for nearly 600 parking spaces which would suggest this venue will be 2-3X the size of Sugar Shack. I believe they plan to operate 7 days a week, with operating hours similar to Sugar Shack (11p closure weekdays and midnight on weekends). This venue will offer restaurant, bar service as well as outdoor live entertainment.

The race track property has held a variety of festivals over the years ... Medieval, Circus, Seafood Festival, Boat Shows, etc. Many of these have had live music that can be easily heard in Mediterra neighborhoods. Although this has been a nuisance, the festivals are typically only a few times per year. Oakes Landing will be in daily operation with live music and many of us are very concerned about the impact of this noise on our community.

We are just one of three residential communities that will be impacted by the noise. Additionally, I am concerned about the potential negative impact on Johnny Malloy's (sports bar across old 41) as well as on Sugar Shack (a short distance away).

I respectfully request the city council consider requesting the scope of the Oakes Landing project to include significant sound barriers, noise remediation, limits on hours of operation and / or approve the project with indoor music space only and allow for restaurant service in both an indoor and outdoor environment.

I strongly support business development and believe Bonita Springs has shown great leadership in this regard. Whatever development is approved for the race track property, please consider the negative impact to the neighboring properties.

Thank you for your time and consideration

Liisa Gropp
29140 Brendisi Way Unit 201
Mediterra Community

Cynthia Vargas

From: Jacqueline Genson
Sent: Friday, May 1, 2026 4:17 PM
To: Michael Fiigon; Cynthia Vargas
Subject: Fwd: Old 41 and Bonita Beach Rd

For the file

Jacqueline Genson

Begin forwarded message:

From: Mike Gibson
Date: May 1, 2026 at 3:57:39 PM EDT
To: Jacqueline Genson
Subject: Fwd: Old 41 and Bonita Beach Rd

Please add to the project file.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

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Thank you.

Begin forwarded message:

From: Carsinclair
Date: May 1, 2026 at 1:02:43 PM EDT
To: Mike Gibson
Subject: Old 41 and Bonita Beach Rd

Hello
My husband and I live in Teramo in the community of Mediterra. We have a

very expensive estate home that we presently reside in. This Alfie Oaks development of an outside arena is not acceptable. The noise element alone will destroy our property value!!!! We could hear the dogs barking from the race track!!!! There is NO WAY that a sound barrier can stop an outside concert event!!!

We will personally hire attorneys as well as Mediterra's General community population.

The traffic will be horrific as well!!!!!!
That is no place for stadium arena.

We will be at the meeting May 19

Thank you
Carol and Dave Sinclair
Sent from my iPhone

Cynthia Vargas

From: Jacqueline Genson
Sent: Tuesday, May 5, 2026 9:13 AM
To: Michael Fiigon; Cynthia Vargas
Subject: FW: Oaks Landing Variance

For the file

From: Mike Gibson
Sent: Tuesday, May 5, 2026 8:42 AM
To: Jacqueline Genson
Subject: Fwd: Oaks Landing Variance

Please add to the project 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: Caroline Updyke <cgupdyke2@gmail.com>
Date: May 4, 2026 at 5:40:37 PM EDT
To: Caroline Updyke <cgupdyke2@gmail.com>
Cc: Eric Updyke <ericupdyke5@gmail.com>
Subject: Oaks Landing Variance

To Whom It Concern:

I am writing to voice our strong opposition to the Oaks Landing Variance Request for Entertainment Venue at Bonita Beach Road & Old 41.

By way of background, we moved to North Naples in 2023 because we fell in love with the quiet lifestyle afforded here. After years of living in the Northeast, we relished the opportunity to enjoy our later years making a peaceful life for ourselves amongst the beauty and calm of Southwest Florida.

Ironically, in our past home, we had a noise issue nearby. Despite a well-built modern home, the noise from the nearby concert venue seeped into our former home. Many summer nights we spent with the air conditioning on with every window shut with pillows over our heads to drown out the vibrations and noise. We cannot believe something like this has followed us here.

Until you have had to put a pillow over your head to sleep, you cannot understand the drip drip torture that one must endure when there is nearby noise that cannot be controlled. It robs you of sleep, peace and calm. Beyond that, the idea of the overflow traffic, the alcohol and the chaos this would bring to our area is really repellent.

We realize that as North Naples residents we may have little sway over what you do in Bonita Springs other than to plea for common decency. As your neighbors, we North Naples residents shop in Bonita Springs and contribute to the overall health and economic vibrancy of the area. We are excited for projects like Midtown Bonita. This variance, however, has really created a tremendous anxiety in our home, in our neighborhood and amongst our community. As our neighbors, we plea: If you would not want this near your own homes, please consider not inflicting this on us.

In our prior community, the music shut down at 11pm. This essentially curbed our ability to use our outdoor space in the summer months. To have to be confined indoors because of noise pollution is genuinely distressing. The fact that the request is for 2am is appalling.

That said, our experience has taught us that such a large outdoor music venue has no business existing so close to residential areas. This proposal will essentially allow a commercial venue to pollute our common airspace with unwanted noise. Ceilings, walls and doors exist for a reason.

Please do the right thing and vote NO.

Respectfully,

Caroline & Eric Updyke

Sent from my iPad

Cynthia Vargas

From: Jacqueline Genson
Sent: Tuesday, May 5, 2026 9:12 AM
To: Michael Fiigon; Cynthia Vargas
Subject: FW: Strong Opposition to Oaks Landing Variance Request for Outdoor Entertainment Venue (Concerts 3 Nights/Week Until 2:00 AM) at Bonita Beach Road & Old 41

For the file

From: Mike Gibson
Sent: Tuesday, May 5, 2026 8:39 AM
To: Jacqueline Genson
Subject: Fwd: Strong Opposition to Oaks Landing Variance Request for Outdoor Entertainment Venue (Concerts 3 Nights/Week Until 2:00 AM) at Bonita Beach Road & Old 41

Please add to the project file.

Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL

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Thank you.

Begin forwarded message:

From: Gayle Werner <gaylewerner5@gmail.com>
Date: May 4, 2026 at 5:42:53 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>
Subject: Strong Opposition to Oaks Landing Variance Request for Outdoor Entertainment Venue (Concerts 3 Nights/Week Until 2:00 AM) at Bonita Beach Road & Old 41

Planning & Zoning Board
City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135

Dear Members of the Planning & Zoning Board,
I am a concerned homeowner at Mediterra, a residential community of over 900 homes located immediately adjacent to the proposed Oaks Landing development site at the corner of Bonita Beach Road and Old 41. I am writing to formally object to the requested variance that would allow an outdoor entertainment venue featuring amplified concerts three nights per week until 2:00 AM.

This proposed use is fundamentally incompatible with the quiet, residential character of Mediterra and surrounding communities and would severely undermine the quality of life, property values, and quiet enjoyment that adjacent residential neighborhoods expect.

Key Reasons for Objection:

1. Significant Noise and Vibration Impacts
2. Incompatibility with Surrounding Residential Uses
3. Negative Impact on Property Values
4. Traffic, Safety, and Quality-of-Life Concerns

I respectfully request that the Planning & Zoning Board deny the variance. Thank you for considering my objections and for protecting the residential character and quality of life in this area of Bonita Springs. I am happy to provide additional information and I plan to attend the public hearing to speak on this matter. Please add me to all notifications regarding this application.

Sincerely,
Gayle Werner

iPhone. iTypo. iApologize.

Cynthia Vargas

From: Jacqueline Genson
Sent: Tuesday, May 5, 2026 9:12 AM
To: Cynthia Vargas; Michael Fiigon
Subject: FW: Strong Opposition to Oaks Landing Variance Request for Outdoor Entertainment Venue

For the file

From: Mike Gibson
Sent: Tuesday, May 5, 2026 8:21 AM
To: Jacqueline Genson
Subject: Fwd: Strong Opposition to Oaks Landing Variance Request for Outdoor Entertainment Venue

Please add to the project file.

Thanks,

Mike Gibson

Mayor

City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL

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Thank you.

Begin forwarded message:

From: Erin Brahms <embrahms@gmail.com>
Date: May 4, 2026 at 6:23:12 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>
Subject: Strong Opposition to Oaks Landing Variance Request for Outdoor Entertainment Venue

Dear Mayor Gibson,

We are homeowners in Mediterra, a residential community of over 900 homes located immediately adjacent to the proposed Oaks Landing development site at the corner of Bonita Beach Road and Old 41. **We are writing to formally object to the requested**

variance that would allow an outdoor entertainment venue featuring amplified concerts three nights per week until 2:00 AM. This proposed use is fundamentally incompatible with the quiet, residential character of Mediterra and surrounding communities and would severely undermine the quality of life, property values, and quiet enjoyment that adjacent residential neighborhoods expect.

Key Reasons for Objection: 1. Significant Noise and Vibration Impacts 2. Incompatibility with Surrounding Residential Uses 3. Negative Impact on Property Values 4. Traffic, Safety, and Quality-of-Life Concerns

We respectfully request that the City of Bonita Springs deny the variance. Thank you for considering my objections and for protecting the residential character and quality of life in this area of Bonita Springs.

Sincerely,

Mark and Erin Brahms

15005 Pratolino Way

Naples, FL 34110

Cynthia Vargas

From: Jacqueline Genson
Sent: Tuesday, May 5, 2026 9:11 AM
To: Michael Fiigon; Cynthia Vargas
Subject: FW: Proposed Outdoor venue

For the file

From: Mike Gibson
Sent: Tuesday, May 5, 2026 8:20 AM
To: Jacqueline Genson
Subject: Fwd: Proposed Outdoor venue

Please add to the project file.

Thanks,

Mike Gibson

Mayor

City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL

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Thank you.

Begin forwarded message:

From: Ellie Scott <ellieselite@aol.com>
Date: May 4, 2026 at 7:49:30 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>, Jamie Bogacz <jamie.bogacz@cityofbonitasprings.org>, Jesse Purdon <jesse.purdon@cityofbonitasprings.org>, Laura Carr <laura.carr@cityofbonitasprings.org>, Chris Corrie <chris.corrie@cityofbonitasprings.org>, Nigel Fullick <nigel.fullick@cityofbonitasprings.org>, Jim Fitzpatrick <jim.fitzpatrick@cityofbonitasprings.org>
Subject: Proposed Outdoor venue

City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135

Subject: Opposition to Oaks Landing Variance Request for Outdoor Entertainment Venue at Bonita Beach Road & Old 41

Dear Members of the Planning & Zoning Board,

My name is Helen Scott, and I am a concerned homeowner in Mediterra, a residential community of more than 900 homes located immediately adjacent to the proposed Oaks Landing development site at the corner of Bonita Beach Road and Old 41.

I am writing to formally express my strong opposition to the requested variance that would allow an outdoor entertainment venue featuring amplified concerts three nights per week until 2:00 AM.

This proposed use is not compatible with the quiet residential character of Mediterra and the surrounding communities. Allowing outdoor amplified entertainment late into the night would create significant noise, traffic, safety, and quality-of-life concerns for nearby residents. It would also risk negatively affecting property values and the peaceful enjoyment homeowners reasonably expect in this area.

My objections include the following concerns:

1. Significant noise and vibration impacts on nearby residential communities
2. Incompatibility with surrounding residential uses
3. Potential negative impact on property values
4. Increased traffic, safety, and quality-of-life concerns

For these reasons, I respectfully request that the Planning & Zoning Board deny the requested variance.

Thank you for your consideration and for your attention to protecting the residential character and quality of life in this area of Bonita Springs. Please add me to all notifications regarding this application.

Sincerely,

Helen Scott

Cynthia Vargas

From: Jacqueline Genson
Sent: Tuesday, May 5, 2026 9:10 AM
To: Cynthia Vargas; Michael Fiigon
Subject: FW: Objection to Oaks Landing zoning variance request

For the file

From: Mike Gibson
Sent: Tuesday, May 5, 2026 8:19 AM
To: Jacqueline Genson
Subject: Fwd: Objection to Oaks Landing zoning variance request

Please add to the project file.
Thanks,
Mike Gibson
Mayor
City of Bonita Springs, FL

PERSONAL & CONFIDENTIAL

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Thank you.

Begin forwarded message:

From: Charlie Yie <charlieyie@verizon.net>
Date: May 4, 2026 at 9:17:36 PM EDT
To: Mike Gibson <mike.gibson@cityofbonitasprings.org>
Subject: Objection to Oaks Landing zoning variance request

Dear Mr. Gibson,

I am a concerned homeowner at Mediterra, a residential community of over 900 homes located immediately adjacent to the proposed Oaks Landing development site at the corner of Bonita Beach Road and Old 41. I am writing to formally object to the requested variance that would allow an outdoor entertainment venue featuring amplified concerts

three nights per week until 2:00 AM.

In contrast to the current commercial zoning, this proposed variance is fundamentally incompatible with the quiet, residential character of Mediterra and surrounding communities. If approved, it would severely undermine the quality of life due to noise and traffic and adversely impact property values which would boomerang and reduce property tax revenues.

I respectfully request that the City Council reject the Planning & Zoning Board recommendation for this variance.

Thank you for considering my objections and for protecting the residential character and quality of life in this area of Bonita Springs.

Sincerely,

Charles Yie

Cynthia Vargas

From: Michael Fiigon
Sent: Monday, May 11, 2026 12:26 PM
To: Cynthia Vargas
Subject: FW: OPPOSE Oaks Landing project for variance request for outdoors entertainment venue

For the file please Cynthia.

Thank you!

-Mike

From: planning@cityofbonitaspringscd.org
Sent: Monday, May 11, 2026 12:25 PM
To: Michael Fiigon
Subject: FW: OPPOSE Oaks Landing project for variance request for outdoors entertainment venue

From: Permitting <Permitting@cityofbonitaspringscd.org>
Sent: Monday, May 11, 2026 12:15 PM
To: planning@cityofbonitaspringscd.org
Subject: FW: OPPOSE Oaks Landing project for variance request for outdoors entertainment venue

From: Sharon Andrien <skandrien@gmail.com>
Sent: Thursday, May 7, 2026 7:40 AM
To: Permitting <Permitting@cityofbonitaspringscd.org>
Subject: OPPOSE Oaks Landing project for variance request for outdoors entertainment venue

Members of the Planning and Zoning Board,

I am a homeowner in Mediterra, a residential community of over 900 homes, located adjacent to the proposed Oaks Landing development site. This is located at the corner of Bonita Beach Road and Old 41.

I'm letting you know I formally object to the requested variance that would allow an outdoor entertainment venue featuring amplified concerts three nights per week until 2 AM. This would distinctly disrupt the quiet, residential character of Mediterra. I feel strongly this would undermine the quality of life and property values.

I lived here when Mediterra was developed as a Signature Audubon Development. We worked hard in securing a quiet, peaceful, beautiful location that includes wildlife. Yes, I understand development is inevitable. However, this type of development would have a significant impact on what is my sanctuary area.

In addition, the negative impact on home values will probably be significant and one I never anticipated happening to my piece of paradise. We now have a high school on one side which brought its issues.

I respectfully request you vote **no** against this proposed project. I plan to attend the public hearing and I would appreciate being notified of any notifications regarding this proposed application.

Sincerely,

Sharon K Andrien
15187 Brollo Way
Mediterra

Sent from my iPad

Cynthia Vargas

From: Michael Fiigon
Sent: Friday, May 8, 2026 10:03 AM
To: Cynthia Vargas
Subject: Fwd: Opposition to Oakes Landing requested variance

For the file please—race track cpd amendment. Thank you Cynthia
Sent from my iPhone

Begin forwarded message:

From: planning@cityofbonitaspringscd.org
Date: May 8, 2026 at 9:00:06 AM EDT
To: Michael Fiigon
Subject: **FW: Opposition to Oakes Landing requested variance**

From: Linda Dubroof
Sent: Thursday, May 7, 2026 4:13 PM
To: planning@cityofbonitaspringscd.org
Cc: laura.carr@cityofbonitasprings.org;
jamie.bogacz@cityofbonitasprings.org; mike.gibson@bonitasprings.org;
jesse.purdon@cityofbonitasprings.org; chris.corrie@cityofboniasprings.org;
nigel.fullick@cityofbonitasprings.org;
jim.fitzpatrick@cityofbonitasprings.org
Subject: Opposition to Oakes Landing requested variance
Planning & Zoning Board
City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135
Subject: Strong Opposition to Oaks Landing Variance Request for Outdoor
Entertainment Venue (Concerts 3 Nights/Week Until 2:00 AM) at Bonita
Beach Road &
Old 41
Dear Members of the Planning & Zoning Board,
I am a concerned homeowner at Mediterra, a resident of Lee County, and a
member of the
residential community of over 900 homes
located immediately adjacent to the proposed Oaks Landing development
site at the
corner of Bonita Beach Road and Old 41. I am writing to formally object to
the requested

variance that would allow an outdoor entertainment venue featuring amplified concerts

three nights per week until 2:00 AM.

This proposed use is fundamentally incompatible with the quiet, residential character of

Mediterra and surrounding communities and would severely undermine the quality of life,

and quiet enjoyment that adjacent residential neighborhoods expect.

Key Reasons for Objection:

1. Significant Noise and Vibration Impacts
2. Incompatibility with Surrounding Residential Uses
3. Negative Impact on Property Values
4. Traffic, Safety, and Quality-of-Life Concerns

I respectfully request that the Planning & Zoning Board deny the variance.

Thank you for considering my objections and for protecting the residential character and

quality of life in this area of Bonita Springs. I am happy to provide additional information

and plan to attend the public hearing to speak on this matter. Please add me to all

notifications regarding this application.

Sincerely,

Linda B. Dubroof

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose _____

Application: PD25-122564-BOS: Race Track CPD – Phase 1

I own property at 28380 Old 41st #3 B.S. FL 34135
I am VERY supportive

DATE: 4/26/26
NAME: MICHAEL Plotz PHONE: 319 491 4949
ADDRESS: 827 Ashborton Dr CITY/STATE/ZIP: Naples FL 34110

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:	
NAME: _____	PHONE: _____
ADDRESS: _____	CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

May 6, 2026

Planning & Zoning Board

City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135

Subject: Strong Opposition to Oaks Landing Variance Request for Outdoor Entertainment Venue (Concerts 3 Nights/Week Until 2:00 AM) at Bonita Beach Road & Old 41

Dear Members of the Planning & Zoning Board,

I am a concerned homeowner at Mediterra, a residential community of over 900 homes located immediately adjacent to the proposed Oaks Landing development site at the corner of Bonita Beach Road and Old 41. I am writing to formally object to the requested variance that would allow an outdoor entertainment venue featuring amplified concerts three nights per week until 2:00 AM.

This proposed use is fundamentally incompatible with the quiet, residential character of Mediterra and surrounding communities and would severely undermine the quality of life, property values, and quiet enjoyment that adjacent residential neighborhoods expect.

Key Reasons for Objection:

- 1. Significant Noise and Vibration Impacts**
- 2. Incompatibility with Surrounding Residential Uses**
- 3. Negative Impact on Property Values**
- 4. Traffic, Safety, and Quality-of-Life Concerns**

I respectfully request that the Planning & Zoning Board **deny the variance.**

Thank you for considering my objections and for protecting the residential character and quality of life in this area of Bonita Springs. I am happy to provide additional information and plan to attend the public hearing to speak on this matter. Please add me to all notifications regarding this application.

Sincerely,

Frank Di Marco

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

RECEIVED
CITY OF BONITA SPRINGS
MAY 06 2026
COMMUNITY DEVELOPMENT
DEPARTMENT

Support _____ Oppose ✓

Application: PD25-122564-BOS: Race Track CPD – Phase 1

DATE: APRIL 23, 2026
NAME: MED-MAR LLC -- DAVID KRELL PHONE: 917 854-6732
ADDRESS: 29000 MARCELLO WAY CITY/STATE/ZIP: BONITA SPRINGS, FL 34110

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:

NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

RECEIVED
CITY OF BONITA SPRINGS

MAY 06 2026

COMMUNITY DEVELOPMENT
DEPARTMENT

May 5, 2026

Planning & Zoning Board
City of Bonita Springs
Community Development Dept.
9220 Bonita Beach Rd, Suite 111
Bonita Springs, FL 34135

Re: Opposition to Proposed Variance for
Proposed Outdoor Entertainment Venue

Dear Board Members:

My wife and I live in the Lee County part of Mediterra-quite close to the proposed Project and strongly oppose the grant of a variance permitting same. There are multiple reasons why this request should be denied, including the detrimental impact on our property values, the incompatibility with the largely residential character of our and adjoining neighborhoods, and the obvious dangers caused by major increases in the already heavy traffic congestion.

Adding insult to injury, it is proposed that the raucous concerts on Friday and Saturday nights be permitted until 2am in the morning- if it wasn't so bizzare a request, it would almost be laughable. Put mildly, it is shameful and clearly demonstrates that such request is not being made in good faith.

Prior to moving to Florida, I served on the Zoning Board in a Westchester, NY town for 5 years-and when matters came before us seeking a variance, a basic issue was whether the applicant

had shown substantial harm and even, if so, whether the neighboring properties would be adversely affected by the granting of the variance.

Respectfully, I submit that applicant cannot meet the required standard and the request should be totally denied.

A handwritten signature in black ink, appearing to read 'R. Toder', with a stylized flourish at the end.

Richard Toder
28098 Castellano Way
Naples, Fl. 34110

May 5, 2026

Planning & Zoning Board
City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135

RECEIVED
CITY OF BONITA SPRINGS

MAY 08 2026

COMMUNITY DEVELOPMENT
DEPARTMENT

Subject: Strong Opposition to Oaks Landing Variance Request for Outdoor Entertainment Venue (Concerts 3 Nights/Week Until 2:00 AM) at Bonita Beach Road & Old 41

Dear Members of the Planning & Zoning Board,

We're concerned homeowners at Mediterra, a residential community of over 900 homes located immediately adjacent to the proposed Oaks Landing development site at the corner of Bonita Beach Road and Old 41. We are writing to formally object to the requested variance that would allow an outdoor entertainment venue featuring amplified concerts three nights per week until 2:00 AM.

This proposed use is fundamentally incompatible with the quiet, residential character of Mediterra and surrounding communities and would severely undermine the quality of life, property values, and quiet enjoyment that adjacent residential neighborhoods expect.

Key Reasons for Objection:

1. Significant Noise and Vibration Impacts
2. Incompatibility with Surrounding Residential Uses
3. Negative Impact on Property Values
4. Traffic, Safety, and Quality-of-Life Concerns

We respectfully request that the Planning & Zoning Board deny the variance.

Thank you for considering our objections and for protecting the residential character and quality of life in this area of Bonita Springs.

Sincerely,
David and LaShelle Ginther



Planning & Zoning Board

May 5, 2026

City of Bonita Springs, FL
Community Development Department
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135

RECEIVED
CITY OF BONITA SPRINGS
MAY 08 2026
COMMUNITY DEVELOPMENT
DEPARTMENT

Subject: Strong Opposition to Zoning Variance for Oakes Landing

Dear Members of the Planning & Zoning Board,

Thank you for your service to the residents of Bonita Springs! The development and growth of our community over the past several years has been rapid and good in so many ways for those of us that live here. While the community has grown, it continues to maintain a family oriented, small town feel.

The Oakes Landing project that is being considered for the corner of Bonita Beach Road and Old 41 Road is set to dramatically disrupt the many good aspects of our community!

An OUTDOOR MUSIC venue that would operate until 2 am, three nights per week is NOT the type of business we need in Bonita Springs. This venue is wrong for Bonita Springs in several ways.

1). Outdoor music would be disruptive to the many residents in the area. My neighbors and I purchased homes in this community to enjoy quiet evenings on our patios and lanai's. Not to hear thumping drums deep into the night. If this variance is granted, homes values will fall and resulting taxes paid will fall, as well.

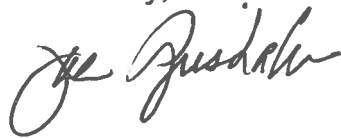
2). Having an OUTDOOR MUSIC venue operating until midnight and 2 a.m. is a recipe for bad things to happen. Particularly when alcohol is involved. Nothing good happens after midnight and Bonita Springs does not need to be a destination for large groups of people seeking to consume alcohol for hours at a concert and then drive through our community in the early morning hours. This will be a negative for law enforcement resources for the city, county and the state.

3). The project is requesting parking for 600 vehicles. The city is difficult to navigate by car as it is today. The traffic at this intersection is difficult throughout the day, and particularly in the evening, and adding incoming and exiting traffic to this busy intersection would be a hardship for the citizens that live in and support this community on a daily basis.

I respectfully request that the Planning & Zoning Board DENY THE VARIANCE.

Thank you for considering my objections and for protecting the residential character and quality of life in this area of Bonita Springs.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Grieshaber", written in a cursive style.

Joe Grieshaber
14927 Celle Way
620-960-4160

Irene Khowaylo
10802 EST Cortile Court
Naples, FL 34110

RECEIVED
CITY OF BONITA SPRINGS

MAY 08 2026

COMMUNITY DEVELOPMENT
DEPARTMENT

Planning & Zoning Board

City of Bonita Springs
Community Development Department
9220 Bonita Beach Road,
Suite 111
Bonita Springs, FL 34135

Subject: Strong Opposition to Oaks Landing Variance Request for Outdoor Entertainment Venue (Concerts 3 Nights/Week Until 2:00 AM) at Bonita Beach Road & Old 41

Dear Members of the Planning & Zoning Board,

I am a concerned homeowner at Mediterra, a residential community of over 900 homes located immediately adjacent to the proposed Oaks Landing development site at the corner of Bonita Beach Road and Old 41. I am writing to formally object to the requested variance that would allow an outdoor entertainment venue featuring amplified concerts three nights per week until 2:00 AM.

This proposed use is fundamentally incompatible with the quiet, residential character of Mediterra and surrounding communities and would severely undermine the quality of life, property values, and quiet enjoyment that adjacent residential neighborhoods expect.

Key Reasons for Objection:

- 1. Significant Noise and Vibration Impacts**
- 2. Incompatibility with Surrounding Residential Uses**
- 3. Negative Impact on Property Values**
- 4. Traffic, Safety, and Quality-of-Life Concerns**

I respectfully request that the Planning & Zoning Board **deny the variance**.

Thank you for considering my objections and for protecting the residential character and quality of life in this area of Bonita Springs. Please add me to all notifications regarding this application.

Sincerely,

Irene Khowaylo



May 5, 2026

RECEIVED
CITY OF BONITA SPRINGS

MAY 08 2026

COMMUNITY DEVELOPMENT
DEPARTMENT

Planning & Zoning Board

City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135

Subject: Strong Opposition to Oaks Landing Variance Request for Outdoor Entertainment Venue (Concerts 3 Nights/Week Until 2:00 AM) at Bonita Beach Road & Old 41

Dear Members of the Planning & Zoning Board,

I am a concerned homeowner at Mediterra, a residential community of over 900 homes located immediately adjacent to the proposed Oaks Landing development site at the corner of Bonita Beach Road and Old 41. I am writing to formally object to the requested variance that would allow an outdoor entertainment venue featuring amplified concerts three nights per week until 2:00 AM.

This proposed use is fundamentally incompatible with the quiet, residential character of Mediterra and surrounding communities and would severely undermine the quality of life, property values, and quiet enjoyment that adjacent residential neighborhoods expect.

Key Reasons for Objection:

- 1. Significant Noise and Vibration Impacts**
- 2. Incompatibility with Surrounding Residential Uses**
- 3. Negative Impact on Property Values**
- 4. Traffic, Safety, and Quality-of-Life Concerns**

I respectfully request that the Planning & Zoning Board **deny the variance**.

Thank you for considering my objections and for protecting the residential character and quality of life in this area of Bonita Springs. I am happy to provide additional information and plan to attend the public hearing to speak on this matter. Please add me to all notifications regarding this application.

Sincerely,

Dorel G. Brach
17017 Cortike Dr.
Naples FL 34110

Eugene & Jennifer Nesbada
16012 Trebbio Way
Naples, FL 34110

RECEIVED
CITY OF BONITA SPRINGS
MAY 08 2026
COMMUNITY DEVELOPMENT
DEPARTMENT

May 5, 2026

Planning & Zoning Board
City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135

Subject: Strong Opposition to Oaks Landing Variance Request for Outdoor Entertainment Venue (Concerts 3 Nights/Week Until 2:00 AM) at Bonita Beach Road & Old 41

Dear Members of the Planning & Zoning Board,

We are a concerned homeowner and full time residents at Mediterra, a residential community of over 900 homes located immediately adjacent to the proposed Oaks Landing development site at the corner of Bonita Beach Road and Old 41. We are writing to formally object to the requested variance that would allow an outdoor entertainment venue featuring amplified concerts three nights per week until 2:00 AM.

This proposed use is fundamentally incompatible with the quiet, residential character of Mediterra and surrounding communities and would severely undermine the quality of life, property values, and quiet enjoyment that adjacent residential neighborhoods expect.

Key Reasons for our Objection are:

- Significant Noise and Vibration Impacts
- Incompatibility with Surrounding Residential Uses
- Negative Impact on Property Values
- Traffic, Safety, and Quality-of-Life Concerns

We respectfully request that the Planning & Zoning Board **deny the variance**.

Thank you for considering our objections and for protecting the residential character and quality of life in this area of Bonita Springs. We are happy to provide additional information and plan to attend the public hearing to speak on this matter. Please add us to all notifications regarding this application.

Sincerely,

Eugene P. Nesbada

gnesbada@outlook.com 646-483-1882

Jennifer P. Nesbada

jnesbada@outlook.com 201-787-0359

Planning & Zoning Board

City of Bonita Springs
Community Development Department
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135

RECEIVED
CITY OF BONITA SPRINGS

MAY 11 2025

Subject: Strong Opposition to Oaks Landing Variance Request for Outdoor Entertainment Venue (Concerts 3 Nights/Week Until 2:00 AM) at Bonita Beach Road & Old 41

Dear Members of the Planning & Zoning Board,

I am a concerned homeowner at Mediterra, a residential community of over 900 homes located immediately adjacent to the proposed Oaks Landing development site at the corner of Bonita Beach Road and Old 41. I am writing to formally object to the requested variance that would allow an outdoor entertainment venue featuring amplified concerts three nights per week until 2:00 AM.

This proposed use is fundamentally incompatible with the quiet, residential character of Mediterra and surrounding communities and would severely undermine the quality of life, property values, and quiet enjoyment that adjacent residential neighborhoods expect.

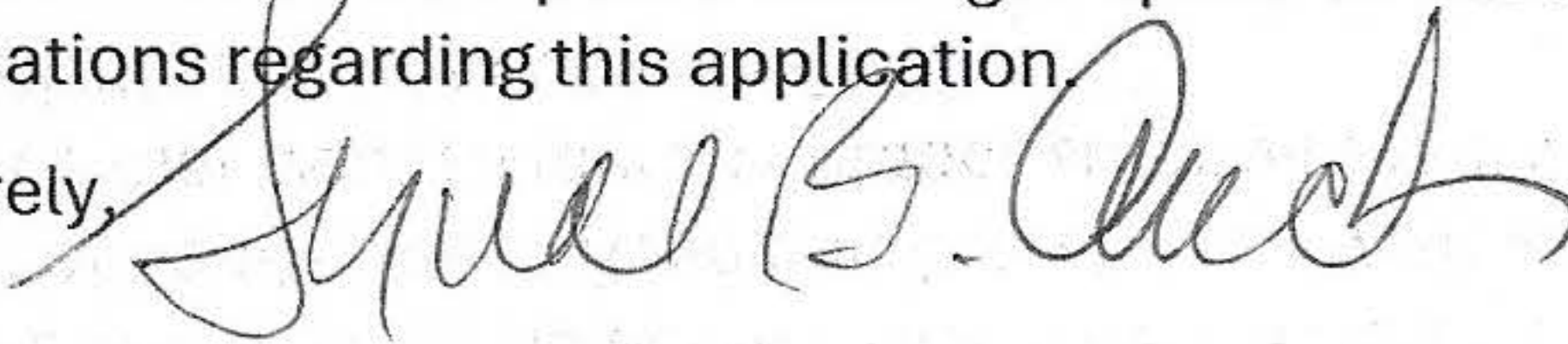
Key Reasons for Objection:

1. **Significant Noise and Vibration Impacts**
2. **Incompatibility with Surrounding Residential Uses**
3. **Negative Impact on Property Values**
4. **Traffic, Safety, and Quality-of-Life Concerns**

I respectfully request that the Planning & Zoning Board **deny the variance**.

Thank you for considering my objections and for protecting the residential character and quality of life in this area of Bonita Springs. I am happy to provide additional information and plan to attend the public hearing to speak on this matter. Please add me to all notifications regarding this application.

Sincerely,



May 8, 2026

City of Bonita Springs
Community Development Department
9220 Bonita Beach Road. Suite 111
Bonita Springs, Florida 34135

RECEIVED
CITY OF BONITA SPRINGS
MAY 12 2026
COMMUNITY DEVELOPMENT
DEPARTMENT

Re: Oaks Landing Variance Request

Members of the Planning & Zoning Board:

We are concerned residents and homeowners in Mediterra, a residential community of over 900 homes located immediately adjacent to the proposed Oaks Landing development site on the corner of Bonita Beach Road and Old 41. We are writing to formally object to the requested variance which would permit amplified concerts three nights a week until 2 AM at this site, and request that the variance request be denied.

The proposed variance would permit activities which would be fundamentally incompatible with the quiet residential character of Mediterra, Bonita Springs and of the surrounding communities, and would negatively impact the quality of life, property values and use and enjoyment that the residents of Mediterra, Bonita Springs and the surrounding communities do and should expect.

The reasons for our objection are as follows:

Significant increase in noise: We already experience significant noise from the concerts, seafood and medieval festivals and other activities which currently take place on the site. The frequency and level of noise would only be exacerbated by the proposed use of the property.

Increased traffic and safety: Again, traffic from existing activities on the site, traffic which enters and exits the site onto Old 41, Bonita Beach Road and Race Track Road is significant and currently poses heightened safety concerns. The proposed use would only add to the heavy traffic flow on these roads and the heightened safety issues of entering and exiting the site.

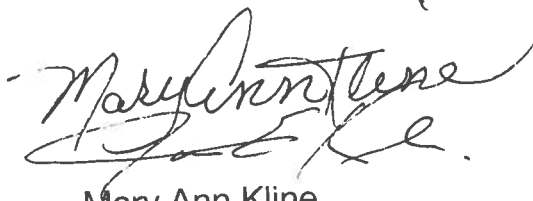
Incompatibility with development of surrounding areas: The development of the surrounding areas has been quite compatible with the existing residential uses - office, retail, restaurants and apartments; development of these types of uses could and should be undertaken on the Oaks Landing site.

Negative impact on property values: For the reasons stated above, the proposed Oaks Landing activity would certainly have a negative impact on not only property values in Mediterra but on Bonita Springs and all the adjacent communities and existing uses.

Bonita Springs and the surrounding area has developed into a very attractive and very pleasant community. The Oaks Landing proposed use would be a significant setback to the progress which has already been made.

For these reasons, we request that the Oaks Landing variance be denied. Please notify us of all actions regarding this application.

Thank you for your consideration.

A handwritten signature in cursive script, appearing to read 'Mary Ann Kline', with a horizontal line drawn through the middle of the signature.

Mary Ann Kline
James E. Kline
18071 Lagos Way
Naples, Florida 34110
jek216@bex.net
419.764.6515

X NO YES. If yes, submit a copy of the deed restrictions or other covenants and a statement explaining how the restrictions may affect the requested action. Label as "Exhibit I-G".

Name: Patty Kulak, RVI Planning + Landscape Architecture

Mailing Address: 28100 Bonita Grande Drive | Suite 305

City: Bonita Springs State: Florida Zip: 34135

Phone Number: 239-908-3408 Ext: E-mail Address: PKulak@rviplanning.com

A. Request:

☐ RPD - Residential ☐ MPD - Mixed Use ☐ MHPD - Mobile Home ☐ RVPD - Recreational Vehicle

☐ CPD – Commercial ☐ CFPD - Community Facilities ☐ IPD – Industrial ☐ AOPD - Airport Operations

2. Option Chosen: ☐ Option 1 ☐ Option 2

3. Other - Provide specific details. Amendment to Race Track CPD - Phase 2

 X NO. Attach a legible copy of the legal description (label it Exhibit II-B-1.) and Certified sketch of description as set out in chapter 5J-17.053. (labeled Exhibit II-B-2.). **If the legal description is available on computer disc (Word or Word Perfect) please provide a copy at time of application.**

YES. Property is identified as: _____

Subdivision Name: _____

Plat Book: _____ Page: _____ Unit: _____ Block: _____ Lot: _____

Section: _____ Township: _____ Range: _____

Attach a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-B-3.

C. Project Street Address: 10601 Bonita Beach Rd and 28191, 28251, 28281, 28341 OLD 41 RD

D. General Location of Property (referenced to major streets): _____

South of Bonita Beach Road; east of Old US 41; west of Sports Challenge and Poker Room

E. City of Bonita Springs Plan Information

1. City of Bonita Springs Land Use Classification: Commercial
2. Are you proposing any City of Bonita Springs amendments which could affect the subject property?
X NO YES If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-1") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

1. Is the property within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s?
X NO YES. If yes, specify the minimum elevation required for the first habitable floor).
 NGVD (MSL)
2. Are there any environmentally sensitive lands such as, but not limited to: wetlands, mangrove forests, creek & river shorelines, sand dunes, xeric scrub, mature pine forests, or other unique land forms as defined in the Bonita Plan Goal 15 and it's Objectives and Policies, Objective 4.1, Policies 7.1.1 d. 2, 7.2.3, Goal 14 and Policies 14.1.1 through 14.3.5 and applicable sections of the Land Development Code (LDC). Are there any listed species occupied habitat as defined in the Bonita Plan or LDC on the subject property, Bonita Plan Policy 7.1.1 d. 2, 7.4.1 through 7.10.3, Objective 7.12 and Policies 7. 12.1 through 7.12.3, and applicable sections of the LDC?
X NO YES If yes, delineate these areas on a map or aerial photo and label it Exhibit II-F-1. Also, complete Exhibit II-F-2 attached hereto.

G. Present Use of Property: Is the property vacant? X NO YES

If the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the proposed use of the building or structure(s) will be in compliance with all applicable requirements of the Land Development Regulations. **[Sec. 4-194(b)(3)]**

Briefly describe current use of the property: The site includes the existing Sports Challenge and Poker Room that will remain operational while Phase 2 is developed.

H. Property Dimensions

1. Width (average if irregular parcel): 1350 Feet
2. Depth (average if irregular parcel): 2550 Feet
3. Frontage on road or street: 700 Feet on Bonita Beach RD SE
(Name of street)
4. Total land area: 97.6 acres Acres or Square Feet

I. Land Area Calculations

1. Undevelopable Areas:

a. Freshwater wetland areas 0

b. Other wetland areas 0

c. Submerged land subject to tidal influence: 0

d. Total (a + b + c): 0

2. Remaining developable land (H.4 less I.1.d): 97.6 acres

PART III
PROPOSED DEVELOPMENT

A. Nature of Request

1. Will the development contain living units? X NO YES. If the answer is yes, please indicate the total number of living units proposed, by type:

Single Family Mobile Homes Recreational Vehicles

Zero-Lot-Line Duplex/Two Family Townhouses

Multiple Family 0 TOTAL ALL TYPES

2. If the development will contain living units, please complete Exhibit III-A-2 (attached) and enter the following information:

a. PERMITTED total units (from Exhibit III-A-2):

b. PROPOSED total units (from A-1. above):

c. PROPOSED density (from Exhibit III-A-2):

3. Will the development contain non-residential areas? NO X YES. If the answer is yes, please indicate the size [gross square footage (gsf) unless indicated otherwise] of each general class of uses below:

Retail: 0 Total gsf

Offices: 0 Total gsf

Medical: 0 gsf Non-medical: 0 gsf

Hotel/Motel: 0 Total units

Size of units: 0 0-425 sq. Ft. 0 426-725 sq. Ft. 0 726 or more sq. Ft.

Industrial: 0 Total gsf

Under roof: 0 gsf Not under roof: 0 gsf

Mines, Quarries, or General Excavation: Acres to be excavated: 0

Other-specify: Commercial - 110,000 total gsf

Number of Beds (if applicable): 0 OR: 0 gsf

4. Building Height

35 Maximum height of buildings (in feet above grade)

2 Number of Habitable Floors

5. Aviation Hazard: Do you propose any structures, lighting, or other features that might affect safe flight conditions?

X NO _____ YES. If yes, please submit an explanation and label it Exhibit III-A-5.

B. Facilities

1. Fire District: Bonita Springs Fire District

2. Water Supply

a. Estimated daily consumption of potable water:

Residential units: 0 gpd Mobile Home units: _____ gpd

Rec. Vehicle units: 0 gpd Commercial: 16,500 gpd

Industrial: 0 gpd

b. Source of potable water: Bonita Springs Utilities

c. Do you have a written agreement from the utility company to serve your project?

_____ NO X YES. If yes, please submit a copy of the agreement.

d. Source of Non-potable water: N/A

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

Residential units: 0 gpd Mobile Home units: 0 gpd

Rec. Vehicles: 0 gpd Commercial: 16,500 gpd

Industrial: 0 gpd

b. Is any special effluent anticipated? X NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

c. Source of sanitary sewer service: Bonita Springs Utilities

d. Do you have a written agreement from the utility company to serve your project?

_____ NO X YES. If yes, please submit a copy of the agreement.

e. Will a private on-site disposal facility be used? X NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

f. Are individual sewage disposal systems proposed? X NO _____ YES.

C. Transportation

1. Has this project been exempted from filing a Traffic Impact Statement?

X NO _____ YES _____ NOT REQUIRED (Exist. development). If it has been exempted, attach a copy of the exemption and label it Exhibit III-C.

PART IV - SUBMITTAL REQUIREMENTS

COPIES REQUIRED				Exhibit #	Item
DRI	PD	EXIST	MINOR		
15	15	15	15		Completed application [4-193(b)]
1	1	1	1		Application Fee [2-571]
1	1	1	1		Summary of Neighborhood Informational Meeting [4-28]
2	2	2	2	I-B-1	Notarized Authorization Form (if applicable) [4-194]
2	2	2	2	I-B-2	Green Sheet (if applicable)
2	2	2	2	I-B-3	List of Property Owners (if applicable) [4-194(a)(5)]
2	2	2	2	I-B-4	Notarized Covenant & Doc. of Unified Control [4-194(b)(1)(b)]
1	1	1	1	I-B-5	Surrounding Property Owners List [4-194(a)(6)]
2	2	2	2	I-B-6	Property Owners Map [4-194(a)(7)]
2	2	2	2	I-F	Notarized Disclosure Form (if applicable) [4-194(b)(1)]
2	2	2	2	I-G	Deed Restrictions & Narrative (if applicable) [4-194(b)(2)]
15	15	15	15	II-B-1	Legal Description [4-196(1)]
15	15	15	15	II-B-2	Certified sketch of description (if applicable) [4-196(1)]
2	2	2	2	II-B-3	Plat Book Page (if applicable) [4-196(1)]
15	15	15	15	II-D	Area Location Map [4-194(a)(4)]
15	15	15	15	II-E-1	Bonita Springs Plan Amendment (if applicable) [4-295(a)(5) & 4-370]
15	15	15	15	II-E-2	Narrative/how prop. complies with Bonita Comp Plan, etc. [4-295(a)(5)]
15	15	15	15	II-F-1	Environ. Sensitive Lands map (if app.) [4-325(c)]
4	4	4	4	II-F-2	Environmental Assessment [4-1339]
15	15	4	4	II-F-3	Exist. zoning & current land use map/photo [4-295(a)(4)a]
15	15	4	4	II-F-4	Soils, vegetation and ground cover maps [4-295(a)(4)c.]
15	15	4	4	II-F-5	Topography map (if available) [4-295(a)(4)c.]
15	15	-	-	III-A-2	Density Calcs (if applicable) [4-295(a)(6)c.]
15	15	-	-	III-A-3	Aviation Hazard (if applicable) [4-967 et seq.]
15	15	-	-	III-B-3	Sanitary Sewer Facilities (if applicable) [3-353]
6	6	-	6	III-C	Traffic Imp. Statement (if applicable) [4-295 (a)(7)]
6	6	-	6	III-C	TIS Exemption Form (if applicable) [4-295(a)(7)]
15	15	6	6	IV-A	Public transit routes map (if applicable) [4-295(a)(4)d.]
15	15	6	6	IV-C	Existing easements and row map. [4-295(a)(4)e.]
15	15	15	15	IV-D	Description of proposed development. [4-295(a)(6)]
15	15	15	15	IV-E	Master Concept Plan (Option 1) [4-295(a)(6)a]
15	15	15	15	IV-F	Master Concept Plan (Option 2) [4-295(a)(6)b]
1	1	1	1		11 inch by 17 inch copy of the Master Concept Plan
15	15	15	15	IV-G	Schedule of Uses [4-295(a)(8)]
15	15	15	15	IV-H	Schedule of Dev. & Justification [4-295(a)(9)]
4	4	-	-	IV-I	Surface Water Management Plan [4-295(b)(1)]
4	4	-	-	IV-J	Protected Species Management Plan [4-295(b)(2)]
15	15	15	15	IV-K	Program for phased development (if applicable) [4-295(b)(3)]
15	15	15	15	IV-L	Hazardous Material Emergency Plan (if applicable) [4-194]
-	-	4	-	IV-M	Mobile Home Park Rezoning Information [4-195(d) et seq.]
3	3	3	3	IV-N	Aerial [4-295(a)(4)(b)]
3	3	3	3	IV-O	Map of Historical & Archaeological Sites [4-295(a)(4)(f)]
3	3	3	3	IV-P	Possible Impacts on Historical & Archaeological Sites [4-295(a)(4)(f)]
1	1	1	1	IV-Q	Application and Exhibits on CD-ROM

***At least one copy must be an original.**



Race Track CPD – Phase 2

STRAP Numbers

Address	STRAP
10601 Bonita Beach Rd	02-48-25-B2-00009.0000
28191 OLD 41 RD	02-48-25-B1-00008.0000
28251 OLD 41 RD	02-48-25-B1-00014.0000
28281 OLD 41 RD	02-48-25-B1-00011.0120
28341 OLD 41 RD	02-48-25-B1-00011.0130



Race Track CPD - Phase 2

NIM Summary

**Race Track CPD - Phase 2
Neighborhood Meeting
Tuesday, October 29, 2024, 5:30 p.m.
St. Leo Church**

28290 Beaumont Road Bonita Springs, FL 34134

Oakes Farm, Inc (Applicant) and their consultant team hosted a pre-application Neighborhood Meeting at the St. Leo Church, with an additional virtual option via the Zoom platform, at 5:30 p.m. on Tuesday, December 3, 2024. The meeting was held for the Commercial Planned Development – Phase 2. Notices were sent to property owners listed in Exhibit “A” attached, and the meeting notice was published in the News-Press on November 8, 2024. The Affidavit of Publication is attached as Exhibit “B.”

The list of participants is attached as Exhibit “C” and shows that approximately 7 attendees were present at the meeting, along with the consultant team. Patty Kulak (agent) welcomed attendees, introduced the project and consultant team, and presented a PowerPoint presentation, attached as Exhibit “D.” The consultant team explained that the proposed development would include a variety of commercial uses. The Master Concept Plan was also displayed, and proposed open space and stormwater management plans were discussed.

After the presentation, the Applicant opened the floor for attendees to ask questions and make comments. Comments and questions raised by attendees in person and via Zoom included:

1. **Question:** What is the size of the site and the occupancy of the building?
Response: 12 acres total including open space. We don’t know the occupancy of the building.
2. **Question:** What is the acreage of the building and the parking lot?
Response: About 5 acres.
3. **Question:** What is the plan for festivals?
Response: Those were permitted under temporary use permits. The owner can still get temporary use permits for the open space area to the south of the building.
4. **Question:** What are the hours of operation? What about traffic? I am concerned about noise.
Response: We will get a sound study and a traffic study.
5. **Question:** Majority of the space will be outdoor?
Response: Yes
6. **Question:** How will the site be accessed?
Response: Access will be from Old US 41 and Bonita Beach Road.

There was also a discussion about the public hearing schedule and the Planned Development process, including multiple opportunities for public input. Following the discussion and public comments, the Applicant thanked the attendees and provided contact information. The meeting concluded at approximately 6:30 p.m.



Race Track CPD - Phase 2

NIM Summary

Exhibit A

Property Owners Listed

OwnerName	OwnerName2	MailAddress	MailAddress	MailCity	MailState	MailZip
List Size: 222						
10301 BBR LLC		95 S FEDERAL HWY #100		BOCA RATON	FL	33432
10911 HARMONY PARK LLC		10711 STRIKE LANE		BONITA SPRINGS	FL	34135
10915-1141 LLC	OTT INSURANCE AGENCY LLC	10915 BONITA BEACH RD STE 1141		BONITA SPRINGS	FL	34135
10928 AND 10940 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135
1209 W UNIVERSITY AVE LLC		1775 HURRICANE HARBOR LANE		NAPLES	FL	34102
1ST CHOICE PAYROLL SOLUTIONS I		10911 BONITA BEACH RD SE #1011		BONITA SPRINGS	FL	34135
27925 INDUSTRIAL LLC		4712 SWORDFISH STREET		BONITA SPRINGS	FL	34134
27975 OLD 41 ROAD LLC		808 WIGGINS PASS RD UNIT 201		NAPLES	FL	34110
28001 BONITA LLC		1318 VIA PORTOFINO		NAPLES	FL	34108
28200 OLD 41 LLC		28200 OLD 41 RD #204		BONITA SPRINGS	FL	34135
28280 OLD 41 M18-M19 LLC		28280 OLD 41 RD #M18		BONITA SPRINGS	FL	34135
376 N 3RD LLC		575 S 2ND ST #102		NAPLES	FL	34102
ADEMAJ AMARILDO		10915 BONITA BEACH RD SE #113		BONITA SPRINGS	FL	34135
AIG NAPLES LLC		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135
ALL FIRESHIELD AND INSULATION		28190 OLD 41 RD UNIT 104		BONITA SPRINGS	FL	34135
ALLEN CHARLES CARROLL IV &		27870 MARCO DR		BONITA SPRINGS	FL	34135
AMND INVESTMENTS LLC		2909 LEE BLVD		LEHIGH ACRES	FL	33971
BAN ONE HOLDINGS LLC		3265 STURGEON BAY CT		NAPLES	FL	34120
BARLOTTA DENNIS A		28221 PINE HAVEN WAY #160		BONITA SPRINGS	FL	34135
BARON CHERLENE		28281 PINE HAVEN WAY # 186		BONITA SPRINGS	FL	34135
BLACK POND DEVELOPMENT CORP		20 EAST ST		HANOVER	MA	2339
BOCA HOLDINGS SWFL LLC		1335 SADLIER CIR E DR		INDIANAPOLIS	IN	46239
BOEHR MICHAELA		AM BORBIG 22		EPPSTEIN		65817
BOND GROUP LLC		649 5TH AVE S		NAPLES	FL	34102
BONITA BUSINESS PARK ASSN		2338 IMMOKALEE RD		NAPLES	FL	34110
BONITA INSURANCE AGENCY LLC		10911 BONITA BEACH RD SE #104		BONITA SPRINGS	FL	34135
BONITA MOTOR CONDOS LLC		719 HICKORY RD		NAPLES	FL	34108
BONITA TRADE CENTER LLC		4505 SE COUNTY RD 760		ARCADIA	FL	34266
BONITA TREASURES INC	PATRICK MC BRIDE	10915 BONITA BEACH RD SE #2151		BONITA SPRINGS	FL	34135
BONITA-FT MYERS CORP		401 NW 38TH CT		MIAMI	FL	33126
BROOKFORD GROUP LLC		10834 EST CORTILE CT		NAPLES	FL	34110
BRUCE HOGUE LLC		27771 TENNESSEE ST		BONITA SPRINGS	FL	34135
BRUTUS ILBERTO LUIS		28121 PINE HAVEN WAY #107		BONITA SPRINGS	FL	34135
CANUY HOLDINGS LLC		2430 VANDERBILT BEACH RD		NAPLES	FL	34109

CAPASSO LAWRENCE A &		28131 PINE HAVEN WAY # 114		BONITA SPRINGS	FL	34135
CAPAX VISIO INC		28201 PINE HAVEN WAY UNIT 150		BONITA SPRINGS	FL	34135
CARGO COURT LLC		3838 TAMIAMI TRAIL N #416		NAPLES	FL	34103
CARGO COURT PROPERTIES LLC		2627 S BAYSHORE DR #2501		MIAMI	FL	33133
CARNEY LANCE M & BEVERLY J		5891 GOLDEN OAKS LN		NAPLES	FL	34119
CASTELLANOS JENNIFER TR		40 HEDGE LN		WESTBURY	NY	11590
CASTOR CHRISTOPHER		8418 MATANZAS RD		FORT MYERS	FL	33967
CAUSEWAY #20 HOLDINGS COMPANY		10116 NORTH GOLDEN ELM DR		ESTERO	FL	33928
CAUSEWAY 17 HOLDING COMPANY LL		28280 OLD 41 RD #M17		BONITA SPRINGS	FL	34135
CAUSEWAY COMMERCE BUILDING CON		808 WIGGIN'S PASS RD STE 200		NAPLES	FL	34110
CAUSEWAY COMMERCE PARK CONDOMI		3375 PINE RIDGE RD STE 206		NAPLES	FL	34109
CHAZIN CARA		11191 EVERBLADES PKWY APT 202		ESTERO	FL	33928
CHRISTENSEN CHRISTINA		28181 PINE HAVEN WAY #144		BONITA SPRINGS	FL	34135
CHYNOWETH DAVID L & JUDY C	10915 BONITA BEACH RD	SUITE 1161		BONITA SPRINGS	FL	34135
CIRCLE K STORES INC		PO BOX 52085 - DC17		PHOENIX	AZ	85072
CKV REAL ESTATE LLC		28280 OLD 41 RD #M4		BONITA SPRINGS	FL	34135
CLUB AT MEDITERRA INC		15755 CORSO MEDITERRA CIR		NAPLES	FL	34110
CM MINI FARMS LTD		8 VALLEYWEST RD		BRAMPTON	ON	L6P 2S9
CODE REALTY NO 4 LLC		27785 OLD 41 RD		BONITA SPRINGS	FL	34135
COLLINSON GLEN A		28161 PINE HAVEN WAY #132		BONITA SPRINGS	FL	34135
CONTOIS ROBERT E &		153 ALLWOOD DR		ROCHESTER	NY	14617
CROWN CASTLE GT COMPANY LLC	PMB 353	4017 WASHINGTON RD		MCMURRAY	PA	15317
D PIZZUTI LLC	SCOTT TRUE	308 SPIDER LILY LN		NAPLES	FL	34119
DANGELO CONSTANCE +		27801 MICHIGAN ST		BONITA SPRINGS	FL	34135
DELIZIOSI LLC		12801 COMMERCE LAKES DR #14		FORT MYERS	FL	33913
DEPIETRI WILLIAM A TR		15 PRESIDENTIAL DR		SOUTHBOROUGH	MA	1772
DIESEL BLDG LLC		423 SAN JUAN AVE		NAPLES	FL	34113
DIESEL DRIVE LLC		16047 COLLINS AVE UNIT 503		SUNNY ISLES BEACH	FL	33160
DM PHOTO LLC		28210 OLD 41 RD UNIT 310		BONITA SPRINGS	FL	34135
DUJARDIN RICK		6139 ISLAND PARK CT		FORT MYERS	FL	33908
EAMES ROBYN		16496 NINTH LN		STUFVILLE	ON	L4A 7X7
ECHEMENDIA JUAN +		28181 PINE HAVEN WAY #140		BONITA SPRINGS	FL	34135
ESTERO SHOWER & GLASS INC		25150 BERNWOOD DR STE 1		BONITA SPRINGS	FL	34135
FAKHOURY REAL ESTATE LLC	PAOLA FAKHOURY	5220 SEAHORSE AVE		NAPLES	FL	34103
FAUCONNEAU GUY & KITT		10089 MAGNOLIA BND		ESTERO	FL	34135
FIRST CHOICE MOTORS INC		PO BOX 990642		NAPLES	FL	34120

FL28101 LLC		18331 PINES BLVD		PEMBROKE PINES	FL	33029
FOWLIE RANDOLPH C		29061 MARCELLO WAY		NAPLES	FL	34110
FRANK JOSEPH C		27605 SUFFRIDGE DR		BONITA SPRINGS	FL	34135
FRAZA LLC		3336 ATLANTIC CIR		NAPLES	FL	34119
FROMM FREDERICK E +		10450 SWEM ST NE		ROCKFORD	MI	49341
GAME B LLC		8841 W TERRY ST		BONITA SPRINGS	FL	34135
GAULT CAMPBELL		10341 MORNINGSIDE LANE		BONITA SPRINGS	FL	34135
GILBERT FRANK P		8 LINDEN AVE APT C		GREENWOOD LAKE	NY	10925
GOAT INDUSTRIES LLC		27275 PATRICK ST		BONITA SPRINGS	FL	34135
GOEDE JOHN C TR		29090 TERAMO WAY		NAPLES	FL	34110
GREYHOUND COMMERCE PARK LLC	PROPERTY OWNERS ASSN	2025 LAGUNA WAY		NAPLES	FL	34109
GREYHOUND PARK LLC	GEORGE FISHER	508 CARICA RD		NAPLES	FL	34108
GREYHOUND SQUARE LAND CONDOMIN		2601 S BAYSHORE DR STE		COCONUT GROVE	FL	33133
GROFT KYLE TR		833 GRANDVIEW RD		YORK	PA	17403
GROTE ACQUISITION HOLDINGS LLC	RICK GROTE	701 S INDIAN CAVE RD		MADISON	IN	47250
GSP HOLDINGS LLC	UNIT 202	6270 HUNTINGTON LAKES CIR		NAPLES	FL	34119
GULF COAST ALUMINUM RE LLC		16751 LINK CT		FORT MYERS	FL	33912
HANNA ASSIM W TR		113 VALLEY VIEW DR		BASTROP	TX	78602
HANNA ASSIM W TR		113 VALLEY VIEW DR		BASTROP	TX	78602
HARTSOCK CHARLES A JR		28201 PINE HAVEN WAY #145		BONITA SPRINGS	FL	34135
HEDRICH CLEDA		10981 BONITA BEACH RD		BONITA SPRINGS	FL	34135
HEDRICH NORMAN & CLEDA		10981 BONITA BEACH RD SE		BONITA SPRINGS	FL	34135
HERITAGE PROPERTY HOLDINGS LLC		3561 PLOVER AVE		NAPLES	FL	34117
HERNANDEZ MARIA FERNANDEZ +		855 104TH AVE N #B		NAPLES	FL	34108
HICKORY HOMES INC		10981 BONITA BEACH RD SE		BONITA SPRINGS	FL	34135
HIGH ROAD HOLDINGS LLC		360 WARWICK WAY		NAPLES	FL	34110
HINES JEFFREY & DEBRA		28252 ISLET TRL		BONITA SPRINGS	FL	34135
HURLEY MARIALISA &		28201 PINE HAVEN WAY APT 152		BONITA SPRINGS	FL	34135
HUTCHINSON RA'SHACY +		4161 66TH AVE NE		NAPLES	FL	34120
INTEGRITY CHURCH INC		10421 PENNSYLVANIA AVE		BONITA SPRINGS	FL	34135
IRISH TIDE VENTURES LLC		10957 K NINE DR		BONITA SPRINGS	FL	34135
ISLAND RESPITE LLC		8010 VIA SARDINIA ST #208		ESTERO	FL	33928
JAFFE SCOTT & DANA		4402 SILVER FOX DR		NAPLES	FL	34119
JAYDE COURTNEY LLC		28730 DIAMOND DR #202		BONITA SPRINGS	FL	34134
JMP OF SOUTHWEST FLORIDA INC		3821 BONITA BEACH RD		BONITA SPRINGS	FL	34134
JOHN J SHAUGHNESSY III TRUST +		29080 TERAMO WAY		NAPLES	FL	34110

JOHNSON RODERIC TR		5515 W 130TH ST		CRESTWOOD	IL	60418
JOSEPH AND NICOLE GOLDING REAL		3240 MIDDLE RD STE B2		COLUMBUS	IN	47203
K NINE INDUSTRIAL PROP I LLC		10964 K NINE DRIVE		BONITA SPRINGS	FL	34135
KAUTSKY NORMAN E &		1518 FOREST LAKES BLVD		NAPLES	FL	34105
KELLEY ANGELA M L/E		28231 PINE HAVEN WAY #166		BONITA SPRINGS	FL	34135
KENNEDY PAUL A & LILLIAM J		28689 ALESSANDRIA CIR		BONITA SPRINGS	FL	34135
KERSZULIS JOHN E & DAWN E		12339 DANIELLE DR		SOUTH LYON	MI	48178
LADY FLIPPERZ LLC		10911 BONITA BEACH RD SE #1041		BONITA SPRINGS	FL	34135
LATARSKI HENRY &		28233 SUNSET DR		BONITA SPRINGS	FL	34134
LEAHEY MATTHEW		28151 PINE HAVEN WAY #127		BONITA SPRINGS	FL	34135
LEE COUNTY		PO BOX 398		FORT MYERS	FL	33902
LEE FOUNDERS WAY LLC	JULIE GEORGE	2120 POWERS FERRY RD SE #300		ATLANTA	GA	30339
LEON RICARDO & DONTINA A		28231 PINE HAVEN WAY #168		BONITA SPRINGS	FL	34135
LERNER CINDY		1891 PHOENIX AVE		PEMBROKE PINES	FL	33026
LIBERTY YOUTH RANCH INC		PO BOX 366206		BONITA SPRINGS	FL	34136
LUCKY DOG LLC		28510 LA PLUMA WAY		BONITA SPRINGS	FL	34135
LXTK LLC		10821 FURLONG ST		BONITA SPRINGS	FL	34135
MALLOY MICHAEL K		28585 CLINTON LANE		BONITA SPRINGS	FL	34135
MARANO STEVEN		3447 VALENTIA WAY		NAPLES	FL	34119
MARDAN REALTY LLC		131 36 20TH AVE		COLLEGE POINT	NY	11356
MASON DAVID SCOTT +		1054 FOREST LAKES DR APT 108		NAPLES	FL	34105
MCKERNON KENT G		31 NORTHWOODS RD		LAKE LUZERNE	NY	12846
MCWILLIAMS EAMON + KIMBERLY		240 25TH ST SW		NAPLES	FL	34117
MECH MICHAEL		11216 CARLINGFORD RD		FORT MYERS	FL	33913
MEDINA JOSE & YOLANDA D		1130 39TH ST SW		NAPLES	FL	34117
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431
MED-MAR LLC		1 CENTRAL PARK WEST # 34G		NEW YORK	NY	10023
MENG XIUXIA D/B/A XJS LLC		10070 MONTEVINA DR		ESTERO	FL	33928
MENZO LLC		28200 OLD 41 RD #205		BONITA SPRINGS	FL	34135
MINATEL ENRICO & LINDA		37 ANGELINA AVE		WOODBIDGE	ON	L4L 8N9
MIRANDA EDUARDO		12651 WATER OAK DR		ESTERO	FL	33928
MIRICA CLAUDIU & RAMONA		3324 RAVENNA DR		AUBURN HILLS	MI	48326
MUIR ERNEST J & JOAN M		29071 MARCELLO WAY		NAPLES	FL	34110
MULLEN JAMES E		28161 PINE HAVEN WAY #136		BONITA SPRINGS	FL	34135
MY BONITA LLC		1101 LAS PALMAS DR		SANTA BARBARA	CA	93110

NELSON BEN L JR TR		10923 ENTERPRISE AVE		BONITA SPRINGS	FL	34135
NESTER MATTHEW TRISTIN		28251 PINE HAVEN WAY #170		BONITA SPRINGS	FL	34135
NICKERSON HOLDINGS LLC		PO BOX 266		BONITA SPRINGS	FL	34133
NIROOMAND DONNA		28151 PINE HAVEN WAY APT 128		BONITA SPRINGS	FL	34135
NOBLES RITA AZARIANS L/E		28251 PINE HAVEN WAY #175		BONITA SPRINGS	FL	34135
OAK CREEK CHARTER SCHOOL OF BO		28011 PERFORMANCE LANE		BONITA SPRINGS	FL	34135
OLD BARN STORAGE LLC		10948 K NINE DR		BONITA SPRINGS	FL	34135
OLEARY JOHN &		28221 PINE HAVEN WAY APT 158		BONITA SPRINGS	FL	34135
PALATINE GEORGE & SANDRA M L/E		28231 PINE HAVEN WAY #165		BONITA SPRINGS	FL	34135
PASTRICH JACOB		3120 SEASONS WAY #305		ESTERO	FL	33928
PHBS 111 LLC		2316 PINE RIDGE RD #390		NAPLES	FL	34109
PHIL 413 LLC		27088 DEL LN		BONITA SPRINGS	FL	34135
PIKE ANDREW J & SUSAN		29070 TERAMO WAY		NAPLES	FL	34110
PINE HAVEN BONITA SPRINGS 109		2316 PINE RIDGE RD STE 390		NAPLES	FL	34109
PINE HAVEN CONDO ASSN	RESORT MANAGEMENT	2685 HORESHOE DR S STE 215		NAPLES	FL	34104
PINE HAVEN PLAZA CONDO ASSN		10981 BONITA BEACH RD		BONITA SPRINGS	FL	34135
PINEAPPLE VISIONS LLC		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135
PIZZUTI LLC		308 SPIDER LILLY LN		NAPLES	FL	34119
POPE GEORGE H & JUDY		702 OCEAN MDWS		FAIRHAVEN	MA	2719
PRESSTIGE BUILDING LLC		10940 HARMONY PARK DR		BONITA SPRINGS	FL	34135
PROTONENTIS THOMAS &		90 LAURELWOOD RD		BRICK	NJ	8724
PUOPOLO DAVID F & MARY F		27772 KINGS KEW		BONITA SPRINGS	FL	34134
QUALITY STATE INVESTMENT LLC	BONITA STORAGE INN	8841 W TERRY ST		BONITA SPRINGS	FL	34135
R&W DISTRIBUTORS INC		2231 ORIOLE DR		SARASOTA	FL	34239
RACE TRACK REAL ESTATE LLC		PO BOX 701		BONITA SPRINGS	FL	34133
RACETRAC INC	PROPERTY TAX DEPT	200 GALLERIA PKWY SE STE 900		ATLANTA	GA	30339
RADIAN MANAGEMENT INC		16170 CARTWRIGHT LN		NAPLES	FL	34110
RANDALL JAMES H & RITA J		1917 CALL ST		LAKE LUZERNE	NY	12846
RE NAPLES HOLDINGS LLC		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135
REUTER SVEN		WALTER KOLB STRASSE 13B		FRANKFURT		60594
RJWFL LLC		23 BROOK WAY		DEMAREST	NJ	7627
RODGERS PETER H		28201 PINE HAVEN WAY #151		BONITA SPRINGS	FL	34135
RODRIGUEZ CARMEN		134 BURNT PINE DR		NAPLES	FL	34119
ROMANO THOMAS A TR		6625 N AVONDALE AVE		CHICAGO	IL	60631
ROYAL SCOOP PROPERTY MANAGEMEN	15 8TH ST	STE D		BONITA SPRINGS	FL	34134
S+R PROPERTIES OF FLORIDA LLC		11170 BONITA BEACH RD SE		BONITA SPRINGS	FL	34135

SAGE CARLA JEAN		28101 PINE HAVEN WAY #101		BONITA SPRINGS	FL	34135
SALAS MICHAEL A &		10929 CHILDERS ST		BONITA SPRINGS	FL	34135
SAYAN DIEGO		28161 PINE HAVEN WAY # 135		BONITA SPRINGS	FL	34135
SCHLACKS SUSAN J TR		29055 TERAMO WAY		NAPLES	FL	34110
SG FL INVESTMENTS LLC	GERARD RIPO	1823 HANSON ST		FORT MYERS	FL	33901
SHANDY REAL ESTATES INC		4003 UPOLO LN		NAPLES	FL	34119
SILVERFIELD JOHN I TR	HOLMES FRASER PA	711 5TH AVE S #200		NAPLES	FL	34102
SINCLAIR DAVID N & CAROL L		29095 TERAMO WAY		NAPLES	FL	34110
SNOVELROBERTSON REAL ESTATE LL		792 ASHBURTON DR		NAPLES	FL	34110
SNYDER REAL ESTATE HOLDINGS LL		28200 OLD 41 RD STE 208		BONITA SPRINGS	FL	34135
SOCCORSO RONALD & KATHY		405 ALLEN AVENUE		FRANKLIN SQUARE	NY	11010
SOTELO TATIS MANUEL F &		8118 ALMERIA RD		FORT MYERS	FL	33967
SOUTHWEST HOLDINGS LLC	PETER SMILANICH	PO BOX 110968		NAPLES	FL	34108
SPRINGHILL GROUP		900 PARISH ST		PITTSBURGH	PA	15220
SRC INVESTMENTS OF BONITA SPRI		28200 OLD 41 RD STE 209		BONITA SPRINGS	FL	34135
STOLL RENEE RITA		28161 PINE HAVEN WAY # 134		BONITA SPRINGS	FL	34135
SUNSTREAM HOTELS & RESORTS LLC		6620 ESTERO BLVD		FORT MYERS BEACH	FL	33931
SUPERIOR AUTOHAUS LLC		27880 INDUSTRIAL ST		BONITA SPRINGS	FL	34135
SUTTON SANDRA		1030 N LEWIS ST		COLUMBUS	WI	53925
TALLINGER ELIZABETH		28281 PINE HAVEN WAY #190		BONITA SPRINGS	FL	34135
TAYLOR GERALDINE A		28221 PINE HAVEN WAY # 156		BONITA SPRINGS	FL	34135
THOMPSON MICHELLE D		28231 PINE HAVEN WAY #163		BONITA SPRINGS	FL	34135
TMC CONNORS LLC		25272 PAPILLION DR		BONITA SPRINGS	FL	34135
TRULY HANDY LLC		28280 OLD 41 RD UNIT 6		BONITA SPRINGS	FL	34135
TRULY HANDY LLC		28280 OLD 41 RD UNIT 7		BONITA SPRINGS	FL	34135
TRUNTZ ANTHONY M +		28121 PINE HAVEN WAY #110		BONITA SPRINGS	FL	34135
TUCIOS REYES LLC		27060 BELLE RIO DR		BONITA SPRINGS	FL	34135
TUTTLE AGENCY SOUTH LLC		19 NEW HAVEN RD		SEYMOUR	CT	6483
ULTIMATE GARAGES REAL ESTATE H		3101 TERRACE AVE		NAPLES	FL	34104
VALOR PROPERTIES LLC		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135
VASINIUS DEVELOPMENT INC		14841 SW 154TH TER		MIAMI	FL	33187
VOSS KENNETH TR		26430 SUMMER GREENS DR		BONITA SPRINGS	FL	34135
VULTAGGIO JACK & ADELE		152 DU NIAGARA ST		KIRKLAND	QC	H9J 2Y9
WACKER SCOTT		28151 PINE HAVEN WAY #125		BONITA SPRINGS	FL	34135
WALTER MCKEE PROPERTIES LLC	MIKE E MCKEE	16210 OLD 41 N		NAPLES	FL	34110
WANG FANG		4575 KEY LARGO LANE		BONITA SPRINGS	FL	34134

WARD DONNA		624 KYLE RD		YORK	PA	17404
WARD DONNA		2053 VILLAGE CIR E		YORK	PA	17404
WBG SW FLORIDA INC		27800 OLD 41 RD		BONITA SPRINGS	FL	34135
WEGMAN CHRISTOPHER		28181 PINE HAVEN WAY #141		BONITA SPRINGS	FL	34135
WEHMAN ZACHARY DOUGLAS &		28121 PINE HAVEN WAY # 111		BONITA SPRINGS	FL	34135
XJS LLC		10070 MONTEVINA DR		ESTERO	FL	33928
YEE DOREEN O & ASTOR G		50 MERRICK AVE UNIT 321		EAST MEADOW	NY	11554
ZAVADA INC		14691 TRIPLE EAGLE CT		FORT MYERS	FL	33912



Race Track CPD - Phase 2

NIM Summary

Exhibit B

Affidavit of Publication

AFFIDAVIT OF PUBLICATION

ATTN: Alexis Crespo
RVI Planning, Inc
28100 Bonita Grande DR
STE 305
Bonita Springs FL 34135-6219

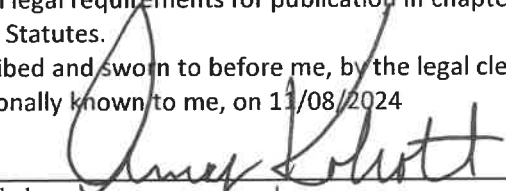
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

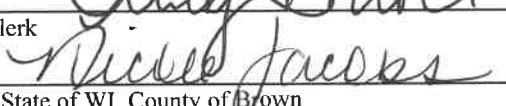
11/08/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/08/2024



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$130.44
Tax Amount: \$0.00
Payment Cost: \$130.44
Order No: 10746465 # of Copies:
Customer No: 1125689 0
PO #: LSAR0187443

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Tuesday, December 3, 2024

TIME: 5:30 PM

ADDRESS: St. Leo the Great Catholic Church, 28290 Beaumont Road Bonita Springs, FL 34134.

In accordance with the requirements of the Bonita Springs Land Development Code, the Applicant, Oakes Farms, Inc., will be presenting information to the public on the following request:

An amendment to the existing Race-track Commercial Planned Development to modify the list of uses and master concept plan to allow for indoor and outdoor commercial recreational facilities, as well as ancillary restaurant and bar/lounge uses. The property is located at 10601 Bonita Beach Road, Bonita Springs, Florida (STRAP Number 02-48-25-B2-00009.0000).

The meeting will be held at 5:30 p.m. on Tuesday, December 3, 2024, at St. Leo the Great Catholic Church, 28290 Beaumont Road Bonita Springs, FL 34134.

For questions please contact:

RVi Planning + Landscape Architecture, Inc. c/o Patty Kulak

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

(239) 908-3408 OR PKulak@RViPlanning.com

November 8 2024

LSAR0187443



Race Track CPD - Phase 2

NIM Summary

Exhibit C

List of Participants

Neighborhood Information Meeting

Project: Race Track CPD Phase 2

Date: 12/03/2024

Name	Address	Email	Phone Number
1. Jim Magnus	3411 Oak Lake Ct.	JCMagnus@aol.com	239-980-6700
2. Adriana Gentile E		Or. adrierase@gmail.com.	949 3261393
3. Scott Cione	28150 PINE HAVEN WAY UNIT 29	Scottcione3@6mail.com	708-945-394
4. Jim McEwen		jimbmw1@icloud.com	239-248-5389
5. Connie Hill			
6. Alan Dimmitt	P.O. Box 366206, Bristle Springs, FL 34136	Alan.Dimmitt@aol.net	239-248-4237
7. Renee Stoll		ReneeStoll@aol.com	
8.			
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Race Track CPD - Phase 2

NIM Summary

Exhibit D

PowerPoint Presentation

RACE TRACK CPD

Pre-Submittal

Neighborhood Information Meeting

December 3, 2024

Applicant

- Alfie Oakes & Scott D'Antuono – Oakes Farms

Planner

- Patty Kulak - RVi

Contractor

- Dan Hemmer – Hemmer Construction

Engineer

- Jason P. White, P.E. – Exceptional Engineering

THE TEAM



PROPERTY OVERVIEW



- **Address:** 10601 Bonita Beach Road
- **Acreage:** 99+/- Acre Site
- **Zoning District:** Commercial Planned Development (CPD)
- **Overlay District:** Bonita Beach Road Corridor
- **Access:** Old 41 Road & Bonita Beach Road

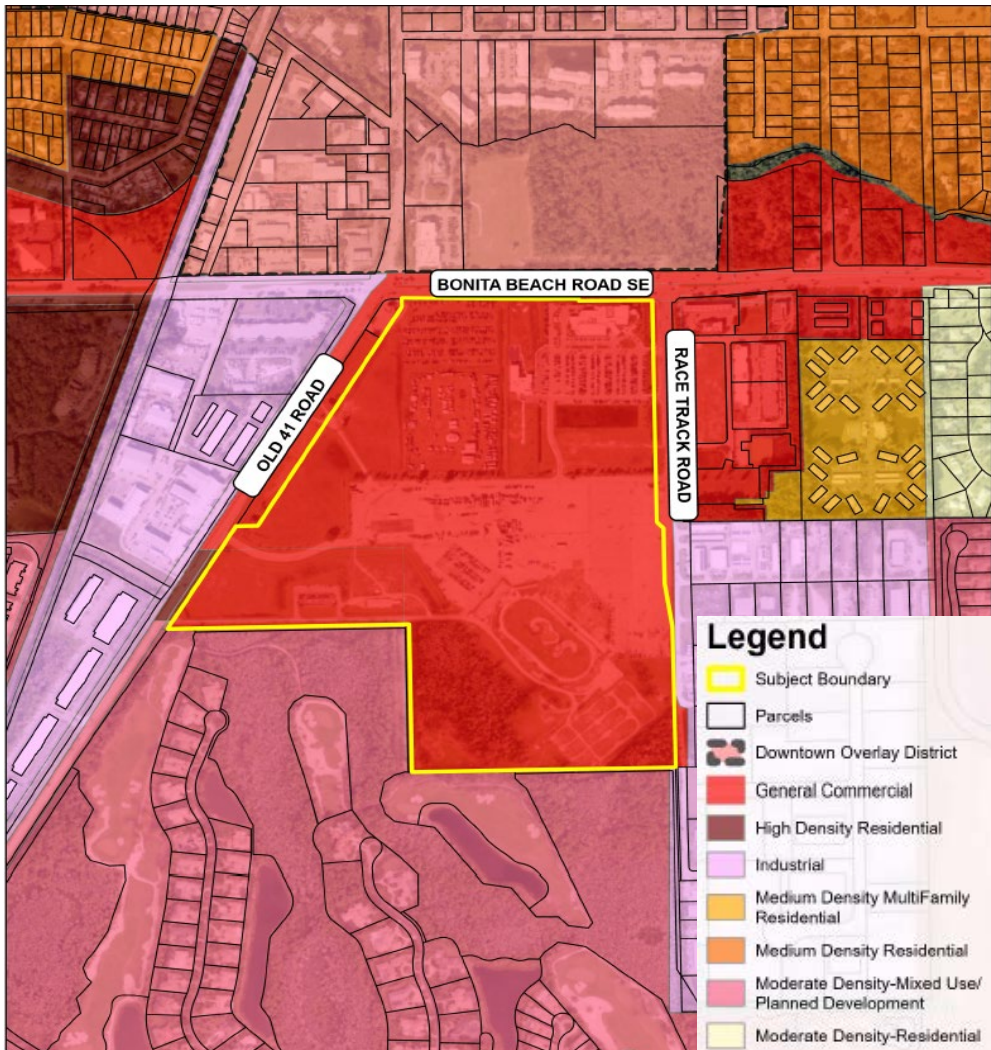
PROPERTY VIEW - EASTBOUND ON BONITA BEACH ROAD



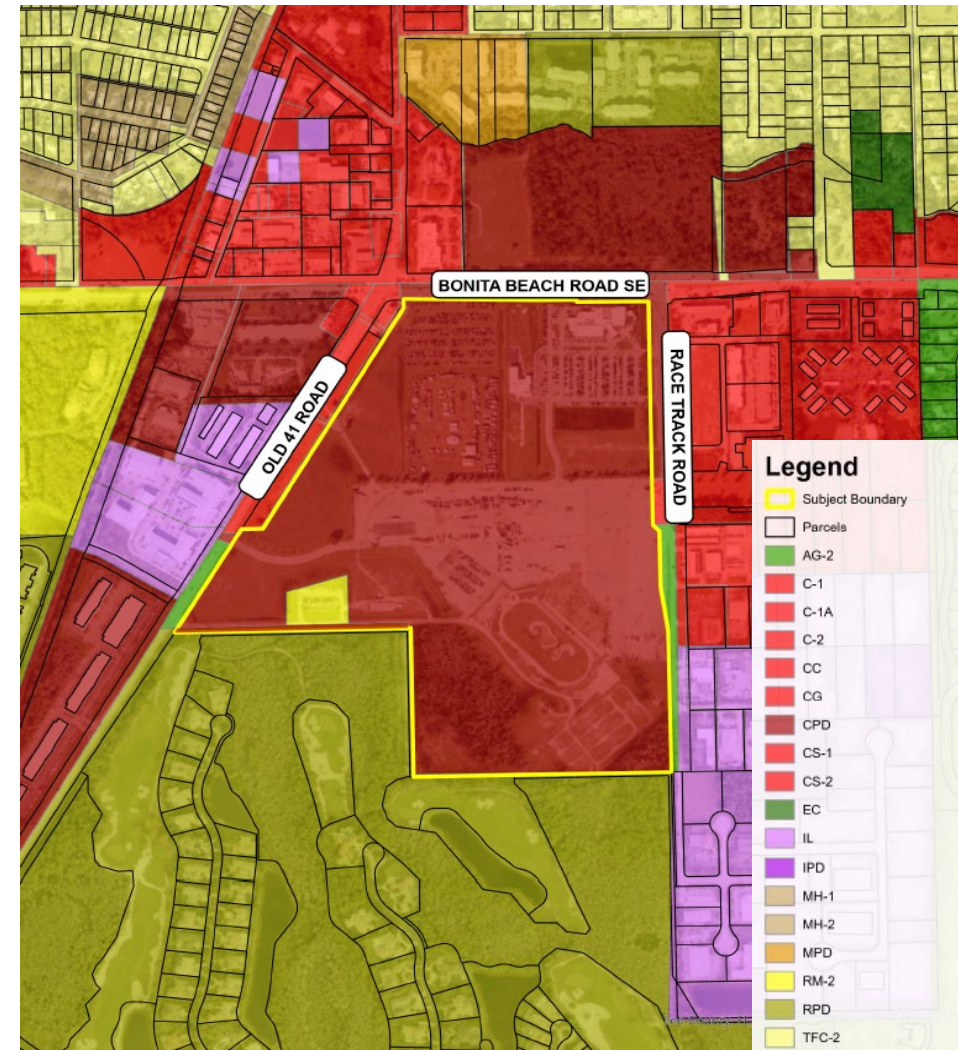
PROPERTY VIEW – EASTBOUND FROM OLD US 41



FUTURE LAND USE MAP



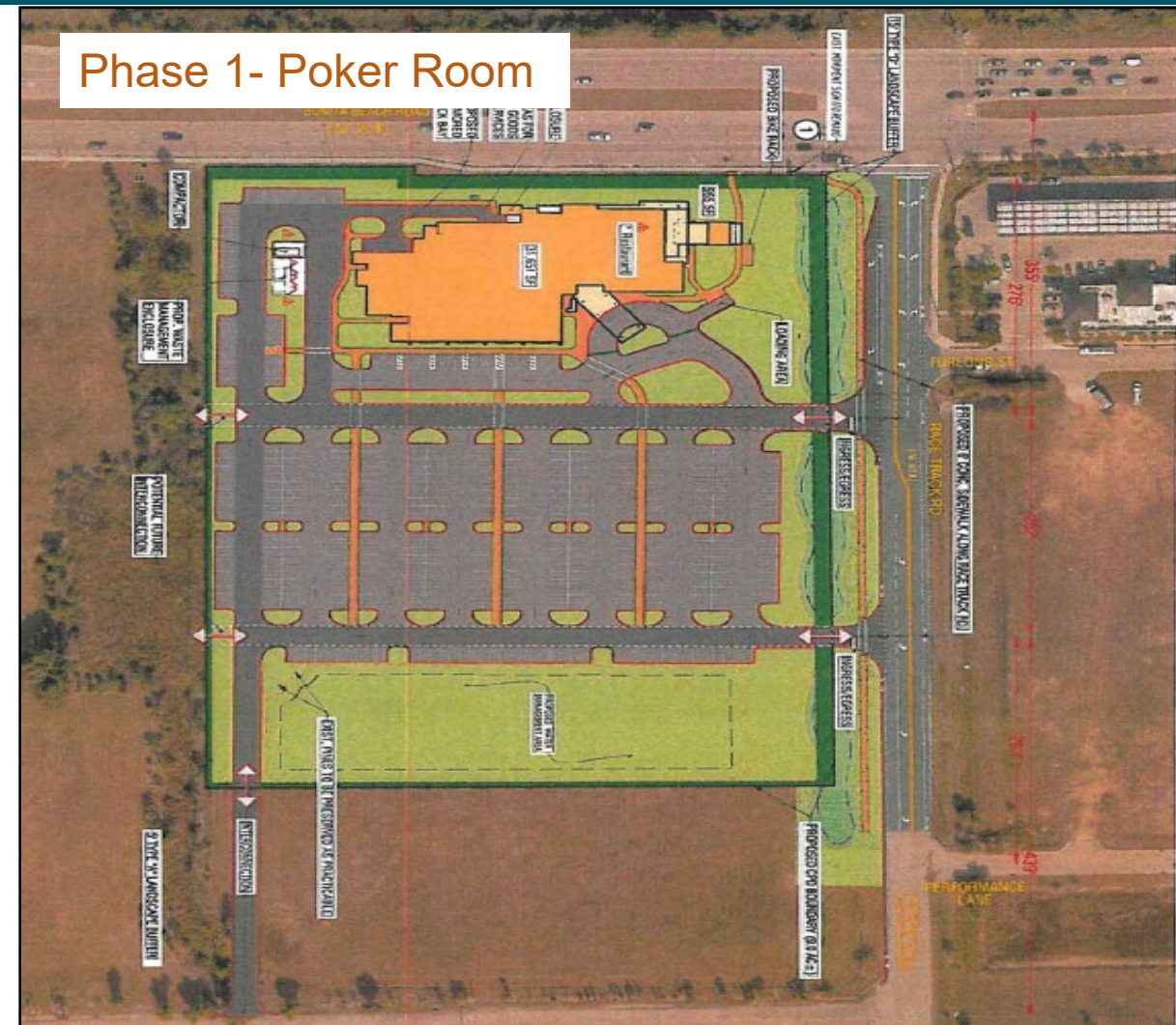
ZONING MAP



RACE TRACK CPD

Ordinance 2019-02:

- ✓ Rezoned from AG-2, RM-2, C-2, and CPD zoning districts to a Commercial planned development (CPD) to allow for a two phased zoning approval.
- ✓ Condition of Approval states “No new development for Phase 2 is authorized by this zoning. Any expansion and/or new uses in Phase 2 shall require an amendment to the CPD or rezoning to a new CPD”.
- ✓ Findings and Conclusion by Council agreed the requested planned development was consistent with the intensities and general uses set forth in the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.



PROPOSED CPD AMENDMENT

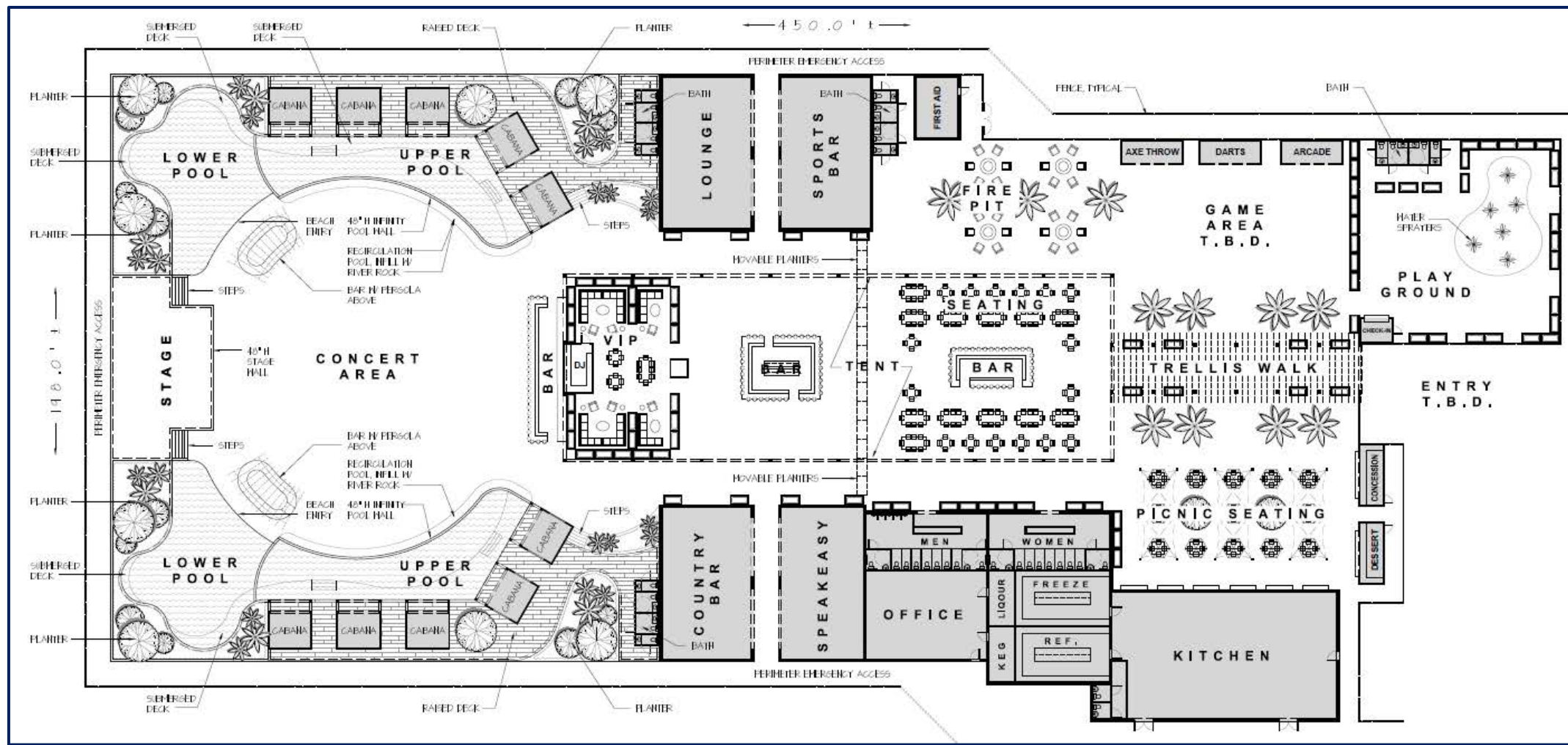
Amend the existing CPD to initiate Phase 2 expansion:

- ✓ An outdoor entertainment venue with a variety of food/beverage service & recreational uses
- ✓ Designed to enhance community and provide “family friendly” entertainment destination for all age ranges
- ✓ Promotes a vibrant, dynamic atmosphere with controls on hours of operation and noise mitigation to protect surrounding neighborhoods

PRELIMINARY CONCEPT PLAN



INTERIOR CONCEPT PLAN



LOCATION PROXIMATE TO RESIDENTIAL

Over 2,000 feet to
Mediterra
Community



Over 1,500 feet to
Pine Haven
Condominiums

KEY DESIGN CONCEPTS

- ✓ Perimeter landscape buffers to create attractive, lush environment as well and screen views from roadways
- ✓ Attractive building design to enhance views of the Property
- ✓ Expansive parking area to manage peak hour visitors and buffer/separate the venue from residential uses
- ✓ World-class food and beverage by Oakes Farms as demonstrated through multiple successful businesses in SW FL including:
 - ✓ Seed to Table
 - ✓ Food & Thought
 - ✓ Food & Thought 2

NEXT STEPS

- **Neighborhood Meeting (tonight)**
- **Submit to City of Bonita Springs**
- **Staff Review Period**
- **Second Neighborhood Information Meeting**
(Date: TBD; once application is found sufficient)
- **Public Hearings**
 - One Zoning Board Hearing
 - Two City Council Hearing



CONTACT US

PKULAK@RVIPLANNING.COM
OFFICE: 239-908-3408

PART V
APPLICANT'S SIGNATURE AND CERTIFICATION

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

STATE OF: Florida COUNTY OF: Lee Miami-Dade

Signature: _____

Signatory's Printed Name: SCOTT SAVIN

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this

22nd (day) of January, (month) 2025 (year), by Scott Savin (name of person making statement).

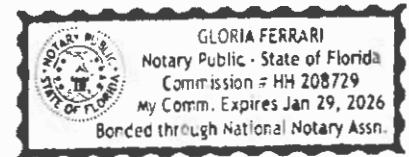
Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Gloria Ferrari
Gloria Ferrari

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____



**EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL**

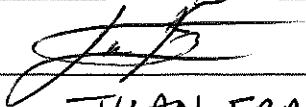
The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Race Track CPD - 28281-28341 OLD 41 RD, BONITA SPRINGS and legally described in exhibit A attached hereto. (street address)

The property described herein is the subject of an application for planned development zoning. We hereby designate RVI & Exceptional Engineering as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

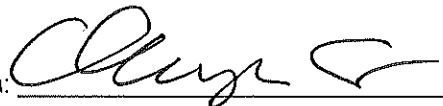
1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, City of Bonita Springs can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The City of Bonita Springs will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the City may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

STATE OF: Florida COUNTY OF: Lee

Owner's Signature: 

Owner's Printed Name: JUAN FRA

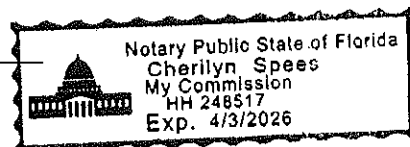
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 28th (day) of January, (month) 2025 (year), by JUAN FRA (name of person making statement).

Signature of Notary Public - State of Florida: 

Name of Notary Typed, Printed, or Stamped: CHERYL N. SPEES

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: D.L.



ROMANO THOMAS A TR
6625 N AVONDALE AVE
CHICAGO IL 60631

CODE REALTY NO 4 LLC
27785 OLD 41 RD
BONITA SPRINGS FL 34135

ALLEN CHARLES CARROLL IV &
27870 MARCO DR
BONITA SPRINGS FL 34135

MELEO ALBERT JOSEPH TR
27790 MARCO DR
BONITA SPRINGS FL 34135

JVM HOUSING INC
660 TAMIAAMI TRL N STE 38
NAPLES FL 34102

DOWDAL LESLIE & DEBORAH
27791 MARCO DR
BONITA SPRINGS FL 34135

PARENTEAU JOSEPH
27800 MARCO DR
BONITA SPRINGS FL 34135

MARZOT GIOVANNI S
1425 MAIN ST
CONCORD MA 01742

STRICKLER CRAIG M TR
10876 DEAN ST
BONITA SPRINGS FL 34135

WILSON WILLIAM TYLER
27810 MARCO DR
BONITA SPRINGS FL 34135

KUPERMAN AMY F
10826 DEAN ST
BONITA SPRINGS FL 34135

TUTKO MYRON + MARTHA
27811 MARCO DR
BONITA SPRINGS FL 34135

FROMM FREDERICK E +
10450 SWEM ST NE
ROCKFORD MI 49341

ADAMS THOMAS D L/E
PO BOX 1773
BONITA SPRINGS FL 34133

YOUNG MATTHEW STEPHEN
27841 MARCO DR
BONITA SPRINGS FL 34135

RUSH TERRANCE L & MARY L
27851 MARCO DR
BONITA SPRINGS FL 34135

PALMER PAUL W & RENEE LYNNE
27790 HAROLD ST
BONITA SPRINGS FL 34135

AMANO SERVICES LLC
18 SCHINDLER WAY
LIVINGSTON NJ 07039

GASPAR AUGUSTO
10210 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

FLINT DEIRDRE
27861 HAROLD ST
BONITA SPRINGS FL 34135

MENDOZA GASPAR &
PO BOX 367296
BONITA SPRINGS FL 34136

ALICEA SOORAJNIE TR
27830 HAROLD ST
BONITA SPRINGS FL 34135

D PIZZUTI LLC
308 SPIDER LILY LN
NAPLES FL 34119

BASDEO ALVIN
27830 HAROLD ST
BONITA SPRINGS FL 34135

D PIZZUTI LLC
308 SPIDER LILY LN
NAPLES FL 34119

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

D PUZZUTI LLC
308 SPIDER LILY LN
NAPLES FL 34119

PIZZUTI LLC
308 SPIDER LILLY LN
NAPLES FL 34119

D PUZZUTI LLC
308 SPIDER LILY LN
NAPLES FL 34119

SANTIAGO IVAN
PO BOX 1624
BONITA SPRINGS FL 34135

FUENTES ARTURO & SYLVIA
27801 HAROLD ST
BONITA SPRINGS FL 34135

VANDERHORST RICHARD +
28692 LA CAILLE DR
NAPLES FL 34119

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

ALLN1 PROPERTIES INC
13307 4TH ST
FORT MYERS FL 33905

D PIZZUTI LLC A FLORIDA LLC
308 SPIDER LILY LN
NAPLES FL 34119

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LOPEZ CLAUDIO M TR
9519 CORALEE AVE
ESTERO FL 33928

HAYWOOD PATRICIA & BERNARD
10647 DEAN ST
BONITA SPRINGS FL 34135

27748 PULLEN AVE LLC
27748 PULLEN AVE
BONITA SPRINGS FL 34135

LEE FOUNDERS WAY LLC
JULIE GEORGE
2120 POWERS FERRY RD SE #300
ATLANTA GA 30339

MOSAIC AT OAK CREEK DEVELOPMEN
3414 FORUM BLVD STE 3
FORT MYERS FL 33905

SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

BRUCE L SCHEINER TRUST +
PO BOX 61412
FORT MYERS FL 33906

SILVERFIELD JOHN I TR
HOLMES FRASER PA
711 5TH AVE S #200
NAPLES FL 34102

SUPERIOR AUTOHAUS LLC
27880 INDUSTRIAL ST
BONITA SPRINGS FL 34135

SILVERFIELD JOHN I TR
HOLMES FRASER PA
711 5TH AVE S #200
NAPLES FL 34102

CITRUS AVE DEVELOPMENT LLC
1312 GRAND CANAL DR
NAPLES FL 34110

WBG SW FLORIDA INC
27800 OLD 41 RD
BONITA SPRINGS FL 34135

LIBERTY YOUTH RANCH INC
PO BOX 366206
BONITA SPRINGS FL 34136

LIBERTY YOUTH RANCH LLC
PO BOX 366206
BONITA SPRINGS FL 34136

INTEGRITY CHURCH INC
10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

CANUY HOLDINGS LLC
108-425
2430 VANDERBILT BEACH RD
NAPLES FL 34109

CANUY HOLDINGS LLC
108-425
2430 VANDERBILT BEACH RD
NAPLES FL 34109

BOND GROUP LLC
649 5TH AVE S
NAPLES FL 34102

SILVERFIELD JOHN I TR
HOLMES FRASER PA
711 5TH AVE S #200
NAPLES FL 34102

WBG SW FLORIDA INC
27800 OLD US 41 RD
BONITA SPRINGS FL 34135

GAME B LLC
8841 W TERRY ST
BONITA SPRINGS FL 34135

GAME B LLC
8841 W TERRY ST
BONITA SPRINGS FL 34135

FIRST CHOICE MOTORS INC
PO BOX 990642
NAPLES FL 34120

27925 INDUSTRIAL LLC
4712 SWORDFISH STREET
BONITA SPRINGS FL 34134

SUPERIOR AUTOHAUS LLC
27880 INDUSTRIAL ST
BONITA SPRINGS FL 34135

SILVERFIELD JOHN I TR
HOLMES FRASER PA
711 5TH AVE S #200
NAPLES FL 34102

MANGER FAMILY LIMITED PARTNERS
25820 HICKORY BLVD #D105
BONITA SPRINGS FL 34134

SUPERIOR AUTOHAUS LLC
27880 INDUSTRIAL ST
BONITA SPRINGS FL 34135

RIPLL LLC
28381 RACE TRACK RD
BONITA SPRINGS FL 34135

HAMICI HAKIM & LOTFIA
10980 CITRUS DR
BONITA SPRINGS FL 34135

VAUGHN RICHARD L & CHERI J
217 WEST ST
NAPLES FL 34108

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

WILSON THOMAS S & LINDA M L/E
5203 BARRINGTON DR
ROCHESTER MI 48306

SOLAN ANDREW & MERRILL
29101 AMARONE CT
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

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2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

GODLASKY THOMAS C & LISA S TR
17000 TREVISO WAY
NAPLES FL 34110

RYDER KENNETH WESTON &
17004 TREVISO WAY
NAPLES FL 34110

THORN RODNEY K & MARGARET L
17008 TREVISO WAY
NAPLES FL 34110

NEELY JOHN S TR
4076 BLACK HOLLOW CT
ZIONSVILLE IN 46077

OUR TIME DJV LLC
100 KENNETT RD
OLD HICKORY TN 37138

WILSON STEPHEN +
17013 TREVISO WAY
NAPLES FL 34110

DUELKS ROBERT N & MARY E
17009 TREVISO WAY
NAPLES FL 34110

MOONEY MICHAEL H TR
39 MUIRFIELD LANE
SAINT LOUIS MO 63141

CAPRARO TINA R TR
17001 TREVISO WAY
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MCALPINE CHARLES LINDSEY
18051 LAGOS WAY
NAPLES FL 34110

DONOVAN LAWRENCE T TR
750 OTTO AVE #2520
SAINT PAUL MN 55102

KLINE MARY ANN J &
216 TREETOP PL
HOLLAND OH 43528

VILLALAGO AT MEDITERRA
8430 ENTERPRISE CIR STE 100
BRADENTON FL 34202

VILLALAGO AT MEDITERRA
GULF BREEZE MGMT SVCS OF SW FL
8910 TERRENE CT STE 200
BONITA SPRINGS FL 34135

BROWNLEE CRAIG S &
2112 MAIN ST BOX 480
EMMETSBURG IA 50536

ROBERT B CHODOS TRUST +
10846 EST CORTILE CT
NAPLES FL 34110

NORTHLAND MONTERRA LLC
NORTHLAND INVESTMENT CORP
2150 WASHINGTON ST STE 300
NEWTON LOWER FALLS MA 02462

10301 BBR LLC
95 S FEDERAL HWY #100
BOCA RATON FL 33432

28110 INDUSTRIAL RD LLC
95 S FEDERAL HWY #100
BOCA RATON FL 33432

PRI-CAR I LLP
PO BOX 3648
NORTH FORT MYERS FL 33918

SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

KELSEY JACLYN CAPONIGRO TR
1301 WEST LONG LAKE ROAD #250
TROY MI 48098

SMITH LAURENCE & NANCY O
29030 MARCELLO WAY
NAPLES FL 34110

MARBELLA AT SPANISH WELLS
COMPASS MANAGEMENT GROUP
4851 TAMiami TRAIL N STE 400
NAPLES FL 34103

MARBELLA AT SPANISH WELLS
FAMILY PROPERTY SERVICES INC
1330 RAIL HEAD BLVD STE 4
NAPLES FL 34110

MARBELLA AT SPANISH WELLS
FAMILY PROPERTY SERVICES INC
8359 BEACON BLVD STE 313
FORT MYERS FL 33907

MARBELLA AT SPANISH WELLS II
BENSONS INC
12650 WHITEHALL DR
FORT MYERS FL 33907

NELSON BEN L JR TR
10923 ENTERPRISE AVE
BONITA SPRINGS FL 34135

10947 AND 10955 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

HARKAT PROPERTIES LLC
10956 ENTERPRISE AVE
BONITA SPRINGS FL 34135

10928 AND 10940 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

BONITA ENTERPRISE REALTY LLC
16611 FIRENZE WAY
NAPLES FL 34110

10956 AND 10964 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

10956 AND 10964 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

BERM LLC
10965 ENTERPRISE AVE
BONITA SPRINGS FL 34135

10947 AND 10955 ENTERPRISE AVE
27171 HOMEWOOD DR
BONITA SPRINGS FL 34135

WALTER MCKEE PROPERTIES LLC
MIKE E MCKEE
16210 OLD 41 N
NAPLES FL 34110

CROWN CASTLE GT COMPANY LLC
PMB 353
4017 WASHINGTON RD
MCMURRAY PA 15317

HAROLD C BUCK MEMORIAL POST 42
10972 K-NINE DR
BONITA SPRINGS FL 34135

NICKERSON HOLDINGS LLC
PO BOX 266
BONITA SPRINGS FL 34135

MARDAN REALTY LLC
131 36 20TH AVE
COLLEGE POINT NY 11356

K NINE INDUSTRIAL PROP I LLC
10964 K NINE DRIVE
BONITA SPRINGS FL 34135

KAUTSKY NORMAN E &
1518 FOREST LAKES BLVD
NAPLES FL 34105

OLD BARN STORAGE LLC
10948 K NINE DR
BONITA SPRINGS FL 34135

IRISH TIDE VENTURES LLC
10957 K NINE DR
BONITA SPRINGS FL 34135

K NINE INDUSTRIAL PROP I LLC
10964 K NINE DRIVE
BONITA SPRINGS FL 34135

MARDAN REALTY LLC
131 36 20TH AVE
COLLEGE POINT NY 11356

PINE HAVEN CONDO ASSN
RESORT MANAGEMENT
2685 HORESHOE DR S STE 215
NAPLES FL 34104

PINE HAVEN PLAZA CONDO ASSN
10981 BONITA BEACH RD
BONITA SPRINGS FL 34135

HEDRICH PLAZA CONDO ASSN INC
10981 BONITA BEACH RD
BONITA SPRINGS FL 34135

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA NORTH CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

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BOCA RATON FL 33431

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2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

PRESSTIGE BUILDING LLC
10940 HARMONY PARK DR
BONITA SPRINGS FL 34135

ULTIMATE GARAGES REAL ESTATE H
3101 TERRACE AVE
NAPLES FL 34104

RADIAN MANAGEMENT INC
16170 CARTWRIGHT LN
NAPLES FL 34110

DIESEL BLDG LLC
423 SAN JUAN AVE
NAPLES FL 34113

GREYHOUND PARK LLC
GEORGE FISHER
508 CARICA RD
NAPLES FL 34108

HICKORY GREEN BAY LLC
441 MOORING LINE DR
NAPLES FL 34102

NORTH DIESEL LLC
28621 N DIESEL DR
BONITA SPRINGS FL 34135

TC WELCH LP
BRAD WELCH
6150 INDUSTRY AVE
FORT MYERS FL 33905

CONNECTION PLUS INC
28056 EAST BROOK
BONITA SPRINGS FL 34135

DE DIESEL LLC
PO BOX 1658
BONITA SPRINGS FL 34133

EAGLE HAULING SERVICES LLC
PO BOX 111206
NAPLES FL 34108

PARADISE PROPERTY OF BONITA LL
ROBERT DIMODICA
731 PARK AVE
NAPLES FL 34110

SOUTHWEST HOLDINGS LLC
PETER SMILANICH
PO BOX 110968
NAPLES FL 34108

DIESEL DRIVE LLC
16047 COLLINS AVE UNIT 503
SUNNY ISLES BEACH FL 33160

PUOPOLO DAVID F & MARY F
27772 KINGS KEW
BONITA SPRINGS FL 34134

376 N 3RD LLC
575 S 2ND ST #102
NAPLES FL 34102

CARGO COURT LLC
3838 TAMIAMI TRAIL N #416
NAPLES FL 34103

CARGO COURT PROPERTIES LLC
JEFF FLEGEL
1430 SABAL PALM DR
BOCA RATON FL 33432

HERITAGE PROPERTY HOLDINGS LLC
3561 PLOVER AVE
NAPLES FL 34117

BAN ONE HOLDINGS LLC
3265 STURGEON BAY CT
NAPLES FL 34120

BLACK POND DEVELOPMENT CORP
20 EAST ST
HANOVER MA 02339

10911 HARMONY PARK LLC
10711 STRIKE LANE
BONITA SPRINGS FL 34135

GREYHOUND COMMERCE PARK LLC
PROPERTY OWNERS ASSN
2025 LAGUNA WAY
NAPLES FL 34109

GREYHOUND COMMERCE PARK LLC
PROPERTY OWNERS ASSN
2025 LAGUNA WAY
NAPLES FL 34109

D & M CONDOMINIUM OWNERS ASSN
80 SOUTHPORT COVE
BAREFOOT BEACH FL 34134

M + H COMMERICAL CONDO ASSOC
2025 LAGUNA WAY
NAPLES FL 34109

SINCLAIR DAVID N & CAROL L
29095 TERAMO WAY
NAPLES FL 34110

STROME STEPHEN & PHYLLIS
29105 TERAMO WAY
NAPLES FL 34110

RIESS KATHRYN CECELIA &
29115 TERAMO WAY
NAPLES FL 34110

NOBLE SCOTT + KELLY J
5507 AVION PK DR
CLEVELAND OH 44134

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

NEARY ELLEN M
29100 POSITANO LN
NAPLES FL 34110

HEUPEL WILLIS T & JULIE A
875 LAKE ST N
WAYZATA MN 55391

MICHAEL A DEGENNARO TRUST +
29120 POSITANO LN
NAPLES FL 34110

GUGGER JOSEPH J TR
29130 POSITANO LN
NAPLES FL 34110

PENDERGAST DAVID L & MARY F
30 A STREET #6C
BOSTON MA 02127

ANNE HILDEBRAND TRUST +
29150 POSITANO LN
NAPLES FL 34110

EDELMAN CAROL A L/E
29160 POSITANO LN
NAPLES FL 34110

HEADRICK LAURIE S &
29170 POSITANO LN
NAPLES FL 34110

CORCORAN PETER & SANDRA
29151 POSITANO LN
NAPLES FL 34110

HICKS MARY C
17210 GERMANO CT
NAPLES FL 34110

WEISS PAUL H TR
17220 GERMANO CT
NAPLES FL 34110

FLIPPO BRIAN E TR
17230 GERMANO CT
NAPLES FL 34110

HOWELL FRANK J
17240 GERMANO CT
NAPLES FL 34110

PRIMIS LANCE R & ELLEN L
17250 GERMANO CT
NAPLES FL 34110

COOK DONNA M TR
17260 GERMANO CT
NAPLES FL 34110

CREMA ELAINA M TR
17270 GERMANO CT
NAPLES FL 34110

POSITANO NEIGHBORHOOD ASSN INC
14895 BELLEZZA LN
NAPLES FL 34108

POSITANO NEIGHBORHOOD ASSN INC
14895 BELLEZZA LN
NAPLES FL 34108

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

POSITANO NEIGHBORHOOD ASSN INC
14895 BELLEZZA LN
NAPLES FL 34108

SOUTH DIESEL BUSINESS CENTER
10961 HARMONY PARK DR
BONITA SPRINGS FL 34135

BRENDISI AT MEDITERRA
GULF BREEZE MGMT
8910 TERRENCE CT
BONITA SPRINGS FL 34135

SPARKS WESLEY W & PAMELA A
17019 VERONA LN
NAPLES FL 34110

WERNER ROBERT L & GAYLE A
17015 VERONA LN
NAPLES FL 34110

BOLLIER SHERWOOD L &
17010 VERONA LN
NAPLES FL 34110

BARACK MITCHELL M & JILLA
17014 VERONA LN
NAPLES FL 34110

MCCANN ANNETTE M
17018 VERONA LN
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

BROICH DARCI JO TR
17017 CORTILE DR
NAPLES FL 34110

REA C PETER & MAUDE S
17013 CORTILE DR
NAPLES FL 34110

COOKE BRIAN F & AMY W
490 WESTWOOD BLVD
INDIANAPOLIS IN 46240

AUSTON DAVID & LACY
17005 CORTILE DR
NAPLES FL 34110

KARLIK STEVEN G &
17001 CORTILE DR
NAPLES FL 34110

KHOWAYLO ALEX & IRENE L/E
10802 EST CORTILE CT
NAPLES FL 34110

TODD TED A & MARILYN J
10806 EST CORTILE CT
NAPLES FL 34110

GOVAN CHRISTOPHER ALLAN &
16 PARK AVE
OAKVILLE ON L6J 3X8
CANADA

GABRIEL LAURIE A TR
PO BOX 595
JACKSON NH 03846

ROSENFELD JONATHAN &
10818 EST CORTILE CT
NAPLES FL 34110

DUBOIS RICHARD R & KAREN A
10822 EST CORTILE CT
NAPLES FL 34110

BARNES NANCY J TR
10826 EST CORTILE CT
NAPLES FL 34110

VULPIS ANNETTE M
10830 EST CORTILE CT
NAPLES FL 34110

SUTHERLAND SUSAN J &
10834 EST CORTILE CT
NAPLES FL 34110

SCHMIDT CHRISTOPHER E TR
10838 EST CORTILE CT
NAPLES FL 34110

CORTILE ASSOCIATION INC
15275 COLLIER BLVD
NAPLES FL 34119

CORTILE ASSOCIATION INC
15275 COLLIER BLVD
NAPLES FL 34119

CORTILE ASSOCIATION INC
15275 COLLIER BLVD
NAPLES FL 34119

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA NORTH CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

CHASE RODNEY
28970 IL CUORE CT
NAPLES FL 34110

SOKOLOWSKI DANIEL TR
28971 IL CUORE CT
NAPLES FL 34110

IL CUORE NEIGHBORHOOD ASSOCIAT
2210 VANDERBILT BEACH RD #1300
NAPLES FL 34109

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

SPANISH WELLS COMMUNITY ASSOCI
9821 TREASURE CAY
BONITA SPRINGS FL 34135

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

DUNHAM JULIE A TR
29181 MARCELLO WAY
NAPLES FL 34110

BRISBI DEAN & WALSH MAURA
PO BOX 134
CUMMAQUID MA 02637

POLICINSKI CHRISTOPER J &
29161 MARCELLO WAY
NAPLES FL 34110

WHITE JOHN D & ANTOINETTE C
29141 MARCELLO WAY
NAPLES FL 34110

HANSCH DENNIS L &
29131 MARCELLO WAY
NAPLES FL 34110

O'KELLY DONALD S &
29111 MARCELLO WAY
NAPLES FL 34110

CALLAHAN CRAIG & LINDA
52 GLENMOOR WAY
CHERRY HILLS VILLAGE CO 80113

PERNA TOM T & ELAINE
29091 MARCELLO WAY
NAPLES FL 34110

OROURKE JOHN A TR
10 CLAYCHESTER DR
SAINT LOUIS MO 63131

MUIR ERNEST J & JOAN M
29071 MARCELLO WAY
NAPLES FL 34110

FOWLIE RANDOLPH C
29061 MARCELLO WAY
NAPLES FL 34110

EAMES ROBYN
16496 NINTH LN
STUFVILLE ON L4A 7X7
CANADA

SCHMITT MICHAEL S &
29040 MARCELLO WAY
NAPLES FL 34110

KLEPPER WILLIAM A & JOANN B TR
29050 MARCELLO WAY
NAPLES FL 34110

KAHN LAWRENCE I & DIANA
29060 MARCELLO WAY
NAPLES FL 34110

FAVALE R PAUL JR & ALISON S
29070 MARCELLO WAY
NAPLES FL 34110

ANDERSON LYNN A TR
29080 MARCELLO WAY
NAPLES FL 34110

GRAY JOHN J & TABA KATIA E
29090 MARCELLO WAY
NAPLES FL 34110

R LYNN WILSON TRUST +
29100 MARCELLO WAY
NAPLES FL 34110

WALTERS EDMOND J & KRISTINE
29110 MARCELLO WAY
NAPLES FL 34110

WEBBER WILLIAM SCOTT
12099 SIGILLARY WAY
CARMEL IN 46032

BODDICKER DARYL D &
29130 MARCELLO WAY
NAPLES FL 34110

SEAMAN BRADLEY S &
29140 MARCELLO WAY
NAPLES FL 34110

BROWN SANDRA LEA TR
29150 MARCELLO WAY
NAPLES FL 34110

JOEL C LONGTIN TRUST +
29160 MARCELLO WAY
NAPLES FL 34110

PATRICK LAWRENCE D &
29170 MARCELLO WAY
NAPLES FL 34110

GRAHAM MARTHA L
29180 MARCELLO WAY
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

MEDITERRA NORTH CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

PORTA VECCHIO II + III
9411 CYPRESS LAKE DR #2
FORT MYERS FL 33919

TREES GEORGE S JR &
29120 TERAMO WAY
NAPLES FL 34110

WILLIAM R RYBAK TRUST +
29110 TERAMO WAY
NAPLES FL 34110

WALLS VINCENT & SUSAN C TR
29100 TERAMO WAY
NAPLES FL 34110

GOEDE JOHN C TR
29090 TERAMO WAY
NAPLES FL 34110

JOHN J SHAUGHNESSY III TRUST +
29080 TERAMO WAY
NAPLES FL 34110

PIKE ANDREW J & SUSAN
29070 TERAMO WAY
NAPLES FL 34110

MEDITERRA COMMUNITY ASSN INC
15735 CORSO MEDITERRA CIR
NAPLES FL 34110

WILDER DAVID ALLEN &
36 PINE RIDGE DR
PICTON ON K0K 2T0
CANADA

NOSEK WILLIAM R & DENISE M
1911 HANSON DR
BELLEVUE NE 68123

SUPER TOWERS INC
396 WASHINGTON ST #137
WELLESLEY HILLS MA 02481

IHRIG DONALD JR
610 107TH AVE N
NAPLES FL 34108

OLD 41 CAR CONDO LLC
2217 MIRAMONTE CT
NAPLES FL 34105

SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

MACLEOD WILLIAM CRAIG &
28387 TASCA DR
BONITA SPRINGS FL 34135

LANTZ MICHAEL J TR
28391 TASCA DR
BONITA SPRINGS FL 34135

HUSEMAN STEPHEN D &
6561 GREENOAK DRIVE
CINCINNATI OH 45248

TRALONGO HOLDINGS LLC
2243 1ST AVE
SCHENECTADY NY 12303

NEYHART KENNETH P & BONNIE
28403 TASCA DR
BONITA SPRINGS FL 34135

FERREIRA ALVES CELSO A &
28409 TASCA DR
BONITA SPRINGS FL 34135

BRAWLEY CHRISTINE ELIZABETH +
28415 TASCA DR
BONITA SPRINGS FL 34135

ECK KEVIN & DEBORAH
28421 TASCA DR
BONITA SPRINGS FL 34135

ESHRA TAMER H &
28425 TASCA DR
BONITA SPRINGS FL 34135

TURNER EDWARD P TR
28402 TASCA DR
BONITA SPRINGS FL 34135

PROVIDENCE-JACOBSON PATRICIA
28406 TASCA DR
BONITA SPRINGS FL 34135

GRIESHOP DANA A TR
5545 RAUH RD
COLDWATER OH 45828

MILADIN JOHN D TR
28414 TASCA DR
BONITA SPRINGS FL 34135

MROCZENSKI JAMES A &
28420 TASCA DR
BONITA SPRINGS FL 34135

MEIDINGER STEVEN DON +
28424 TASCA DR
BONITA SPRINGS FL 34135

CHRISTOPHER J VITEK TRUST +
13249 DERRYGLENN CT
ROSEMOUNT MN 55068

SHUSTER PAUL E & LISA H
28450 TASCA DR
BONITA SPRINGS FL 34135

MALCZYNSKI RONALD J &
28454 TASCA DR
BONITA SPRINGS FL 34135

SKELTON JOHN DAVID &
28458 TASCA DR
BONITA SPRINGS FL 34135

HOLLAND DALE S &
28462 TASCA DR
BONITA SPRINGS FL 34135

CORDOVA AT SPANISH WELLS
TOLL BROS INC
24201 WALDEN CENTER DR STE 204
BONITA SPRINGS FL 34134

CORDOVA AT SPANISH WELLS
TOLL BROS INC
24201 WALDEN CENTER DR STE 204
BONITA SPRINGS FL 34134

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CITY OF BONITA SPRINGS
9101 BONITA BEACH RD
BONITA SPRINGS FL 34135

CORDOVA AT SPANISH WELLS
TOLL BROS INC
24201 WALDEN CENTER DR STE 204
BONITA SPRINGS FL 34134

CORDOVA AT SPANISH WELLS
TOLL BROS INC
24201 WALDEN CENTER DR STE 204
BONITA SPRINGS FL 34134

CORDOVA AT SPANISH WELLS
TOLL BROS INC
24201 WALDEN CENTER DR STE 204
BONITA SPRINGS FL 34134

CORDOVA AT SPANISH WELLS
TOLL BROS INC
24201 WALDEN CENTER DR STE 204
BONITA SPRINGS FL 34134

CORDOVA AT SPANISH WELLS
TOLL BROS INC
24201 WALDEN CENTER DR STE 204
BONITA SPRINGS FL 34134

SIMONTON ELETTA M
28400 SAN AMARO DR
BONITA SPRINGS FL 34135

BRAUN-EMOLO GAIL A L/E
28404 SAN AMARO DR
BONITA SPRINGS FL 34135

JOHN F HOERNER TRUST +
7856 TRAILWIND DR
MONTGOMERY OH 45242

CORDOVA AT SPANISH WELLS
TOLL BROS INC
24201 WALDEN CENTER DR STE 204
BONITA SPRINGS FL 34134

CORDOVA AT SPANISH WELLS
TOLL BROS INC
24201 WALDEN CENTER DR STE 204
BONITA SPRINGS FL 34134

CORDOVA AT SPANISH WELLS
TOLL BROS INC
24201 WALDEN CENTER DR STE 204
BONITA SPRINGS FL 34134

SPANISH WELLS COMMUNITY ASSOCI
SPANISH WELLS COMM ASSOC INC
9821 TREASURE CAY
BONITA SPRINGS FL 34135

SPANISH WELLS COMMUNITY
ASSN INC
9801 TREASURE CAY LN
BONITA SPRINGS FL 34135

MCWILLIAMS EAMON + KIMBERLY
240 25TH ST SW
NAPLES FL 34117

JMP OF SOUTHWEST FLORIDA INC
3821 BONITA BEACH RD
BONITA SPRINGS FL 34134

SNYDER REAL ESTATE HOLDINGS LL
28200 OLD 41 RD STE 208
BONITA SPRINGS FL 34135

TMC CONNORS LLC
25272 PAPILLION DR
BONITA SPRINGS FL 34135

SALAS MICHAEL A &
10929 CHILDERS ST
BONITA SPRINGS FL 34135

SALAS MICHAEL A &
10929 CHILDERS ST
BONITA SPRINGS FL 34135

SALAS MICHAEL A &
10929 CHILDERS ST
BONITA SPRINGS FL 34135

BHASIN OM & MADHU
28269 LISBON CT #3111
BONITA SPRINGS FL 34135

RHORER ROBERT G & SUSAN E
28269 LISBON CT #3112
BONITA SPRINGS FL 34135

DASILVA JR ALFREDO &
28269 LISBON CT #3121
BONITA SPRINGS FL 34135

YOUNG JANA & JAMES V JR
612 S 4TH AVE
SAINT CHARLES IL 60174

SMITH VERNON R II TR
28265 LISBON CT UNIT 3211
BONITA SPRINGS FL 34135

BEAGLE JACKIE DAVID &
28265 LISBON CT #3212
BONITA SPRINGS FL 34135

PEIPER JEFFREY A & SUSAN C
28265 LISBON CT #3221
BONITA SPRINGS FL 34135

FEUDO SCOTT C +
6269 N HUNTINGTON DR
SOLON OH 44139

ZIMMER CHRISTOPHER J &
9262 HAMOT RD
WATERFORD PA 16441

PECORELLA CHRISTOPHER +
28259 LISBON CT # 3312
BONITA SPRINGS FL 34135

ROBINSON FREDERICK R TR
PO BOX 492
EDGECOMB ME 04556

LAWSON LESLIE A
8250 BISCAYNE BLVD STE 200
MIAMI FL 33138

SHAW HARVEY & CAROL CONTE
28251 LISBON CT #3411
BONITA SPRINGS FL 34135

BELL STEPHEN M
40 BENEDICT ST
SARATOGA SPRINGS NY 12866

GALDIKAS PETER TR
14915 WILDS PKWY NW
PRIOR LAKE MN 55372

WATTENBACH BARBARA
2 CARLA CT
MORRISTOWN NJ 07960

SEXTON CHARLES D & JANE A
9601 SPANISH MOSS WAY #3611
BONITA SPRINGS FL 34135

CUNNINGHAM CAROL A
9601 SPANISH MOSS WAY #3612
BONITA SPRINGS FL 34135

SAWATZKY JAY ALLAN &
931 8TH ST S
SAINT JAMES MN 56081

ZAMBRZCKI CASIMIRA S &
23 ORCHARD ST
SOUTH AMBOY NJ 08879

RUETER DORIS TR
12 WINDSWEPT DR
NASHVILLE IL 62263

WOODS TIMOTHY P TR
3025 JORDON GROVE
WEST DES MOINES IA 50265

BUTLER WILLIAM F & DIANE H
9601 SPANISH MOSS WAY # 3621
BONITA SPRINGS FL 34135

POLSELLI ANTHONY J &
121 KELLY LANE
MEDIA PA 19063

BENO BETI
THOMA BENO
14 REDWOOD RD
NEW HYDE PARK NY 11040

ALAM ALI
8851 COLONNADES CT W # 117
BONITA SPRINGS FL 34135

BURKE LEANNE D
9601 SPANISH MOSS WAY # 3625
BONITA SPRINGS FL 34135

DJW ENTERPRISES LLC
422 WHITESTONE FARM DR
CHESTERFIELD MO 63017

MCCABE JAMES E
9601 SPANISH MOSS WAY #3631
BONITA SPRINGS FL 34135

LANE WILLIAM ANTHONY &
112 HELMETTA RD
MONROE TOWNSHIP NJ 08831

FITZGERALD EDWARD F JR &
83 PROPOSE RD
SHIRLEY NY 11967

PAULUS JAMES
1838 SAINT MARGARETS RD
ANNAPOLIS MD 21409

COURTNEY PATRICK JOSEPH &
268 E BROADWAY APT A806
NEW YORK NY 10002

GERARD G THERRIEN TRUST +
PO BOX 207
HAMPTON NH 03843

COLBERT LAURIE
9611 SPANISH MOSS WAY #3713
BONITA SPRINGS FL 34135

LANE SUZANNE S
9611 SPANISH MOSS WAY #3714
BONITA SPRINGS FL 34135

TWEED LINDA A
9611 SPANISH MOSS WAY #3715
BONITA SPRINGS FL 34135

KAROLAK DENNIS J + ANGELA M
1127 HICKORY AVE
ROYAL OAK MI 48073

MALY MICHAEL A & NANCY E
20552 ALPINE DR
LAWRENCEBURG IN 47025

DANIELS ELLEN R & GREGORY L
PO BOX 514
ALBION RI 02802

GREASER FRANK B &
2714 PENN AVE
HATFIELD PA 19440

DUNDOVICH MARK J TR
3820 BUNKERHILL DR
ALGONQUIN IL 60102

MORAWCZYNSKI BOGUSLOW &
10 WESLOCK CRESCENT
AURORA ON L4G 7Y9
CANADA

MACMILLAN LAURA B &
1 HAYWICK DR
STRATHAM NH 03885

PANCIROLI JAMES & MADELEINE TR
9611 SPANISH MOSS WAY #3731
BONITA SPRINGS FL 34135

ROZELL JOHN J & JEAN M L/E
9611 SPANISH MOSS WAY #3732
BONITA SPRINGS FL 34135

GJIKA ANILA & VASKEN
9611 SPANISH MOSS WAY #3733
BONITA SPRINGS FL 34135

VAN LEUR WILLIAM B &
1321 PARKVIEW PL
BRANDON SD 57005

VILLARI PATRICIA A TR
9621 SPANISH MOSS WAY #3811
BONITA SPRINGS FL 34135

CERCONE LENA
9380 VIA CIMATO DR
CLARENCE CENTER NY 14032

CAPPELLA CHRISTOPHER
9772 TREASURE CAY LANE
BONITA SPRINGS FL 34135

SPOTZ JAMES D & LINDA W
9621 SPANISH MOSS WAY #3814
BONITA SPRINGS FL 34135

BEHR KARINNE +
325 ROEBLING RD S
BELLEAIR FL 33756

NORRIS JOSEPH A TR
8603 S COVE DR
MAINEVILLE OH 45039

PAPPAS GUSS J & CHUNQIN +
9621 SPANISH MOSS WAY #3821
BONITA SPRINGS FL 34135

BODEMER ROBERT A TR
1442 STRATFORD DR W
BOURBONNAIS IL 60914

FIRKS ROXANNE B &
769 MARIAS DR
COLDWATER MI 49036

ORTA MANUEL F & DOMENCIA M
7 GROUSE CIR
QUEENSBURY NY 12804

HAVELES JOSHUA R & HOLLY N
7 EDGELL DR
FRAMINGHAM MA 01701

ROBERTSON DOUGLAS
62 WINDER GROVE S
LONDON ON N6K 4K6
CANADA

BLY DUSTIN W &
8501 VIA GARIBALDI CIR # 201
ESTERO FL 33928

WALTERS EDWARD C &
28090 KERRY CT
BONITA SPRINGS FL 34135

LITTLETON TERRY LEE &
5120 FLOWERMOUND DR
WEST LAFAYETTE IN 47906

HOFMAN RICHARD K & BRIDGET
9621 SPANISH MOSS WAY #3834
BONITA SPRINGS FL 34135

KOVACEVICH TERRENCE J &
9631 SPANISH MOSS WAY #3911
BONITA SPRINGS FL 34135

H2M LLC
7399 WETHERINGTON DR
WEST CHESTER OH 45069

CONDIT RUTH
9631 SPANISH MOSS WAY #3913
BONITA SPRINGS FL 34135

COLTON JOHN P JR &
364 GREEN T LAKE W
HERNANDO MS 38632

STYN WILLIAM G & SUSAN D
36 GULF BRIDGE RD
WEST MONROE NY 13167

SMITH BETTINA CARROLL TR
9631 SPANISH MOSS WAY #3916
BONITA SPRINGS FL 34135

LEBIN LAURENCE C &
9631 SPANISH MOSS WAY #3921
BONITA SPRINGS FL 34135

FINN BERNARD & JANE L
6152 E LONGVIEW DR
EAST LANSING MI 48823

CUNNINGHAM LAUREL
71 ASKIN ST
LONDON ON N6C 1E5
CANADA

MORRISON ROBERT R & DIANE P TR
9631 SPANISH MOSS WAY #3924
BONITA SPRINGS FL 34135

STRICOS THOMAS & CAROL
18 GROVE ST
DELMAR NY 12054

ANSTETT PAUL A & MARILYN
9631 SPANISH MOSS WAY #3926
BONITA SPRINGS FL 34135

LECHELT DEBORAH A
9631 SPANISH MOSS WAY #3931
BONITA SPRINGS FL 34135

PETTIGREW BRUCE & SANTHIA C TR
9631 SPANISH MOSS WAY #3932
BONITA SPRINGS FL 34135

FALCONE FRANK L/E
3401 GULFSHORE BLVD N OFFICE
NAPLES FL 34103

CONNOLLY WALTER R TR
6859 RAMBLEHURST RD
SYLVANIA OH 43560

PETRARCA KAREN J
1303 WILLOW BROOK NE
WARREN OH 44483

TEREZI KOSTAQ
2113 MISSION DR UNIT 4
NAPLES FL 34109

DOROS DAN & DAIANA
251 ALEX DONER DR
NEWMARKET ON L3X 1A8
CANADA

VANDERVELDE RICHARD T &
34 PENFOLD CT
MOUNT HOPE ON L0R 1W0
CANADA

BENO THOMA & CHRISTINE +
ONE DORCHESTER DR
GLEN HEAD NY 11545

HEAPHY LINDA A
143 WHALERS COVE
BABYLON NY 11702

MURRAY SEAN & MEGAN
9641 SPANISH MOSS WAY #4023
BONITA SPRINGS FL 34135

POWERS CHRISTOPHER L
9641 SPANISH MOSS WAY #4024
BONITA SPRINGS FL 34135

DAVIS MICHAEL S & SANDRA L
2304 HAIDER AVE
NAPERVILLE IL 60564

GALLANT STEVEN & GISELE
9651 SPANISH MOSS WAY #4112
BONITA SPRINGS FL 34135

CAIN LINDA L
55 TINEQUA DR
BREVARD NC 28712

SHIKANY WILLIAM J &
9651 SPANISH MOSS WAY #4114
BONITA SPRINGS FL 34135

MEDEIROS PAUL J & LEONOR
165 HARBORN TRAIL
MISSISSAUGA ON L5B 1A7
CANADA

DEVICO JEFFREY +
21 CANTERBURY DR
GREENWICH CT 06831

JOHNSON DAVID P TR
867 MENDAKOTA CT
MENDOTA HEIGHTS MN 55120

MCMAHON MARK M TR
3615 RIVERSIDE DR
JOHNSBURG IL 60051

BASKATONG LLC
10834 E CORTILE CT
NAPLES FL 34110

GOODWIN RICHARD E +
28480 OLD 41 RD #2
BONITA SPRINGS FL 34135

GALLAGHER WILLIAM H & ANN H
7225 PELICAN BAY BLVD UNIT 805
NAPLES FL 34108

KALDANY DEVELOPMENT CO INC
172 TOPANGA DR
BONITA SPRINGS FL 34134

GRAY STONE ENTERPRISES LLC
28480 OLD 41ST RD #5
BONITA SPRINGS FL 34135

CORREA DUBRASKA J
9033 SORRENTO CT
NAPLES FL 34119

V-II LLC
28265 LISBON CT UNIT 3211
BONITA SPRINGS FL 34135

RONALD L ALLISON LLC
3905 WOODLAKE DR
BONITA SPRINGS FL 34134

LYNCH TIMOTHY W & SHARON C
5084 KENSINGTON HIGH ST
NAPLES FL 34105

CONSUELO PEREZ FURNITURE REPAI
27623 PINECREST LN
BONITA SPRINGS FL 34135

28440 OLD 41 UNIT 6 LLC
15846 SECOYA RESERVE CIR
NAPLES FL 34110

28440 OLD 41 UNIT 6 LLC
15846 SECOYA RESERVE CIR
NAPLES FL 34110

R N R PROPERTY HOLDING CO LLC
ROBERT HALLER
28440 OLD US 41 STE 6
BONITA SPRINGS FL 34135

CKV REAL ESTATE LLC
28280 OLD 41 RD UNIT M4
BONITA SPRINGS FL 34135

CKV REAL ESTATE LLC
28280 OLD 41 RD UNIT M4
BONITA SPRINGS FL 34135

LBDW 28440 LLC
10278 WOOD IBIS AVE
BONITA SPRINGS FL 34135

LALOO REAL ESTATE HOLDINGS 1 L
27223 BAREFOOT LN
BONITA SPRINGS FL 34135

LALOO REAL ESTATE HOLDINGS 1 L
27031 DRIFTWOOD DR
BONITA SPRINGS FL 34135

28400 OLD 41 ROAD LLC
230 W MONROE ST #1920
CHICAGO IL 60606

28400 OLD 41 ROAD LLC
230 W MONROE ST #1920
CHICAGO IL 60606

28400 OLD 41 ROAD LLC
230 W MONROE ST #1920
CHICAGO IL 60606

JOBI HOLDINGS 2 LLC
27031 DRIFTWOOD DR
BONITA SPRINGS FL 34135

LALOO REAL ESTATE HOLDINGS 1 L
27223 BAREFOOT LN
BONITA SPRINGS FL 34135

LALOO REAL ESTATE HOLDINGS 1 L
27031 DRIFTWOOD DR
BONITA SPRINGS FL 34135

CAUSEWAY COMMERCE PARK LLC
808 WIGGINS PASS RD UNIT 200
NAPLES FL 34110

PINKERTON INVESTMENTS TWO LLC
9485 GULF SHORE DR #202
NAPLES FL 34108

INDUSTRIAL ROAD BONITA LLC
28290 OLD 41 RD #7
BONITA SPRINGS FL 34135

CAUSEWAY COMMERCE PARK LLC
808 WIGGINS PASS RD UNIT 200
NAPLES FL 34110

LONGO DIANE MARIE
28100 PINE HAVEN WAY #1
BONITA SPRINGS FL 34135

TUCIOS REYES LLC
27060 BELLE RIO DR
BONITA SPRINGS FL 34135

HORN SHAWNNA +
28100 PINE HAVEN WAY #3
BONITA SPRINGS FL 34135

SALDARRIAGA ASHLEY
28100 PINE HAVEN WAY APT 4
BONITA SPRINGS FL 34135

HALCOMB VICKIE
28100 PINE HAVEN WAY #5
BONITA SPRINGS FL 34135

GAULT CAMPBELL
10341 MORNINGSIDE LANE
BONITA SPRINGS FL 34135

21800 PINE HAVEN LLC
24513 GOLDEN LN
BONITA SPRINGS FL 34135

TISCHLER NICHOLAS J
28100 PINE HAVEN WAY # 8
BONITA SPRINGS FL 34135

BALDWIN DAVID D & JESSICA A
1497 45TH AVENUE NE
ST PETERSBURG FL 33703

ARNSTEIN DAWN J TR
PO BOX 95
WILTON NH 03086

MUENZER DEAN F & BARBARA A
28120 PINE HAVEN WAY APT 11
BONITA SPRINGS FL 34135

GAULT CAMPBELL
10341 MORNINGSIDE LN
BONITA SPRINGS FL 34135

MASTROCOLA GINA M
122 FAIRWAY DR
COLLEGEVILLE PA 19426

GAULT CAMPBELL
10341 MORNINGSIDE LANE
BONITA SPRINGS FL 34135

COMPRES XIOMARA A
28120 PINE HAVEN WAY #15
BONITA SPRINGS FL 34135

DASILVA JOAN
28120 PINE HAVEN WAY #16
BONITA SPRINGS FL 34135

SIMIC MARTHA J
28160 PINE HAVEN WAY #33
BONITA SPRINGS FL 34135

HERNANDEZ JOSE G
2826 ORANGE GROVE TRAIL
NAPLES FL 34120

GAULT MATTHEW
10341 MORNINGSIDE LN
BONITA SPRINGS FL 34135

AMND INVESTMENTS LLC
2909 LEE BLVD
LEHIGH ACRES FL 33971

BLAIR ROBERT & ILIANA
4279 ANGELA WAY
CANANDAIGUA NY 14424

FRONT PORCH PROPERTY RENTALS L
17460 ASHCOMB WAY
ESTERO FL 33928

SANTIAGO HECTOR & MARY B
3815 HOWARD RD
HAMBURG NY 14075

FENSTERMAKER ANNETTE M TR
645 99TH AVE N
NAPLES FL 34108

WITZKE EDWARD
1200 ELIZABETH ST
WEST CHICAGO IL 60185

TROMBLEY NATASHA +
6845 LILAC LN
NAPLES FL 34120

CM MINI FAMS LTD
8 VALLEYWEST RD
BRAMPTON ON L6P 2J9
CANADA

SAPERE RONALD P & LYNNE H
28180 PINE HAVEN WAY #44
BONITA SPRINGS FL 34135

PRICE WILLIAM
28180 PINE HAVEN WAY # 45
BONITA SPRINGS FL 34135

VAN CLEAVE MATTHEW
9622 SPRINGLAKE CIR
ESTERO FL 33928

CATCH THE TIDE LLC
254 CURLEW ST
FORT MYERS BEACH FL 33931

AMND INVESTMENTS LLC
2909 LEE BLVD
LEHIGH ACRES FL 33971

STEWART DAVID R
PO BOX 2910
BONITA SPRINGS FL 34133

WARD DONNA +
2053 VILLAGE CIR E
YORK PA 17404

RODGERS CHARLES B &
612 MARYLAND AVE
PROSPECT PARK PA 19076

AMADO LORRAINE M TR
28200 PINE HAVEN WAY #52
BONITA SPRINGS FL 34135

SANDVOSS SIEGLINDE
ALTKONIGSTRASSE 4
HANAU 63454
GERMANY

GRUPPI TIMOTHY CHARLES
7 BELMONT ST
SOUTH GRAFTON MA 01560

NICHOLS BISHOP JANE L
18 SPRING POND CIR
YORK ME 03909

MERKL HERMANN & CORINNA
AM BORBIG 20
EPSTEIN 5 65817
GERMANY

RUIZ VALLEJO MARIANA
28260 PINE HAVEN WAY #81
BONITA SPRINGS FL 34135

KETAY DANIELA
28260 PINE HAVEN WAY #82
BONITA SPRINGS FL 34135

METZLER MILTON J & JUDITH A
161 MCCORRIE LN
PORTSMOUTH RI 02871

DEZLAND MANAGEMENT LLC
28260 PINE HAVEN WAY #84
BONITA SPRINGS FL 34135

RANDALL JAMES H & RITA J
1917 CALL ST
LAKE LUZERNE NY 12846

MCKERNON KENT G
31 NORTHWOODS RD
LAKE LUZERNE NY 12846

LEBAN FELICIA
28260 PINE HAVEN WAY #87
BONITA SPRINGS FL 34135

LUBECKER CAROLYN
28260 PINE HAVEN WAY #88
BONITA SPRINGS FL 34135

MILES JUDSON ROBERT
28280 PINE HAVEN WAY #89
BONITA SPRINGS FL 34135

MERRILL LORA A & DARRIN A
27090 FLAMINGO DR
BONITA SPRINGS FL 34135

MARDIS KIMBERLY
1921 DELLA DR
NAPLES FL 34117

SCHMEIDER ROBERT
28280 PINE HAVEN WAY #92
BONITA SPRINGS FL 34135

ARMATO JOSEPH P TR
9501 N LANE AVE
KANSAS CITY MO 64157

MYKHAYLIV OKSANA
28280 PINE HAVEN WAY #94
BONITA SPRINGS FL 34135

MASON MICHAEL J JR
28280 PINE HAVEN WAY #95
BONITA SPRINGS FL 34135

RICHARDSON SUSAN A
28280 PINE HAVEN WAY #96
BONITA SPRINGS FL 34135

FL28101 LLC
18331 PINES BLVD
PEMBROKE PINES FL 33029

LADY FLIPPERZ LLC
10911 BONITA BEACH RD SE #1041
BONITA SPRINGS FL 34135

ISLAND RESPITE LLC
8010 VIA SARDINIA ST #208
ESTERO FL 33928

WARD DONNA
624 KYLE RD
YORK PA 17404

SAGE CARLA JEAN
28101 PINE HAVEN WAY #101
BONITA SPRINGS FL 34135

JOHNSON RODERIC TR
5515 W 130TH ST
CRESTWOOD IL 60418

JOHNSON RODERIC TR
5515 W 130TH ST
CRESTWOOD IL 60418

JOHNSON RODERIC TR
5515 W 130TH ST
CRESTWOOD IL 60418

SOTELO TATIS MANUEL F &
8118 ALMERIA RD
FORT MYERS FL 33967

GAULT CAMPBELL
10341 MORNINGSIDE LN
BONITA SPRINGS FL 34135

BRUTUS ILBERTO LUIS
28121 PINE HAVEN WAY #107
BONITA SPRINGS FL 34135

TUCIOS REYES LLC
27060 BELLE RIO DR
BONITA SPRINGS FL 34135

VALOR PROPERTIES LLC
10971 BONITA BEACH RD SE #3
BONITA SPRINGS FL 34135

TRUNTZ ANTHONY M +
28121 PINE HAVEN WAY #110
BONITA SPRINGS FL 34135

WEHMAN ZACHARY DOUGLAS &
28121 PINE HAVEN WAY # 111
BONITA SPRINGS FL 34135

FRAZA LLC
3336 ATLANTIC CIR
NAPLES FL 34119

GROFT KYLE TR
833 GRANDVIEW RD
YORK PA 17403

CAPASSO LAWRENCE A &
28131 PINE HAVEN WAY # 114
BONITA SPRINGS FL 34135

LERNER CINDY
1891 PHOENIX AVE
PEMBROKE PINES FL 33026

CHAZIN CARA
11191 EVERBLADES PKWY APT 202
ESTERO FL 33928

AMND INVESTMENTS LLC
2909 LEE BLVD
LEHIGH ACRES FL 33971

MCKERNON KENT G
31 NORTHWOODS RD
LAKE LUZERNE NY 12846

MALLOY MICHAEL K
28585 CLINTON LANE
BONITA SPRINGS FL 34135

GAULT CAMPBELL
13041 MORNINGSIDE LANE
BONITA SPRINGS FL 34135

GAULT CAMPBELL
10341 MORNINGSIDE LANE
BONITA SPRINGS FL 34135

HANNA ASSIM W TR
113 VALLEY VIEW DR
BASTROP TX 78602

HERNANDEZ MARIA FERNANDEZ +
855 104TH AVE N #B
NAPLES FL 34108

NIROOMAND DONNA
28151 PINE HAVEN WAY APT 128
BONITA SPRINGS FL 34135

WACKER SCOTT
28151 PINE HAVEN WAY #125
BONITA SPRINGS FL 34135

CASTELLANOS JENNIFER TR
40 HEDGE LN
WESTBURY NY 11590

LEAHEY MATTHEW
28151 PINE HAVEN WAY #127
BONITA SPRINGS FL 34135

NIROOMAND DONNA J
28151 PINE HAVEN WAY #128
BONITA SPRINGS FL 34135

LATARSKI HENRY &
28233 SUNSET DR
BONITA SPRINGS FL 34134

KERSZULIS JOHN E & DAWN E
12339 DANIELLE DR
SOUTH LYON MI 48178

CM MINI FARMS LTD
8 VALLEYWEST RD
BRAMPTON ON L6P 2S9
CANADA

COLLINSON GLEN A
28161 PINE HAVEN WAY #132
BONITA SPRINGS FL 34135

HANNA ASSIM W TR
113 VALLEY VIEW DR
BASTROP TX 78602

STOLL RENEE RITA
28161 PINE HAVEN WAY # 134
BONITA SPRINGS FL 34135

SAYAN DIEGO
28161 PINE HAVEN WAY # 135
BONITA SPRINGS FL 34135

MULLEN JAMES E
28161 PINE HAVEN WAY #136
BONITA SPRINGS FL 34135

PINEAPPLE VISIONS LLC
10971 BONITA BEACH RD SE #3
BONITA SPRINGS FL 34135

YEE BRANDON TR
50 MERRICK AVE UNIT 321
EAST MEADOW NY 11554

CASTOR CHRISTOPHER
8418 MATANZAS RD
FORT MYERS FL 33967

ECHEMENDIA JUAN +
28181 PINE HAVEN WAY #140
BONITA SPRINGS FL 34135

WEGMAN CHRISTOPHER
28181 PINE HAVEN WAY #141
BONITA SPRINGS FL 34135

RE NAPLES HOLDINGS LLC
10971 BONITA BEACH RD SE #3
BONITA SPRINGS FL 34135

MIRANDA EDUARDO
12651 WATER OAK DR
ESTERO FL 33928

CHRISTENSEN CHRISTINA
28181 PINE HAVEN WAY #144
BONITA SPRINGS FL 34135

HARTSOCK CHARLES A JR
28201 PINE HAVEN WAY #145
BONITA SPRINGS FL 34135

PROTONENTIS THOMAS &
90 LAURELWOOD RD
BRICK NJ 08724

GILBERT FRANK P
8 LINDEN AVE APT C
GREENWOOD LAKE NY 10925

SUTTON SANDRA
1030 N LEWIS ST
COLUMBUS WI 53925

RANDALL JAMES H & RITA J
1917 CALL ST
LAKE LUZERNE NY 12846

CAPAX VISIO INC
28201 PINE HAVEN WAY UNIT 150
BONITA SPRINGS FL 34135

RODGERS PETER H
28201 PINE HAVEN WAY #151
BONITA SPRINGS FL 34135

HURLEY MARIALISA &
28201 PINE HAVEN WAY APT 152
BONITA SPRINGS FL 34135

DANGELO CONSTANCE +
27801 MICHIGAN ST
BONITA SPRINGS FL 34135

HINES JEFFREY & DEBRA
28252 ISLET TRL
BONITA SPRINGS FL 34135

VULTAGGIO JACK & ADELE
152 DU NIAGARA ST
KIRKLAND QC H9J 2Y9
CANADA

TAYLOR GERALDINE A
28221 PINE HAVEN WAY # 156
BONITA SPRINGS FL 34135

POPE GEORGE H & JUDY
702 OCEAN MDWS
FAIRHAVEN MA 02719

OLEARY JOHN &
28221 PINE HAVEN WAY APT 158
BONITA SPRINGS FL 34135

BOEHR MICHAELA
AM BORBIG 22
EPPSTEIN 65817
GERMANY

BARLOTTA DENNIS A
28221 PINE HAVEN WAY #160
BONITA SPRINGS FL 34135

RANDALL JAMES H & RITA J
1917 CALL ST
LAKE LUZERNE NY 12846

RANDALL JAMES H & RITA J
1917 CALL ST
LAKE LUZERNE NY 12846

THOMPSON MICHELLE D
28231 PINE HAVEN WAY #163
BONITA SPRINGS FL 34135

MCKERNON KENT G
31 NORTHWOODS RD
LAKE LUZERNE NY 12846

PALATINE GEORGE & SANDRA M L/E
28231 PINE HAVEN WAY #165
BONITA SPRINGS FL 34135

KELLEY ANGELA M L/E
28231 PINE HAVEN WAY #166
BONITA SPRINGS FL 34135

WARD DONNA
2053 VILLAGE CIR E
YORK PA 17404

LEON RICARDO & DONTINA A
28231 PINE HAVEN WAY #168
BONITA SPRINGS FL 34135

MCKERNON KENT
31 NORTHWOODS RD
LAKE LUZERNE NY 12846

NESTER MATTHEW TRISTIN
28251 PINE HAVEN WAY #170
BONITA SPRINGS FL 34135

LAVOIE JOANNE H
28251 PINE HAVEN WAY # 171
BONITA SPRINGS FL 34135

CASTELLANOS JENNIFER TR
40 HEDGE LN
WESTBURY NY 11590

REUTER SVEN
WALTER KOLB STRASSE 13B
FRANKFURT 60594
GERMANY

SHANDY REAL ESTATES INC
4003 UPOLO LN
NAPLES FL 34119

NOBLES RITA AZARIANS L/E
28251 PINE HAVEN WAY #175
BONITA SPRINGS FL 34135

MEDINA JOSE & YOLANDA D
1130 39TH ST SW
NAPLES FL 34117

AIG NAPLES LLC
10971 BONITA BEACH RD SE #3
BONITA SPRINGS FL 34135

VALOR PROPERTIES LLC
10971 BONITA BEACH RD SE #3
BONITA SPRINGS FL 34135

AIG NAPLES LLC
10971 BONITA BEACH RD SE #3
BONITA SPRINGS FL 34135

LADY FLIPPERZ LLC
10911 BONITA BEACH RD SE #1041
BONITA SPRINGS FL 34135

HUTCHINSON RA'SHACY +
4161 66TH AVE NE
NAPLES FL 34120

PASTRICH JACOB
3120 SEASONS WAY #305
ESTERO FL 33928

MECH MICHAEL
11216 CARLINGFORD RD
FORT MYERS FL 33913

SOTELO MANUEL F &
8118 ALMERIA RD
FORT MYERS FL 33967

JOSEPH AND NICOLE GOLDING REAL
3240 MIDDLE RD STE B2
COLUMBUS IN 47203

BARON CHERLENE
28281 PINE HAVEN WAY # 186
BONITA SPRINGS FL 34135

SOCCORSO RONALD & KATHY
405 ALLEN AVENUE
FRANKLIN SQUARE NY 11010

MINATEL ENRICO & LINDA
37 ANGELINA AVE
WOODBRIIDGE ON L4L 8N9
CANADA

MCKERNON KENT G
31 NORTHWOODS RD
LAKE LUZERNE NY 12846

TALLINGER ELIZABETH
28281 PINE HAVEN WAY #190
BONITA SPRINGS FL 34135

CONTOIS ROBERT E &
784 PATTY LN
WEBSTER NY 14580

MIRICA CLAUDIU & RAMONA
3324 RAVENNA DR
AUBURN HILLS MI 48326

1ST CHOICE PAYROLL SOLUTIONS I
10911 BONITA BEACH RD SE #1011
BONITA SPRINGS FL 34135

XJS LLC
10070 MONTEVINA DR
ESTERO FL 33928

MENG XIUXIA D/B/A XJS LLC
10070 MONTEVINA DR
ESTERO FL 33928

BONITA INSURANCE AGENCY LLC
10911 BONITA BEACH RD SE #104
BONITA SPRINGS FL 34135

FAKHOURY REAL ESTATE LLC
PAOLA FAKHOURY
5220 SEAHORSE AVE
NAPLES FL 34103

ZAVADA INC
14691 TRIPLE EAGLE CT
FORT MYERS FL 33912

ZAVADA INC
14691 TRIPLE EAGLE CT
FORT MYERS FL 33912

KENNEDY PAUL A & LILLIAM J
28689 ALESSANDRIA CIR
BONITA SPRINGS FL 34135

ZAVADA INC
14691 TRIPLE EAGLE CT
FORT MYERS FL 33912

MASON DAVID SCOTT +
1054 FOREST LAKES DR APT 108
NAPLES FL 34105

RJWFL LLC
23 BROOK WAY
DEMAREST NJ 07627

FRANK JOSEPH C
27605 SUFFRIDGE DR
BONITA SPRINGS FL 34135

HEDRICH NORMAN & CLEDA
10981 BONITA BEACH RD SE
BONITA SPRINGS FL 34135

HEDRICH NORMAN & CLEDA
10981 BONITA BEACH RD SE
BONITA SPRINGS FL 34135

HEDRICH CLEDA
10981 BONITA BEACH RD
BONITA SPRINGS FL 34135

HEDRICH CLEDA
10981 BONITA BEACH RD
BONITA SPRINGS FL 34135

WANG FANG
4575 KEY LARGO LANE
BONITA SPRINGS FL 34134

WANG FANG
4575 KEY LARGO LANE
BONITA SPRINGS FL 34134

PINE HAVEN BONITA SPRINGS 109
2316 PINE RIDGE RD STE 390
NAPLES FL 34109

PINE HAVEN BONITA SPRINGS 109
2316 PINE RIDGE RD STE 390
NAPLES FL 34109

PHBS 1101 LLC
2316 PINE RIDGE RD #390
NAPLES FL 34109

PHBS 1102 LLC
2316 PINE RIDGE RD #390
NAPLES FL 34109

PHBS 111 LLC
2316 PINE RIDGE RD #390
NAPLES FL 34109

JAFFE SCOTT & DANA
4402 SILVER FOX DR
NAPLES FL 34119

JAFFE SCOTT & DANA
4402 SILVER FOX DR
NAPLES FL 34119

ADEMAJ AMARILDO
10915 BONITA BEACH RD SE #113
BONITA SPRINGS FL 34135

10915-1141 LLC
OTT INSURANCE AGENCY LLC
10915 BONITA BEACH RD STE 1141
BONITA SPRINGS FL 34135

CHYNOWETH DAVID L & JUDY C
10915 BONITA BEACH RD
SUITE 1161
BONITA SPRINGS FL 34135

SG FL INVESTMENTS LLC
GERARD RIPO
1823 HANSON ST
FORT MYERS FL 33901

CHYNOWETH DAVID L & JUDY C
10915 BONITA BEACH RD
SUITE 1161
BONITA SPRINGS FL 34135

VASINIUS DEVELOPMENT INC
14841 SW 154TH TER
MIAMI FL 33187

PHBS 111 LLC
2316 PINE RIDGE RD #390
NAPLES FL 34109

PHBS 111 LLC
2316 PINE RIDGE RD #390
NAPLES FL 34109

PHBS 111 LLC
2316 PINE RIDGE RD #390
NAPLES FL 34109

PHBS 111 LLC
2316 PINE RIDGE RD #390
NAPLES FL 34109

BONITA TREASURES INC
PATRICK MC BRIDE
10915 BONITA BEACH RD SE #2151
BONITA SPRINGS FL 34135

BONITA TREASURES INC
PATRICK MC BRIDE
10915 BONITA BEACH RD SE #2151
BONITA SPRINGS FL 34135

SG FL INVESTMENTS LLC
GERARD RIPO
1823 HANSON ST
FORT MYERS FL 33901

FREY + SON HOMES INC
10951 BONITA BEACH RD
BONITA SPRINGS FL 34135

RIS NAPELS LLC
9827 MEADOW FIELD CIR
TAMPA FL 33626

LXTK LLC
10821 FURLONG ST
BONITA SPRINGS FL 34135

10981 HARMONY PARK DRIVE 1 LLC
4401 GULF SHORE BLVD N # 1005
NAPLES FL 34103

10981 HARMONY PARK DR 2 LLC
3430 7TH AVE NW
NAPLES FL 34120

10981 HARMONY PARK DR 3 & 4 LL
10981 HARMONY PARK DR #3
BONITA SPRINGS FL 34135

MJKD LLC
MARK HERRMANN
104 INAGUA LN
BONITA SPRINGS FL 34134

MJKD LLC
MARK HERRMANN
104 INAGUA LN
BONITA SPRINGS FL 34134

SOUTHWEST HOLDINGS LLC
PETER SMILANICH
PO BOX 110968
NAPLES FL 34108

SOUTHWEST HOLDINGS LLC
PETER SMILANICH
PO BOX 110968
NAPLES FL 34108

SOUTHWEST HOLDINGS LLC
PETER SMILANICH
PO BOX 110968
NAPLES FL 34108

SOUTHWEST HOLDINGS LLC
PETER SMILANICH
PO BOX 110968
NAPLES FL 34108

NAPLES PRIVATE FINANCIAL GROUP
2343 VANDERBILT BEACH RD # 624
NAPLES FL 34104

NAPLES PRIVATE FINANCIAL GROUP
2343 VANDERBILT BEACH RD # 624
NAPLES FL 34104

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NAPLES FL 34104

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NAPLES FL 34104

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NAPLES FL 34104

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NAPLES FL 34104

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2343 VANDERBILT BEACH RD # 624
NAPLES FL 34104

NAPLES PRIVATE FINANCIAL GROUP
2343 VANDERBILT BEACH RD # 624
NAPLES FL 34104

BENZ GARY D &
29140 BRENDISI WAY #1101
NAPLES FL 34110

WEEKLY ROY L +
29140 BRENDISI WAY #1102
NAPLES FL 34110

GROPP ALAN F &
29140 BRENDISI WAY #1201
NAPLES FL 34110

GASPER STEVE JR &
764 HIDDEN RAVINES TRL
BIRMINGHAM MI 48009

BAZOIAN TRACY COLLEEN TR
12609 TOWN & COUNTRY EST
SAINT LOUIS MO 63141

BRAUTIGAM MARILYN
515 PALERMO AVE
MIAMI FL 33134

CHABBOTT JOHN R & HOLLY H
11712 MAYFAIR FAIR DR
LUTHERVILLE TIMONIUM MD 21093

ANTIK RANDALL W & RONNIE C
29130 BRENDISI WAY UNIT 202
NAPLES FL 34110

VANTASSEL THOMAS H &
29120 BRENDISI WAY #101
NAPLES FL 34110

UNKNOWN HEIRS OF
29120 BRENDISI WAY #3102
NAPLES FL 34110

LEHMANN STEVEN G & JUDITH A L/
29120 BRENDISI WAY #3201
NAPLES FL 34110

MISRA S K
3267 S 16TH ST STE 208
MILWAUKEE WI 53215

HICKEY ROBERT C &
29110 BRENDISI WAY # 4101
NAPLES FL 34110

SILVERSMITH SUSAN T +
154 N BELLEFIELD AVE
PITTSBURGH PA 15213

WIEBE GREGORY G
61 WIMBLETON RD
TORONTO ON M9A 3S3
CANADA

ALDERSON WALTER SCOTT TR
29110 BRENDISI WAY #4202
NAPLES FL 34110

JACOBSON JEFFREY H &
28 BABE RUTH DR
SUDBURY MA 01776

COUGHLAN GARY & MARY CARY
29101 BRENDISI WAY #5102
NAPLES FL 34110

EARLS ROY B & CHRISTINE D
29101 BRENDISI WAY # 5201
NAPLES FL 34110

GERRARD DENNIS &
29101 BRENDISI WAY UNIT 202
NAPLES FL 34110

KROEGER ALEXA GALE
29111 BRENDISI WAY UNIT 101
NAPLES FL 34110

YANG FANGYAN +
29111 BRENDISI WAY #102
NAPLES FL 34110

NELSON MARK DOUGLAS &
29111 BRENDISI WAY #6201
NAPLES FL 34110

POTTHOFF FREDERICK D &
3011 MARILYN CT
WEXFORD PA 15090

MARRS TERRENCE F TR
08670 CURTIS LN
PETOSKEY MI 49770

REYNOLDS JAMES E III TR
200 MORRIS AVE
SPRING LAKE NJ 07762

BEBIS MICHELE TR
29121 BRENDISI WAY #7201
NAPLES FL 34110

GAFFNEY STEPHEN C &
14039 MONTRACHET LN
TOWN AND COUNTRY MO 63017

SPENNER CRAIG W SR TR
27 BELLERIVE COUNTRY CLUB
SAINT LOUIS MO 63141

COOK JACQUELINE TR
29131 BRENDISI WAY #8102
NAPLES FL 34110

RICHARD J RUSSO TRUST +
109 MONMOUTH AVE
SPRING LAKE NJ 07762

AQUINO LOUIS TR
29131 BRENDISI WAY #8202
NAPLES FL 34110

LIGUORI LOUIS & KATHLEEN
29141 BRENDISI WAY #9101
NAPLES FL 34110

BURKHART PATRICIA BETTLACH TR
29141 BRENDISI WAY #9102
NAPLES FL 34110

DALMASO MICHELE M
29141 BRENDISI WAY UNIT 201
NAPLES FL 34110

TREGURTHA MARGARET B TR
111 SAINT JOHNS RD
RIDGEFIELD CT 06877

KOHLER LARRY TR
16994 PORTA VECCHIO WAY #101
NAPLES FL 34110

ROMANIA DENISE M TR
9 STONEGATE CIR
CHESHIRE CT 06410

SUGDEN CHRISTOPHER S &
16994 PORTA VECCHIO WAY #201
NAPLES FL 34110

ALEA OSCAR ALEJANDRO
16994 PORTA VECCHIO WAY #202
NAPLES FL 34110

MORRIS STEVE & LISA
17010 PORTA VECCHIO WAY #101
NAPLES FL 34110

VICKERS MICHAEL J &
17010 PORTA VECCHIO WAY #102
NAPLES FL 34110

ALEXANDER CURTIS L +
17010 PORTA VECCHIO WAY #201
NAPLES FL 34110

FULLERTON ANA MARINA
APT 202
17010 PORTA VECCHIO WAY
NAPLES FL 34110

MCGEHE JOHN D & LEILA F
17026 PORTA VECCHIO WAY #101
NAPLES FL 34110

PIA STEPHEN J TR
408 LEIGHTON AVE
LACONIA NH 03246

1518592 ONTARIO INC
7071 BAYVIEW AVE STE 507
THORNHILL ON L3T 7Y8
CANADA

WESTERVELT WILLIAM JAMES JR &
1240 ASHBY CT
ARNOLD MD 21012

SMITH VERNON R II TR
28265 LISBON CT UNIT 3211
BONITA SPRINGS FL 34135

SENGER DAVID F & KAREN A
UNIT 102
17046 PORTA VECCHIO WAY
NAPLES FL 34110

NORTH STEPHEN C TR
17046 PORTA VECCHIO WAY #201
NAPLES FL 34110

MCBROOM THOMAS G &
1046 MCLEOD RD RR 2
PORT CARLING ON P0B 1J0
CANADA

BUSH RICHARD N & DEBRA G
31 ONEILL CT
RIDGEFIELD CT 06877

PERICH ERNEST GRANT &
903 OAKDALE RD
ANN ARBOR MI 48105

GAMST LAURENCE E TR
UNIT 201
17056 PORTA VECCHIO WAY
NAPLES FL 34110

MOORE CHRISTOPHER &
901 APPLE RIDGE CT
RICHMOND VA 23229

LOVE CHARLES ALLEN &
805 MASONIC PARK ROAD
MARIETTA OH 45750

ROSSI JACK & JOY L
1627 STONEHEDGE RD
CHARLESTON WV 25314

CLEMSON BARRY S & LISA A
4322 W DEERMEADOW DR
PEORIA IL 61615

WATT STEVEN
17066 PORTA VECCHIO WAY #202
NAPLES FL 34110

STONE PAUL F & DEBORAH S
17055 PORTA VECCHIO WAY #101
NAPLES FL 34110

SPARROW ROBERT T TR
9805 TOWNSEND DR
PEORIA IL 61615

GUTMAN PHILIP E JR &
34 ORCHARD PL
HINSDALE IL 60521

POLCI EDWARD W & CAROLYN
44 DOUGLAS DR
TORONTO ON M4W 2B3
CANADA

VACCARI DAVID V JR &
9 MARIAN DR
SUFFERN NY 10901

DIRUSSO ANTHONY & CHRISTINA
15 MAGNOLIA DR
PURCHASE NY 10577

GOTTESMAN JEFFREY
2225 JEFFERSON LN
HUNTINGDON VALLEY PA 19006

FLODIN MARVIN A & VIOLET J
8 SCOTCH PINE RD
NORTH OAKS MN 55127

LANE PAUL G +
17035 PORTA VECCHIO WAY #101
NAPLES FL 34110

SEMYONOVA GALINA
17035 PORTA VECCHIO WAY #102
NAPLES FL 34110

TYSON LAWRENCE GUY TR
17035 PORTA VECCHIO WAY #201
NAPLES FL 34110

ROLAND JEFFREY & NANCY
1210 BLAIRS FERRY RD
MARION IA 52302

SMITH BRIAN STANLEY &
1008-10 DELISLE AVE
TORONTO ON M4V 3C6
CANADA

BRYCE ROBERT A & BRENDA
1007-25 SCRIVENER SQ
TORONTO ON M4W 3Y6
CANADA

MCGINNIS THOMAS M
17025 PORTA VECCHIO WAY #201
NAPLES FL 34110

FRIEL WILLIAM J & SANDRA
817 GREENWICH DR
AMBLER PA 19002

PENDERGAST PETER R
17015 PORTA VECCHIO WAY #101
NAPLES FL 34110

IACOVETTI DAVID A +
3105 PONDEROSA DR
ALLISON PARK PA 15101

HOLMES GARRY & ELAINE C
321 COMMONWEALTH ROAD
SUITE # 202
WAYLAND MA 01778

DICARLO WILLIAM R & DONNA M
17015 PORTA VECCHIO WAY #202
NAPLES FL 34110

TEICH IRWIN & SHIRLEY F
17005 PORTA VECCHIO WAY #101
NAPLES FL 34110

RESTIVO RONALD J &
1400 SHEA HARBOUR DR
TUSCALOOSA AL 35406

MAYNARD MARK TR
17005 PORTA VECCHIO WAY #201
NAPLES FL 34110

BARIBEAU DOUGLAS &
8308 LAKESHORE RD
LAKEPORT MI 48059

Subjects: 144	Affected: 756	Buffer: 500	Date: 12/6/2024 12:00:00 AM	List Size: 900			
OwnerName	OwnerName2	MailAddress	MailAddress2	MailCity	MailState	MailZip	MailCountry
CLUB AT MEDITERRA INC		15755 CORSO MEDITERRA CIR		NAPLES	FL	34110	
QUALITY STATE INVESTMENT LLC	BONITA STORAGE INN	8841 W TERRY ST		BONITA SPRINGS	FL	34135	
QUALITY STATE INVESTMENT LLC	BONITA STORAGE INN	8841 W TERRY ST		BONITA SPRINGS	FL	34135	
28001 BONITA LLC		1318 VIA PORTOFINO		NAPLES	FL	34108	
BONITA-FT MYERS CORP		401 NW 38TH CT		MIAMI	FL	33126	
BONITA-FT MYERS CORP		401 NW 38TH CT		MIAMI	FL	33126	
BONITA-FT MYERS CORP		401 NW 38TH CT		MIAMI	FL	33126	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
BONITA-FT MYERS CORP		401 NW 38TH CT		MIAMI	FL	33126	
BONITA BUSINESS PARK ASSN		2338 IMMOKALEE RD		NAPLES	FL	34110	
S+R PROPERTIES OF FLORIDA LLC		11170 BONITA BEACH RD SE		BONITA SPRINGS	FL	34135	
S+R PROPERTIES OF FLORIDA LLC		11170 BONITA BEACH RD SE		BONITA SPRINGS	FL	34135	
S+R PROPERTIES OF FLORIDA LLC		11170 BONITA BEACH RD SE		BONITA SPRINGS	FL	34135	
ALL FIRESHIELD AND INSULATION		28190 OLD 41 RD UNIT 104		BONITA SPRINGS	FL	34135	
ESTERO SHOWER & GLASS INC		25150 BERNWOOD DR STE 1		BONITA SPRINGS	FL	34135	
TMC CONNORS LLC		25272 PAPILLION DR		BONITA SPRINGS	FL	34135	
MY BONITA LLC		1101 LAS PALMAS DR		SANTA BARBARA	CA	93110	
28200 OLD 41 LLC		28200 OLD 41 RD #204		BONITA SPRINGS	FL	34135	
MENZO LLC		28200 OLD 41 RD #205		BONITA SPRINGS	FL	34135	
MENZO LLC		28200 OLD 41 RD #205		BONITA SPRINGS	FL	34135	
DUJARDIN RICK		6139 ISLAND PARK CT		FORT MYERS	FL	33908	
SNYDER REAL ESTATE HOLDINGS LL		28200 OLD 41 RD STE 208		BONITA SPRINGS	FL	34135	
SRC INVESTMENTS OF BONITA SPRI		28200 OLD 41 RD STE 209		BONITA SPRINGS	FL	34135	
SRC INVESTMENTS OF		28200 OLD 41 RD STE 209		BONITA SPRINGS	FL	34135	
BOCA HOLDINGS SWFL LLC		1335 SADLER CIR E DR		INDIANAPOLIS	IN	46239	
BOCA HOLDINGS SWFL LLC		1335 SADLER CIR E DR		INDIANAPOLIS	IN	46239	
TUTTLE AGENCY SOUTH LLC		19 NEW HAVEN RD		SEYMOUR	CT	6483	
GSP HOLDINGS LLC		UNIT 202	6270 HUNTINGTON LAKES CIR	NAPLES	FL	34119	
GSP HOLDINGS LLC		UNIT 202	6270 HUNTINGTON LAKES CIR	NAPLES	FL	34119	
BROOKFORD GROUP LLC		10834 EST CORTILE CT		NAPLES	FL	34110	
CARNEY LANCE M & BEVERLY J		244 ETHEREAL SQ		YULEE	FL	32097	
FAUCONNEAU GUY & KITT		10089 MAGNOLIA BND		ESTERO	FL	34135	
JAYDE COURTNEY LLC		28730 DIAMOND DR #202		BONITA SPRINGS	FL	34134	
DM PHOTO LLC		28210 OLD 41 RD UNIT 310		BONITA SPRINGS	FL	34135	
VOSS KENNETH TR		26430 SUMMER GREENS DR		BONITA SPRINGS	FL	34135	
MED-MAR LLC		1 CENTRAL PARK WEST # 34G		NEW YORK	NY	10023	
PEDRA CHRISTI M TR		29010 MARCELLO WAY		NAPLES	FL	34110	
CONSTITUTION PLAZA	KEB MANAGEMENT	VERN SMITH	6017 PINE RIDGE RD STE 262	NAPLES	FL	34119	
TGC HOLDINGS LLC		4535 DOMESTIC AVE		NAPLES	FL	34104	
RAY N JAY LLC		12851 BAY TIMBER CT		FORT MYERS	FL	33913	
COUNTRY CLUB TECH LLC		24230 MELAINE LN		BONITA SPRINGS	FL	34135	
LAGRASTA REAL ESTATE HOLDINGS		568 ROMA CT		NAPLES	FL	34110	
KEITHLEY DIANA		27566 IMPERIAL RIVER RD		BONITA SPRINGS	FL	34134	
FISHER KENNETH D TR		10410 WOOD IBIS AVE		BONITA SPRINGS	FL	34135	
4PL MANAGEMENT LLC		28380 OLD 41 RD STE 2		BONITA SPRINGS	FL	34135	
PLOTZ MICHAEL C TR		827 ASHBURTON DR		NAPLES	FL	34110	
V-XI LLC		28265 LISBON CT	UNIT 3211	BONITA SPRINGS	FL	34135	
V-II LLC		28265 LISBON CT	UNIT 3211	BONITA SPRINGS	FL	34135	
COX BONNIE LYNN TR		1794 ROSE CT		WHEATON	IL	60189	
OLD 41 VETERINARY EMERGENCY CL		10980 CITRUS DR		BONITA SPRINGS	FL	34135	
MERRIMAC HOLDINGS LLC	JAMES VAUX	28380 OLD US 41 STE 9		BONITA SPRINGS	FL	34135	
JOB1 HOLDINGS 2 LLC		27031 DRIFTWOOD DR		BONITA SPRINGS	FL	34135	
V-XI LLC		28265 LISBON CT	UNIT 3211	BONITA SPRINGS	FL	34135	
BEYS A TR		13821 LAKE MAHOGANY BLVD #3821		FORT MYERS	FL	33907	
INDEPENDENT CLASSIC CLEANERS L		28380 OLD 41 RD #6B		BONITA SPRINGS	FL	34135	
SNYDER REAL ESTATE HOLDINGS LL		28200 OLD 41 RD	STE 208	BONITA SPRINGS	FL	34135	
MJ LLC		541 ROMA CT		NAPLES	FL	34110	
BAYSIDE HOLDINGS ON HICKORY LL		3114 CHARTER OAK RD		EDGEWOOD	KY	41017	
SCREENIT INC		27367 IMPERIAL OAKS CIR		BONITA SPRINGS	FL	34135	
PTS 6 LLC	VICTORIA SMITH	3796 CRACKER WAY		BONITA SPRINGS	FL	34134	

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PILTS LLC TR	TINA S BOOLE	PO BOX 2686		BONITA SPRINGS	FL	34133	
S&R OLD 41 II LLC		41 HIGH COUNTRY RD		WEAVERVILLE	NC	28787	
CONFORM INTERNATIONAL LLC		15224 MEDICI WAY		NAPLES	FL	34110	
3601 HANSON ST LLC		UNIT 101	17046 PORTA VECCHIO WAY	NAPLES	FL	34110	
SA CONDOREALTY LLC		4393 AURORA ST		NAPLES	FL	34119	
SA CONDOREALTY LLC	SAFET PURISIC	4393 AURORA ST		NAPLES	FL	34119	
ULTIMATE DEVELOPMENTS LLC		28282 INDUSTRIAL RD STE#2		BONITA SPRINGS	FL	34135	
CAUSEWAY COMMERCE PARK LLC		808 WIGGINS PASS RD UNIT 200		NAPLES	FL	34110	
CAUSEWAY COMMERCE PARK CONDOMI		3375 PINE RIDGE RD STE 206		NAPLES	FL	34109	
CAUSEWAY COMMERCE BUILDING CON		808 WIGGIN'S PASS RD STE 200		NAPLES	FL	34110	
1209 W UNIVERSITY AVE LLC		1775 HURRICANE HARBOR LANE		NAPLES	FL	34102	
1209 W UNIVERSITY AVE LLC		1775 HURRICANE HARBOR LANE		NAPLES	FL	34102	
PHIL 413 LLC		27088 DEL LN		BONITA SPRINGS	FL	34135	
CKV REAL ESTATE LLC		28280 OLD 41 RD #M4		BONITA SPRINGS	FL	34135	
HIGH ROAD HOLDINGS LLC		360 WARWICK WAY		NAPLES	FL	34110	
TRULY HANDY LLC		28280 OLD 41 RD UNIT 6		BONITA SPRINGS	FL	34135	
TRULY HANDY LLC		28280 OLD 41 RD UNIT 7		BONITA SPRINGS	FL	34135	
HIGH ROAD HOLDINGS LLC		360 WARWICK WAY		NAPLES	FL	34110	
HIGH ROAD HOLDINGS LLC		360 WARWICK WAY		NAPLES	FL	34110	
HIGH ROAD HOLDINGS LLC		360 WARWICK WAY		NAPLES	FL	34110	
GOAT INDUSTRIES LLC		27275 PATRICK ST		BONITA SPRINGS	FL	34135	
HIGH ROAD HOLDINGS LLC		360 WARWICK WAY		NAPLES	FL	34110	
BRUCE HOGUE LLC		27771 TENNESSEE ST		BONITA SPRINGS	FL	34135	
SNOVELROBERTSON REAL ESTATE LL		792 ASHBURTON DR		NAPLES	FL	34110	
SUNSTREAM HOTELS & RESORTS LLC		6620 ESTERO BLVD		FORT MYERS BEACH	FL	33931	
CAUSEWAY 17 HOLDING COMPANY LL		28280 OLD 41 RD #M17		BONITA SPRINGS	FL	34135	
28280 OLD 41 M18-M19 LLC		28280 OLD 41 RD #M18		BONITA SPRINGS	FL	34135	
28280 OLD 41 M18-M19 LLC		28280 OLD 41 RD #M18		BONITA SPRINGS	FL	34135	
CAUSEWAY #20 HOLDINGS COMPANY		10116 NORTH GOLDEN ELM DR		ESTERO	FL	33928	
DELIZIOSI LLC		12801 COMMERCE LAKES DR #14		FORT MYERS	FL	33913	
RODRIGUEZ CARMEN		134 BURNT PINE DR		NAPLES	FL	34119	
CAUSEWAY COMMERCE PARK LLC		808 WIGGINS PASS RD UNIT 200		NAPLES	FL	34110	
MY FLORIDA INSURANCE INC		28292 INDUSTRIAL RD #2		BONITA SPRINGS	FL	34135	
CAUSEWAY COMMERCE PARK LLC		808 WIGGINS PASS RD UNIT 200		NAPLES	FL	34110	
MKC PROPERTY SERVICES LLC		4851 TAMIAAMI TRAIL N #200		NAPLES	FL	34103	
CAC NAPLES LLC		204 9TH AVE S		SAFETY HARBOR	FL	34695	
CAUSEWAY COMMERCE PARK LLC		808 WIGGINS PASS RD UNIT 200		NAPLES	FL	34110	
CMN 44 LLC		4517 BRYNWOOD DR		NAPLES	FL	34119	
J & K INVESTMENT HOLDINGS OF S		20879 TORRE DEL LAGO ST		ESTERO	FL	33928	
DDK OFFICE LLC		16623 FIRENZE WAY		NAPLES	FL	34110	
28292 INDUSTRIAL ROAD CONDOMIN		808 WIGGINS PASS RD UNIT 200		NAPLES	FL	34110	
BONITA-FT MYERS CORP		401 NW 38TH CT		MIAMI	FL	33126	
HICKORY HOMES INC		10981 BONITA BEACH RD SE		BONITA SPRINGS	FL	34135	
NELSON BEN I JR TR		10923 ENTERPRISE AVE		BONITA SPRINGS	FL	34135	
RACE TRACK REAL ESTATE LLC		PO BOX 701		BONITA SPRINGS	FL	34133	
10928 AND 10940 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135	
ROYAL SCOOP PROPERTY MANAGEMEN		15 8TH ST	STE D	BONITA SPRINGS	FL	34134	
R&W DISTRIBUTORS INC		2231 ORIOLE DR		SARASOTA	FL	34239	
PUOPOLO DAVID F & MARY F		27772 KINGS KEW		BONITA SPRINGS	FL	34134	
SPRINGHILL GROUP		900 PARISH ST		PITTSBURGH	PA	15220	
BONITA TRADE CENTER LLC		4505 SE COUNTY RD 760		ARCADIA	FL	34266	
NICKERSON HOLDINGS LLC		PO BOX 266		BONITA SPRINGS	FL	34133	
RACETRAC INC		PROPERTY TAX DEPT	200 GALLERIA PKWY SE STE 900	ATLANTA	GA	30339	
MARANO STEVEN		3447 VALENTIA WAY		NAPLES	FL	34119	
OAK CREEK CHARTER SCHOOL OF BO		28011 PERFORMANCE LANE		BONITA SPRINGS	FL	34135	
OAK CREEK CHARTER SCHOOL OF BO		28011 PERFORMANCE LANE		BONITA SPRINGS	FL	34135	
BONITA MOTOR CONDOS LLC		719 HICKORY RD		NAPLES	FL	34108	
LEE COUNTY		PO BOX 398		FORT MYERS	FL	33902	
OAK CREEK CHARTER SCHOOL OF BO		28011 PERFORMANCE LANE		BONITA SPRINGS	FL	34135	
OAK CREEK CHARTER SCHOOL OF BO		28011 PERFORMANCE LANE		BONITA SPRINGS	FL	34135	
GREYHOUND SQUARE LAND CONDOMIN		2601 S BAYSHORE DR STE		COCONUT GROVE	FL	33133	

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MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
LUCKY DOG LLC		28510 LA PLUMA WAY		BONITA SPRINGS	FL	34135	
LUCKY DOG LLC		28510 LA PLUMA WAY		BONITA SPRINGS	FL	34135	
GULF COAST ALUMINUM RE LLC		16751 LINK CT		FORT MYERS	FL	33912	
SOUTHWEST HOLDINGS LLC	PETER SMILANICH	PO BOX 110968		NAPLES	FL	34108	
GREYHOUND COMMERCE PARK LLC	GREYHOUND COMMERCE PARK	2025 LAGUNA WAY		NAPLES	FL	34109	
GREYHOUND COMMERCE PARK LLC	PROPERTY OWNERS ASSN	2025 LAGUNA WAY		NAPLES	FL	34109	
GREYHOUND COMMERCE PARK LLC	PROPERTY OWNERS ASSN	2025 LAGUNA WAY		NAPLES	FL	34109	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
DEPIETRI WILLIAM A TR		15 PRESIDENTIAL DR		SOUTHBOROUGH	MA	1772	
SCHLACKS SUSAN J TR		29055 TERAMO WAY		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
27975 OLD 41 ROAD LLC		808 WIGGINS PASS RD UNIT 201		NAPLES	FL	34110	
D PIZZUTI LLC	SCOTT TRUE	308 SPIDER LILY LN		NAPLES	FL	34119	
LEE COUNTY		PO BOX 398		FORT MYERS	FL	33902	
PIZZUTI LLC		308 SPIDER LILLY LN		NAPLES	FL	34119	
CIRCLE K STORES INC		PO BOX 52085 - DC17		PHOENIX	AZ	85072	
GROTE ACQUISITION HOLDINGS LLC	RICK GROTE	701 S INDIAN CAVE RD		MADISON	IN	47250	
GROTE ACQUISITION HOLDINGS LLC	RICK GROTE	701 S INDIAN CAVE RD		MADISON	IN	47250	
CANUY HOLDINGS LLC		108-425	2430 VANDERBILT BEACH RD	NAPLES	FL	34109	
ROMANO THOMAS A TR		6625 N AVONDALE AVE		CHICAGO	IL	60631	
CODE REALTY NO 4 LLC		27785 OLD 41 RD		BONITA SPRINGS	FL	34135	
ALLEN CHARLES CARROLL IV &		27870 MARCO DR		BONITA SPRINGS	FL	34135	
MELEO ALBERT JOSEPH TR		27790 MARCO DR		BONITA SPRINGS	FL	34135	
JVM HOUSING INC		660 TAMiami TRL N STE 38		NAPLES	FL	34102	
DOWDAL LESLIE & DEBORAH		27791 MARCO DR		BONITA SPRINGS	FL	34135	
PARENTEAU JOSEPH		27800 MARCO DR		BONITA SPRINGS	FL	34135	
MARZOT GIOVANNI S		1425 MAIN ST		CONCORD	MA	1742	
STRICKLER CRAIG M TR		10876 DEAN ST		BONITA SPRINGS	FL	34135	
WILSON WILLIAM TYLER		27810 MARCO DR		BONITA SPRINGS	FL	34135	
KUPERMAN AMY F		10826 DEAN ST		BONITA SPRINGS	FL	34135	
TUTKO MYRON + MARTHA		27811 MARCO DR		BONITA SPRINGS	FL	34135	
FROMM FREDERICK E +		10450 SWEM ST NE		ROCKFORD	MI	49341	
ADAMS THOMAS D L/E		PO BOX 1773		BONITA SPRINGS	FL	34133	
YOUNG MATTHEW STEPHEN		27841 MARCO DR		BONITA SPRINGS	FL	34135	
RUSH TERRANCE L & MARY L		27851 MARCO DR		BONITA SPRINGS	FL	34135	
PALMER PAUL W & RENEE LYNNE		27790 HAROLD ST		BONITA SPRINGS	FL	34135	
AMANO SERVICES LLC		18 SCHINDLER WAY		LIVINGSTON	NJ	7039	
GASPAR AUGUSTO		10210 PENNSYLVANIA AVE		BONITA SPRINGS	FL	34135	
FLINT DEIRDRE		27861 HAROLD ST		BONITA SPRINGS	FL	34135	
MENDOZA GASPAR &		PO BOX 367296		BONITA SPRINGS	FL	34136	
ALICEA SOORAJNIE TR		27830 HAROLD ST		BONITA SPRINGS	FL	34135	
D PIZZUTI LLC		308 SPIDER LILY LN		NAPLES	FL	34119	
BASDEO ALVIN		27830 HAROLD ST		BONITA SPRINGS	FL	34135	
D PIZZUTI LLC		308 SPIDER LILY LN		NAPLES	FL	34119	
LEE COUNTY		PO BOX 398		FORT MYERS	FL	33902	
D PUZZUTI LLC		308 SPIDER LILY LN		NAPLES	FL	34119	
PIZZUTI LLC		308 SPIDER LILLY LN		NAPLES	FL	34119	
D PUZZUTI LLC		308 SPIDER LILY LN		NAPLES	FL	34119	
SANTIAGO IVAN		PO BOX 1624		BONITA SPRINGS	FL	34135	
FUENTES ARTURO & SYLVIA		27801 HAROLD ST		BONITA SPRINGS	FL	34135	
VANDERHORST RICHARD +		28692 LA CAILLE DR		NAPLES	FL	34119	
LEE COUNTY		PO BOX 398		FORT MYERS	FL	33902	
LEE COUNTY		PO BOX 398		FORT MYERS	FL	33902	
ALLN1 PROPERTIES INC		13307 4TH ST		FORT MYERS	FL	33905	
D PIZZUTI LLC A FLORIDA LLC		308 SPIDER LILY LN		NAPLES	FL	34119	
LEE COUNTY		PO BOX 398		FORT MYERS	FL	33902	
LOPEZ CLAUDIO M TR		9519 CORALEE AVE		ESTERO	FL	33928	

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HAYWOOD PATRICIA & BERNARD		10647 DEAN ST		BONITA SPRINGS	FL	34135	
27748 PULLEN AVE LLC		27748 PULLEN AVE		BONITA SPRINGS	FL	34135	
LEE FOUNDERS WAY LLC	JULIE GEORGE	2120 POWERS FERRY RD SE #300		ATLANTA	GA	30339	
MOSAIC AT OAK CREEK DEVELOPMEN		3414 FORUM BLVD STE 3		FORT MYERS	FL	33905	
SEMINOLE GULF RAILWAY L P		4110 CENTER POINTE DR STE 207		FORT MYERS	FL	33916	
BRUCE L SCHEINER TRUST +		PO BOX 61412		FORT MYERS	FL	33906	
SILVERFIELD JOHN I TR	HOLMES FRASER PA	711 5TH AVE S #200		NAPLES	FL	34102	
SUPERIOR AUTOHAUS LLC		27880 INDUSTRIAL ST		BONITA SPRINGS	FL	34135	
SILVERFIELD JOHN I TR	HOLMES FRASER PA	711 5TH AVE S #200		NAPLES	FL	34102	
CITRUS AVE DEVELOPMENT LLC		1312 GRAND CANAL DR		NAPLES	FL	34110	
WBG SW FLORIDA INC		27800 OLD 41 RD		BONITA SPRINGS	FL	34135	
LIBERTY YOUTH RANCH INC		PO BOX 366206		BONITA SPRINGS	FL	34136	
LIBERTY YOUTH RANCH LLC		PO BOX 366206		BONITA SPRINGS	FL	34136	
INTEGRITY CHURCH INC		10421 PENNSYLVANIA AVE		BONITA SPRINGS	FL	34135	
CANUY HOLDINGS LLC		108-425	2430 VANDERBILT BEACH RD	NAPLES	FL	34109	
CANUY HOLDINGS LLC		108-425	2430 VANDERBILT BEACH RD	NAPLES	FL	34109	
BOND GROUP LLC		649 5TH AVE S		NAPLES	FL	34102	
SILVERFIELD JOHN I TR	HOLMES FRASER PA	711 5TH AVE S #200		NAPLES	FL	34102	
WBG SW FLORIDA INC		27800 OLD US 41 RD		BONITA SPRINGS	FL	34135	
GAME B LLC		8841 W TERRY ST		BONITA SPRINGS	FL	34135	
GAME B LLC		8841 W TERRY ST		BONITA SPRINGS	FL	34135	
FIRST CHOICE MOTORS INC		PO BOX 990642		NAPLES	FL	34120	
27925 INDUSTRIAL LLC		4712 SWORDFISH STREET		BONITA SPRINGS	FL	34134	
SUPERIOR AUTOHAUS LLC		27880 INDUSTRIAL ST		BONITA SPRINGS	FL	34135	
SILVERFIELD JOHN I TR	HOLMES FRASER PA	711 5TH AVE S #200		NAPLES	FL	34102	
MANGER FAMILY LIMITED PARTNERS		25820 HICKORY BLVD #D105		BONITA SPRINGS	FL	34134	
SUPERIOR AUTOHAUS LLC		27880 INDUSTRIAL ST		BONITA SPRINGS	FL	34135	
RIPLL LLC		28381 RACE TRACK RD		BONITA SPRINGS	FL	34135	
HAMICI HAKIM & LOTFIA		10980 CITRUS DR		BONITA SPRINGS	FL	34135	
VAUGHN RICHARD L & CHERI J		217 WEST ST		NAPLES	FL	34108	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
WILSON THOMAS S & LINDA M L/E		5203 BARRINGTON DR		ROCHESTER	MI	48306	
SOLAN ANDREW & MERRILL		29101 AMARONE CT		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
GODLASKY THOMAS C & LISA S TR		17000 TREVISIO WAY		NAPLES	FL	34110	
RYDER KENNETH WESTON &		17004 TREVISIO WAY		NAPLES	FL	34110	
THORN RODNEY K & MARGARET L		17008 TREVISIO WAY		NAPLES	FL	34110	
NEELY JOHN S TR		4076 BLACK HOLLOW CT		ZIONSVILLE	IN	46077	
OUR TIME DJV LLC		100 KENNETT RD		OLD HICKORY	TN	37138	
WILSON STEPHEN +		17013 TREVISIO WAY		NAPLES	FL	34110	
DUELKS ROBERT N & MARY E		17009 TREVISIO WAY		NAPLES	FL	34110	
MOONEY MICHAEL H TR		39 MUIRFIELD LANE		SAINT LOUIS	MO	63141	
CAPRARO TINA R TR		17001 TREVISIO WAY		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MCALPINE CHARLES LINDSEY		18051 LAGOS WAY		NAPLES	FL	34110	

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DONOVAN LAWRENCE T TR		750 OTTO AVE #2520		SAINT PAUL	MN	55102	
KLINE MARY ANN J &		216 TREETOP PL		HOLLAND	OH	43528	
VILLALAGO AT MEDITERRA		8430 ENTERPRISE CIR STE 100		BRADENTON	FL	34202	
VILLALAGO AT MEDITERRA	GULF BREEZE MGMT SVCS OF SW FL	8910 TERRENE CT STE 200		BONITA SPRINGS	FL	34135	
BROWNLEE CRAIG S &		2112 MAIN ST BOX 480		EMMETSBURG	IA	50536	
ROBERT B CHODOS TRUST +		10846 EST CORTILE CT		NAPLES	FL	34110	
NORTHLAND MONTERRA LLC	NORTHLAND INVESTMENT CORP	2150 WASHINGTON ST STE 300		NEWTON LOWER FALLS	MA	2462	
10301 BBR LLC		95 S FEDERAL HWY #100		BOCA RATON	FL	33432	
28110 INDUSTRIAL RD LLC		95 S FEDERAL HWY #100		BOCA RATON	FL	33432	
PRI-CAR I LLP		PO BOX 3648		NORTH FORT MYERS	FL	33918	
SEMINOLE GULF RAILWAY L P		4110 CENTER POINTE DR STE 207		FORT MYERS	FL	33916	
KELSEY JACLYN CAPONIGRO TR		1301 WEST LONG LAKE ROAD #250		TROY	MI	48098	
SMITH LAURENCE & NANCY O		29030 MARCELLO WAY		NAPLES	FL	34110	
MARBELLA AT SPANISH WELLS	COMPASS MANAGEMENT GROUP	4851 TAMIAAMI TRAIL N STE 400		NAPLES	FL	34103	
MARBELLA AT SPANISH WELLS	FAMILY PROPERTY SERVICES INC	1330 RAIL HEAD BLVD	STE 4	NAPLES	FL	34110	
MARBELLA AT SPANISH WELLS	FAMILY PROPERTY SERVICES INC	8359 BEACON BLVD STE 313		FORT MYERS	FL	33907	
MARBELLA AT SPANISH WELLS II	BENSONS INC	12650 WHITEHALL DR		FORT MYERS	FL	33907	
NELSON BEN L JR TR		10923 ENTERPRISE AVE		BONITA SPRINGS	FL	34135	
10947 AND 10955 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135	
HARKAT PROPERTIES LLC		10956 ENTERPRISE AVE		BONITA SPRINGS	FL	34135	
10928 AND 10940 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135	
BONITA ENTERPRISE REALTY LLC		16611 FIRENZE WAY		NAPLES	FL	34110	
10956 AND 10964 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135	
10956 AND 10964 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135	
BERM LLC		10965 ENTERPRISE AVE		BONITA SPRINGS	FL	34135	
10947 AND 10955 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135	
WALTER MCKEE PROPERTIES LLC	MIKE E MCKEE	16210 OLD 41 N		NAPLES	FL	34110	
CROWN CASTLE GT COMPANY LLC		PMB 353	4017 WASHINGTON RD	MCMURRAY	PA	15317	
HAROLD C BUCK MEMORIAL POST 42		10972 K-NINE DR		BONITA SPRINGS	FL	34135	
NICKERSON HOLDINGS LLC		PO BOX 266		BONITA SPRINGS	FL	34133	
MARDAN REALTY LLC		131 36 20TH AVE		COLLEGE POINT	NY	11356	
K NINE INDUSTRIAL PROP I LLC		10964 K NINE DRIVE		BONITA SPRINGS	FL	34135	
KAUTSKY NORMAN E &		1518 FOREST LAKES BLVD		NAPLES	FL	34105	
OLD BARN STORAGE LLC		10948 K NINE DR		BONITA SPRINGS	FL	34135	
IRISH TIDE VENTURES LLC		10957 K NINE DR		BONITA SPRINGS	FL	34135	
K NINE INDUSTRIAL PROP I LLC		10964 K NINE DRIVE		BONITA SPRINGS	FL	34135	
MARDAN REALTY LLC		131 36 20TH AVE		COLLEGE POINT	NY	11356	
PINE HAVEN CONDO ASSN	RESORT MANAGEMENT	2685 HORESHOE DR S STE 215		NAPLES	FL	34104	
PINE HAVEN PLAZA CONDO ASSN		10981 BONITA BEACH RD		BONITA SPRINGS	FL	34135	
HEDRICH PLAZA CONDO ASSN INC		10981 BONITA BEACH RD		BONITA SPRINGS	FL	34135	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD	WRATHELL HUNT & ASSOCIATES LLC	2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
PRESSTIGE BUILDING LLC		10940 HARMONY PARK DR		BONITA SPRINGS	FL	34135	
ULTIMATE GARAGES REAL ESTATE H		3101 TERRACE AVE		NAPLES	FL	34104	
RADIAN MANAGEMENT INC		16170 CARTWRIGHT LN		NAPLES	FL	34110	
DIESEL BLDG LLC		423 SAN JUAN AVE		NAPLES	FL	34113	
GREYHOUND PARK LLC	GEORGE FISHER	508 CARICA RD		NAPLES	FL	34108	
HICKORY GREEN BAY LLC		441 MOORING LINE DR		NAPLES	FL	34102	
NORTH DIESEL LLC		28621 N DIESEL DR		BONITA SPRINGS	FL	34135	
TC WELCH LP	BRAD WELCH	6150 INDUSTRY AVE		FORT MYERS	FL	33905	
CONNECTION PLUS INC		28056 EAST BROOK		BONITA SPRINGS	FL	34135	
DE DIESEL LLC		PO BOX 1658		BONITA SPRINGS	FL	34133	

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EAGLE HAULING SERVICES LLC		PO BOX 111206		NAPLES	FL	34108	
PARADISE PROPERTY OF BONITA LL	ROBERT DIMODICA	731 PARK AVE		NAPLES	FL	34110	
SOUTHWEST HOLDINGS LLC	PETER SMILANICH	PO BOX 110968		NAPLES	FL	34108	
DIESEL DRIVE LLC		16047 COLLINS AVE UNIT 503		SUNNY ISLES BEACH	FL	33160	
PUOPOLO DAVID F & MARY F		27772 KINGS KEW		BONITA SPRINGS	FL	34134	
376 N 3RD LLC		575 S 2ND ST #102		NAPLES	FL	34102	
CARGO COURT LLC		3838 TAMIAAMI TRAIL N #416		NAPLES	FL	34103	
CARGO COURT PROPERTIES LLC	JEFF FLEGEL	1430 SABAL PALM DR		BOCA RATON	FL	33432	
HERITAGE PROPERTY HOLDINGS LLC		3561 PLOVER AVE		NAPLES	FL	34117	
BAN ONE HOLDINGS LLC		3265 STURGEON BAY CT		NAPLES	FL	34120	
BLACK POND DEVELOPMENT CORP		20 EAST ST		HANOVER	MA	2339	
10911 HARMONY PARK LLC		10711 STRIKE LANE		BONITA SPRINGS	FL	34135	
GREYHOUND COMMERCE PARK LLC	PROPERTY OWNERS ASSN	2025 LAGUNA WAY		NAPLES	FL	34109	
GREYHOUND COMMERCE PARK LLC	PROPERTY OWNERS ASSN	2025 LAGUNA WAY		NAPLES	FL	34109	
D & M CONDOMINIUM OWNERS ASSN		80 SOUTHPORT COVE		BAREFOOT BEACH	FL	34134	
M + H COMMERICAL CONDO ASSOC		2025 LAGUNA WAY		NAPLES	FL	34109	
SINCLAIR DAVID N & CAROL L		29095 TERAMO WAY		NAPLES	FL	34110	
STROME STEPHEN & PHYLLIS		29105 TERAMO WAY		NAPLES	FL	34110	
RIESS KATHRYN CECELIA &		29115 TERAMO WAY		NAPLES	FL	34110	
NOBLE SCOTT + KELLY J		5507 AVION PK DR		CLEVELAND	OH	44134	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
NEARY ELLEN M		29100 POSITANO LN		NAPLES	FL	34110	
HEUPEL WILLIS T & JULIE A		875 LAKE ST N		WAYZATA	MN	55391	
MICHAEL A DEGENNARO TRUST +		29120 POSITANO LN		NAPLES	FL	34110	
GUGGER JOSEPH J TR		29130 POSITANO LN		NAPLES	FL	34110	
PENDERGAST DAVID L & MARY F		30 A STREET #6C		BOSTON	MA	2127	
ANNE HILDEBRAND TRUST +		29150 POSITANO LN		NAPLES	FL	34110	
EDELMAN CAROL A L/E		29160 POSITANO LN		NAPLES	FL	34110	
HEADRICK LAURIE S &		29170 POSITANO LN		NAPLES	FL	34110	
CORCORAN PETER & SANDRA		29151 POSITANO LN		NAPLES	FL	34110	
HICKS MARY C		17210 GERMANO CT		NAPLES	FL	34110	
WEISS PAUL H TR		17220 GERMANO CT		NAPLES	FL	34110	
FLIPPO BRIAN E TR		17230 GERMANO CT		NAPLES	FL	34110	
HOWELL FRANK J		17240 GERMANO CT		NAPLES	FL	34110	
PRIMIS LANCE R & ELLEN L		17250 GERMANO CT		NAPLES	FL	34110	
COOK DONNA M TR		17260 GERMANO CT		NAPLES	FL	34110	
CREMA ELAINA M TR		17270 GERMANO CT		NAPLES	FL	34110	
POSITANO NEIGHBORHOOD ASSN INC		14895 BELLEZZA LN		NAPLES	FL	34108	
POSITANO NEIGHBORHOOD ASSN INC		14895 BELLEZZA LN		NAPLES	FL	34108	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
POSITANO NEIGHBORHOOD ASSN INC		14895 BELLEZZA LN		NAPLES	FL	34108	
SOUTH DIESEL BUSINESS CENTER		10961 HARMONY PARK DR		BONITA SPRINGS	FL	34135	
BRENDISI AT MEDITERRA	GULF BREEZE MGMT	8910 TERRENCE CT		BONITA SPRINGS	FL	34135	
SPARKS WESLEY W & PAMELA A		17019 VERONA LN		NAPLES	FL	34110	
WERNER ROBERT L & GAYLE A		17015 VERONA LN		NAPLES	FL	34110	
BOLLIER SHERWOOD L &		17010 VERONA LN		NAPLES	FL	34110	
BARACK MITCHELL M & JILLA		17014 VERONA LN		NAPLES	FL	34110	
MCCANN ANNETTE M		17018 VERONA LN		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
BROICH DARCI JO TR		17017 CORTILE DR		NAPLES	FL	34110	
REA C PETER & MAUDE S		17013 CORTILE DR		NAPLES	FL	34110	
COOKE BRIAN F & AMY W		490 WESTWOOD BLVD		INDIANAPOLIS	IN	46240	
AUSTON DAVID & LACY		17005 CORTILE DR		NAPLES	FL	34110	
KARLIK STEVEN G &		17001 CORTILE DR		NAPLES	FL	34110	
KHOWAYLO ALEX & IRENE L/E		10802 EST CORTILE CT		NAPLES	FL	34110	
TODD TED A & MARILYN J		10806 EST CORTILE CT		NAPLES	FL	34110	
GOVAN CHRISTOPHER ALLAN &		16 PARK AVE		OAKVILLE	ON	L6J 3X8	CANADA
GABRIEL LAURIE A TR		PO BOX 595		JACKSON	NH	3846	

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ROSENFELD JONATHAN &		10818 EST CORTILE CT		NAPLES	FL	34110	
DUBOIS RICHARD R & KAREN A		10822 EST CORTILE CT		NAPLES	FL	34110	
BARNES NANCY J TR		10826 EST CORTILE CT		NAPLES	FL	34110	
VULPIS ANNETTE M		10830 EST CORTILE CT		NAPLES	FL	34110	
SUTHERLAND SUSAN J &		10834 EST CORTILE CT		NAPLES	FL	34110	
SCHMIDT CHRISTOPHER E TR		10838 EST CORTILE CT		NAPLES	FL	34110	
CORTILE ASSOCIATION INC		15275 COLLIER BLVD		NAPLES	FL	34119	
CORTILE ASSOCIATION INC		15275 COLLIER BLVD		NAPLES	FL	34119	
CORTILE ASSOCIATION INC		15275 COLLIER BLVD		NAPLES	FL	34119	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD	WRATHELL HUNT & ASSOCIATES LLC	2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
CHASE RODNEY		28970 IL CUORE CT		NAPLES	FL	34110	
SOKOLOWSKI DANIEL TR		28971 IL CUORE CT		NAPLES	FL	34110	
IL CUORE NEIGHBORHOOD ASSOCIAT		2210 VANDERBILT BEACH RD #1300		NAPLES	FL	34109	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
SPANISH WELLS COMMUNITY ASSOCI		9821 TREASURE CAY		BONITA SPRINGS	FL	34135	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
DUNHAM JULIE A TR		29181 MARCELLO WAY		NAPLES	FL	34110	
BRISBI DEAN & WALSH MAURA		PO BOX 134		CUMMAQUID	MA	2637	
POLICINSKI CHRISTOPHER J &		29161 MARCELLO WAY		NAPLES	FL	34110	
WHITE JOHN D & ANTOINETTE C		29141 MARCELLO WAY		NAPLES	FL	34110	
HANSCH DENNIS L &		29131 MARCELLO WAY		NAPLES	FL	34110	
O'KELLY DONALD S &		29111 MARCELLO WAY		NAPLES	FL	34110	
CALLAHAN CRAIG & LINDA		52 GLENMOOR WAY		CHERRY HILLS VILLAGE	CO	80113	
PERNA TOM T & ELAINE		29091 MARCELLO WAY		NAPLES	FL	34110	
OROURKE JOHN A TR		10 CLAYCHESTER DR		SAINT LOUIS	MO	63131	
MUIR ERNEST J & JOAN M		29071 MARCELLO WAY		NAPLES	FL	34110	
FOWLIE RANDOLPH C		29061 MARCELLO WAY		NAPLES	FL	34110	
EAMES ROBYN		16496 NINTH LN		STUFVILLE	ON	L4A 7X7	CANADA
SCHMITT MICHAEL S &		29040 MARCELLO WAY		NAPLES	FL	34110	
KLEPPER WILLIAM A & JOANN B TR		29050 MARCELLO WAY		NAPLES	FL	34110	
KAHN LAWRENCE I & DIANA		29060 MARCELLO WAY		NAPLES	FL	34110	
FAVALE R PAUL JR & ALISON S		29070 MARCELLO WAY		NAPLES	FL	34110	
ANDERSON LYNN A TR		29080 MARCELLO WAY		NAPLES	FL	34110	
GRAY JOHN J & TABA KATIA E		29090 MARCELLO WAY		NAPLES	FL	34110	
R LYNN WILSON TRUST +		29100 MARCELLO WAY		NAPLES	FL	34110	
WALTERS EDMOND J & KRISTINE		29110 MARCELLO WAY		NAPLES	FL	34110	
WEBBER WILLIAM SCOTT		12099 SIGILLARY WAY		CARMEL	IN	46032	
BODDICKER DARYL D &		29130 MARCELLO WAY		NAPLES	FL	34110	
SEAMAN BRADLEY S &		29140 MARCELLO WAY		NAPLES	FL	34110	
BROWN SANDRA LEA TR		29150 MARCELLO WAY		NAPLES	FL	34110	
JOEL C LONGTIN TRUST +		29160 MARCELLO WAY		NAPLES	FL	34110	
PATRICK LAWRENCE D &		29170 MARCELLO WAY		NAPLES	FL	34110	
GRAHAM MARTHA L		29180 MARCELLO WAY		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431	
PORTA VECCHIO II + III		9411 CYPRESS LAKE DR #2		FORT MYERS	FL	33919	
TREES GEORGE S JR &		29120 TERAMO WAY		NAPLES	FL	34110	
WILLIAM R RYBAK TRUST +		29110 TERAMO WAY		NAPLES	FL	34110	
WALLS VINCENT & SUSAN C TR		29100 TERAMO WAY		NAPLES	FL	34110	
GOEDE JOHN C TR		29090 TERAMO WAY		NAPLES	FL	34110	
JOHN J SHAUGHNESSY III TRUST +		29080 TERAMO WAY		NAPLES	FL	34110	
PIKE ANDREW J & SUSAN		29070 TERAMO WAY		NAPLES	FL	34110	
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110	
WILDER DAVID ALLEN &		36 PINE RIDGE DR		PICTON	ON	K0K 2T0	CANADA
NOSEK WILLIAM R & DENISE M		1911 HANSON DR		BELLEVUE	NE	68123	

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SUPER TOWERS INC		396 WASHINGTON ST #137		WELLESLEY HILLS	MA	2481	
IHRIG DONALD JR		610 107TH AVE N		NAPLES	FL	34108	
OLD 41 CAR CONDO LLC		2217 MIRAMONTE CT		NAPLES	FL	34105	
SEMINOLE GULF RAILWAY L P		4110 CENTER POINTE DR STE 207		FORT MYERS	FL	33916	
MACLEOD WILLIAM CRAIG &		28387 TASCA DR		BONITA SPRINGS	FL	34135	
LANTZ MICHAEL J TR		28391 TASCA DR		BONITA SPRINGS	FL	34135	
HUSEMAN STEPHEN D &		6561 GREENOAK DRIVE		CINCINNATI	OH	45248	
TRALONGO HOLDINGS LLC		2243 1ST AVE		SCHENECTADY	NY	12303	
NEYHART KENNETH P & BONNIE		28403 TASCA DR		BONITA SPRINGS	FL	34135	
FERREIRA ALVES CELSO A &		28409 TASCA DR		BONITA SPRINGS	FL	34135	
BRAWLEY CHRISTINE ELIZABETH +		28415 TASCA DR		BONITA SPRINGS	FL	34135	
ECK KEVIN & DEBORAH		28421 TASCA DR		BONITA SPRINGS	FL	34135	
ESHRA TAMER H &		28425 TASCA DR		BONITA SPRINGS	FL	34135	
TURNER EDWARD P TR		28402 TASCA DR		BONITA SPRINGS	FL	34135	
PROVIDENCE-JACOBSON PATRICIA		28406 TASCA DR		BONITA SPRINGS	FL	34135	
GRIESHOP DANA A TR		5545 RAUH RD		COLDWATER	OH	45828	
MILADIN JOHN D TR		28414 TASCA DR		BONITA SPRINGS	FL	34135	
MROCZENSKI JAMES A &		28420 TASCA DR		BONITA SPRINGS	FL	34135	
MEIDINGER STEVEN DON +		28424 TASCA DR		BONITA SPRINGS	FL	34135	
CHRISTOPHER J VITEK TRUST +		13249 DERRYGLENN CT		ROSEMOUNT	MN	55068	
SHUSTER PAUL E & LISA H		28450 TASCA DR		BONITA SPRINGS	FL	34135	
MALCZYNSKI RONALD J &		28454 TASCA DR		BONITA SPRINGS	FL	34135	
SKELTON JOHN DAVID &		28458 TASCA DR		BONITA SPRINGS	FL	34135	
HOLLAND DALE S &		28462 TASCA DR		BONITA SPRINGS	FL	34135	
CORDOVA AT SPANISH WELLS	TOLL BROS INC	24201 WALDEN CENTER DR STE 204		BONITA SPRINGS	FL	34134	
CORDOVA AT SPANISH WELLS	TOLL BROS INC	24201 WALDEN CENTER DR STE 204		BONITA SPRINGS	FL	34134	
CITY OF BONITA SPRINGS		9101 BONITA BEACH RD		BONITA SPRINGS	FL	34135	
CITY OF BONITA SPRINGS		9101 BONITA BEACH RD		BONITA SPRINGS	FL	34135	
CORDOVA AT SPANISH WELLS	TOLL BROS INC	24201 WALDEN CENTER DR STE 204		BONITA SPRINGS	FL	34134	
CORDOVA AT SPANISH WELLS	TOLL BROS INC	24201 WALDEN CENTER DR STE 204		BONITA SPRINGS	FL	34134	
CORDOVA AT SPANISH WELLS	TOLL BROS INC	24201 WALDEN CENTER DR STE 204		BONITA SPRINGS	FL	34134	
CORDOVA AT SPANISH WELLS	TOLL BROS INC	24201 WALDEN CENTER DR STE 204		BONITA SPRINGS	FL	34134	
SIMONTON ELETTA M		28400 SAN AMARO DR		BONITA SPRINGS	FL	34135	
BRAUN-EMOLO GAIL A L/E		28404 SAN AMARO DR		BONITA SPRINGS	FL	34135	
JOHN F HOERNER TRUST +		7856 TRAILWIND DR		MONTGOMERY	OH	45242	
CORDOVA AT SPANISH WELLS	TOLL BROS INC	24201 WALDEN CENTER DR STE 204		BONITA SPRINGS	FL	34134	
CORDOVA AT SPANISH WELLS	TOLL BROS INC	24201 WALDEN CENTER DR STE 204		BONITA SPRINGS	FL	34134	
CORDOVA AT SPANISH WELLS	TOLL BROS INC	24201 WALDEN CENTER DR STE 204		BONITA SPRINGS	FL	34134	
SPANISH WELLS COMMUNITY ASSOCI	SPANISH WELLS COMM ASSOC INC	9821 TREASURE CAY		BONITA SPRINGS	FL	34135	
SPANISH WELLS COMMUNITY	ASSN INC	9801 TREASURE CAY LN		BONITA SPRINGS	FL	34135	
MCWILLIAMS EAMON + KIMBERLY		240 25TH ST SW		NAPLES	FL	34117	
JMP OF SOUTHWEST FLORIDA INC		3821 BONITA BEACH RD		BONITA SPRINGS	FL	34134	
SNYDER REAL ESTATE HOLDINGS LL		28200 OLD 41 RD	STE 208	BONITA SPRINGS	FL	34135	
TMC CONNORS LLC		25272 PAPILLION DR		BONITA SPRINGS	FL	34135	
SALAS MICHAEL A &		10929 CHILDERS ST		BONITA SPRINGS	FL	34135	
SALAS MICHAEL A &		10929 CHILDERS ST		BONITA SPRINGS	FL	34135	
SALAS MICHAEL A &		10929 CHILDERS ST		BONITA SPRINGS	FL	34135	
BHASIN OM & MADHU		28269 LISBON CT #3111		BONITA SPRINGS	FL	34135	
RHORER ROBERT G & SUSAN E		28269 LISBON CT #3112		BONITA SPRINGS	FL	34135	
DASILVA JR ALFREDO &		28269 LISBON CT #3121		BONITA SPRINGS	FL	34135	
YOUNG JANA & JAMES V JR		612 S 4TH AVE		SAINT CHARLES	IL	60174	
SMITH VERNON R II TR		28265 LISBON CT	UNIT 3211	BONITA SPRINGS	FL	34135	
BEAGLE JACKIE DAVID &		28265 LISBON CT #3212		BONITA SPRINGS	FL	34135	
PEIPER JEFFREY A & SUSAN C		28265 LISBON CT #3221		BONITA SPRINGS	FL	34135	
FEUDO SCOTT C +		6269 N HUNTINGTON DR		SOLOMON	OH	44139	
ZIMMER CHRISTOPHER J &		9262 HAMOT RD		WATERFORD	PA	16441	
PECORELLA CHRISTOPHER +		28259 LISBON CT # 3312		BONITA SPRINGS	FL	34135	
ROBINSON FREDERICK R TR		PO BOX 492		EDGEComb	ME	4556	
LAWSON LESLIE A		8250 BISCAYNE BLVD STE 200		MIAMI	FL	33138	
SHAW HARVEY & CAROL CONTE		28251 LISBON CT #3411		BONITA SPRINGS	FL	34135	

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BELL STEPHEN M		40 BENEDICT ST		SARATOGA SPRINGS	NY	12866	
GALDIKAS PETER TR		14915 WILDS PKWY NW		PRIOR LAKE	MN	55372	
WATTENBACH BARBARA		2 CARLA CT		MORRISTOWN	NJ	7960	
SEXTON CHARLES D & JANE A		9601 SPANISH MOSS WAY #3611		BONITA SPRINGS	FL	34135	
CUNNINGHAM CAROL A		9601 SPANISH MOSS WAY #3612		BONITA SPRINGS	FL	34135	
SAWATZKY JAY ALLAN &		931 8TH ST S		SAINT JAMES	MN	56081	
ZAMBRZCKI CASIMIRA S &		23 ORCHARD ST		SOUTH AMBOY	NJ	8879	
RUETER DORIS TR		12 WINDSWEEP DR		NASHVILLE	IL	62263	
WOODS TIMOTHY P TR		3025 JORDON GROVE		WEST DES MOINES	IA	50265	
BUTLER WILLIAM F & DIANE H		9601 SPANISH MOSS WAY # 3621		BONITA SPRINGS	FL	34135	
POLSELLI ANTHONY J &		121 KELLY LANE		MEDIA	PA	19063	
BENO BETI	THOMA BENO	14 REDWOOD RD		NEW HYDE PARK	NY	11040	
ALAM ALI		8851 COLONNADES CT W # 117		BONITA SPRINGS	FL	34135	
BURKE LEANNE D		9601 SPANISH MOSS WAY # 3625		BONITA SPRINGS	FL	34135	
DJW ENTERPRISES LLC		422 WHITESTONE FARM DR		CHESTERFIELD	MO	63017	
MCCABE JAMES E		9601 SPANISH MOSS WAY #3631		BONITA SPRINGS	FL	34135	
LANE WILLIAM ANTHONY &		112 HELMETTA RD		MONROE TOWNSHIP	NJ	8831	
FITZGERALD EDWARD F JR &		83 PROPOSE RD		SHIRLEY	NY	11967	
PAULUS JAMES		1838 SAINT MARGARETS RD		ANNAPOLIS	MD	21409	
COURTNEY PATRICK JOSEPH &		268 E BROADWAY APT A806		NEW YORK	NY	10002	
GERARD G THERRIEN TRUST +		PO BOX 207		HAMPTON	NH	3843	
COLBERT LAURIE		9611 SPANISH MOSS WAY #3713		BONITA SPRINGS	FL	34135	
LANE SUZANNE S		9611 SPANISH MOSS WAY #3714		BONITA SPRINGS	FL	34135	
TWEED LINDA A		9611 SPANISH MOSS WAY #3715		BONITA SPRINGS	FL	34135	
KAROLAK DENNIS J + ANGELA M		1127 HICKORY AVE		ROYAL OAK	MI	48073	
MALY MICHAEL A & NANCY E		20552 ALPINE DR		LAWRENCEBURG	IN	47025	
DANIELS ELLEN R & GREGORY L		PO BOX 514		ALBION	RI	2802	
GREASER FRANK B &		2714 PENN AVE		HATFIELD	PA	19440	
DUNDOVICH MARK J TR		3820 BUNKERHILL DR		ALGONQUIN	IL	60102	
MORAWCZYNSKI BOGUSLOW &		10 WESLOCK CRESCENT		AURORA	ON	L4G 7Y9	CANADA
MACMILLAN LAURA B &		1 HAYWICK DR		STRATHAM	NH	3885	
PANCIROLI JAMES & MADELEINE TR		9611 SPANISH MOSS WAY #3731		BONITA SPRINGS	FL	34135	
ROZELL JOHN J & JEAN M L/E		9611 SPANISH MOSS WAY #3732		BONITA SPRINGS	FL	34135	
GJIKA ANILA & VASKEN		9611 SPANISH MOSS WAY #3733		BONITA SPRINGS	FL	34135	
VAN LEUR WILLIAM B &		1321 PARKVIEW PL		BRANDON	SD	57005	
VILLARI PATRICIA A TR		9621 SPANISH MOSS WAY #3811		BONITA SPRINGS	FL	34135	
CERCONE LENA		9380 VIA CIMATO DR		CLARENCE CENTER	NY	14032	
CAPPELLA CHRISTOPHER		9772 TREASURE CAY LANE		BONITA SPRINGS	FL	34135	
SPOTZ JAMES D & LINDA W		9621 SPANISH MOSS WAY #3814		BONITA SPRINGS	FL	34135	
BEHR KARINNE +		325 ROEBLING RD S		BELLEAIR	FL	33756	
NORRIS JOSEPH A TR		8603 S COVE DR		MAINEVILLE	OH	45039	
PAPPAS GUSS J & CHUNQIN +		9621 SPANISH MOSS WAY #3821		BONITA SPRINGS	FL	34135	
BODEMER ROBERT A TR		1442 STRATFORD DR W		BOURBONNAIS	IL	60914	
FIRKS ROXANNE B &		769 MARIAS DR		COLDWATER	MI	49036	
ORTA MANUEL F & DOMENCIA M		7 GROUSE CIR		QUEENSBURY	NY	12804	
HAVELES JOSHUA R & HOLLY N		7 EDGELL DR		FRAMINGHAM	MA	1701	
ROBERTSON DOUGLAS		62 WINDER GROVE S		LONDON	ON	N6K 4K6	CANADA
BLY DUSTIN W &		8501 VIA GARIBALDI CIR # 201		ESTERO	FL	33928	
WALTERS EDWARD C &		28090 KERRY CT		BONITA SPRINGS	FL	34135	
LITTLETON TERRY LEE &		5120 FLOWERMOUND DR		WEST LAFAYETTE	IN	47906	
HOFMAN RICHARD K & BRIDGET		9621 SPANISH MOSS WAY #3834		BONITA SPRINGS	FL	34135	
KOVACEVICH TERENCE J &		9631 SPANISH MOSS WAY #3911		BONITA SPRINGS	FL	34135	
H2M LLC		7399 WETHERINGTON DR		WEST CHESTER	OH	45069	
CONDIT RUTH		9631 SPANISH MOSS WAY #3913		BONITA SPRINGS	FL	34135	
COLTON JOHN P JR &		364 GREEN T LAKE W		HERNANDO	MS	38632	
STYN WILLIAM G & SUSAN D		36 GULF BRIDGE RD		WEST MONROE	NY	13167	
SMITH BETTINA CARROLL TR		9631 SPANISH MOSS WAY #3916		BONITA SPRINGS	FL	34135	
LEBIN LAURENCE C &		9631 SPANISH MOSS WAY #3921		BONITA SPRINGS	FL	34135	
FINN BERNARD & JANE L		6152 E LONGVIEW DR		EAST LANSING	MI	48823	
CUNNINGHAM LAUREL		71 ASKIN ST		LONDON	ON	N6C 1E5	CANADA
MORRISON ROBERT R & DIANE P TR		9631 SPANISH MOSS WAY #3924		BONITA SPRINGS	FL	34135	

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STRICOS THOMAS & CAROL		18 GROVE ST		DELMAR	NY	12054	
ANSTETT PAUL A & MARILYN		9631 SPANISH MOSS WAY #3926		BONITA SPRINGS	FL	34135	
LECHELT DEBORAH A		9631 SPANISH MOSS WAY #3931		BONITA SPRINGS	FL	34135	
PETTIGREW BRUCE & SANTHIA C TR		9631 SPANISH MOSS WAY #3932		BONITA SPRINGS	FL	34135	
FALCONE FRANK L/E		3401 GULF SHORE BLVD N	OFFICE	NAPLES	FL	34103	
CONNOLLY WALTER R TR		6859 RAMBLEHURST RD		SYLVANIA	OH	43560	
PETRARCA KAREN J		1303 WILLOW BROOK NE		WARREN	OH	44483	
TEREZI KOSTAQ		2113 MISSION DR UNIT 4		NAPLES	FL	34109	
DOROS DAN & DAIANA		251 ALEX DONER DR		NEWMARKET	ON	L3X 1A8	CANADA
VANDERVELDE RICHARD T &		34 PENFOLD CT		MOUNT HOPE	ON	L0R 1W0	CANADA
BENO THOMA & CHRISTINE +		ONE DORCHESTER DR		GLEN HEAD	NY	11545	
HEAPHY LINDA A		143 WHALERS COVE		BABYLON	NY	11702	
MURRAY SEAN & MEGAN		9641 SPANISH MOSS WAY #4023		BONITA SPRINGS	FL	34135	
POWERS CHRISTOPHER L		9641 SPANISH MOSS WAY #4024		BONITA SPRINGS	FL	34135	
DAVIS MICHAEL S & SANDRA L		2304 HAIDER AVE		NAPERVILLE	IL	60564	
GALLANT STEVEN & GISELE		9651 SPANISH MOSS WAY	#4112	BONITA SPRINGS	FL	34135	
CAIN LINDA L		55 TINEQUA DR		BREVARD	NC	28712	
SHIKANY WILLIAM J &		9651 SPANISH MOSS WAY #4114		BONITA SPRINGS	FL	34135	
MEDEIROS PAUL J & LEONOR		165 HARBORN TRAIL		MISSISSAUGA	ON	L5B 1A7	CANADA
DEVICO JEFFREY +		21 CANTERBURY DR		GREENWICH	CT	6831	
JOHNSON DAVID P TR		867 MENDAKOTA CT		MENDOTA HEIGHTS	MN	55120	
MCMAHON MARK M TR		3615 RIVERSIDE DR		JOHNSBURG	IL	60051	
BASKATONG LLC		10834 E CORTILE CT		NAPLES	FL	34110	
GOODWIN RICHARD E +		28480 OLD 41 RD #2		BONITA SPRINGS	FL	34135	
GALLAGHER WILLIAM H & ANN H		7225 PELICAN BAY BLVD UNIT 805		NAPLES	FL	34108	
KALDANY DEVELOPMENT CO INC		172 TOPANGA DR		BONITA SPRINGS	FL	34134	
GRAY STONE ENTERPRISES LLC		28480 OLD 41ST RD #5		BONITA SPRINGS	FL	34135	
CORREA DUBRASKA J		9033 SORRENTO CT		NAPLES	FL	34119	
V-II LLC		28265 LISBON CT	UNIT 3211	BONITA SPRINGS	FL	34135	
RONALD L ALLISON LLC		3905 WOODLAKE DR		BONITA SPRINGS	FL	34134	
LYNCH TIMOTHY W & SHARON C		5084 KENSINGTON HIGH ST		NAPLES	FL	34105	
CONSUELO PEREZ FURNITURE REPAI		27623 PINECREST LN		BONITA SPRINGS	FL	34135	
28440 OLD 41 UNIT 6 LLC		15846 SECOYA RESERVE CIR		NAPLES	FL	34110	
28440 OLD 41 UNIT 6 LLC		15846 SECOYA RESERVE CIR		NAPLES	FL	34110	
R N R PROPERTY HOLDING CO LLC	ROBERT HALLER	28440 OLD US 41 STE 6		BONITA SPRINGS	FL	34135	
CKV REAL ESTATE LLC		28280 OLD 41 RD UNIT M4		BONITA SPRINGS	FL	34135	
CKV REAL ESTATE LLC		28280 OLD 41 RD UNIT M4		BONITA SPRINGS	FL	34135	
LBDW 28440 LLC		10278 WOOD IBIS AVE		BONITA SPRINGS	FL	34135	
LALOO REAL ESTATE HOLDINGS 1 L		27223 BAREFOOT LN		BONITA SPRINGS	FL	34135	
LALOO REAL ESTATE HOLDINGS 1 L		27031 DRIFTWOOD DR		BONITA SPRINGS	FL	34135	
28400 OLD 41 ROAD LLC		230 W MONROE ST #1920		CHICAGO	IL	60606	
28400 OLD 41 ROAD LLC		230 W MONROE ST #1920		CHICAGO	IL	60606	
28400 OLD 41 ROAD LLC		230 W MONROE ST #1920		CHICAGO	IL	60606	
JOB1 HOLDINGS 2 LLC		27031 DRIFTWOOD DR		BONITA SPRINGS	FL	34135	
LALOO REAL ESTATE HOLDINGS 1 L		27223 BAREFOOT LN		BONITA SPRINGS	FL	34135	
LALOO REAL ESTATE HOLDINGS 1 L		27031 DRIFTWOOD DR		BONITA SPRINGS	FL	34135	
CAUSEWAY COMMERCE PARK LLC		808 WIGGINS PASS RD UNIT 200		NAPLES	FL	34110	
PINKERTON INVESTMENTS TWO LLC		9485 GULF SHORE DR #202		NAPLES	FL	34108	
INDUSTRIAL ROAD BONITA LLC		28290 OLD 41 RD #7		BONITA SPRINGS	FL	34135	
CAUSEWAY COMMERCE PARK LLC		808 WIGGINS PASS RD UNIT 200		NAPLES	FL	34110	
LONGO DIANE MARIE		28100 PINE HAVEN WAY #1		BONITA SPRINGS	FL	34135	
TUCIOS REYES LLC		27060 BELLE RIO DR		BONITA SPRINGS	FL	34135	
HORN SHAWNNA +		28100 PINE HAVEN WAY #3		BONITA SPRINGS	FL	34135	
SALDARRIAGA ASHLEY		28100 PINE HAVEN WAY APT 4		BONITA SPRINGS	FL	34135	
HALCOMB VICKIE		28100 PINE HAVEN WAY #5		BONITA SPRINGS	FL	34135	
GAULT CAMPBELL		10341 MORNINGSIDE LANE		BONITA SPRINGS	FL	34135	
21800 PINE HAVEN LLC		24513 GOLDEN LN		BONITA SPRINGS	FL	34135	
TISCHLER NICHOLAS J		28100 PINE HAVEN WAY # 8		BONITA SPRINGS	FL	34135	
BALDWIN DAVID D & JESSICA A		1497 45TH AVENUE NE		ST PETERSBURG	FL	33703	
ARNSTEIN DAWN J TR		PO BOX 95		WILTON	NH	3086	
MUENZER DEAN F & BARBARA A		28120 PINE HAVEN WAY APT 11		BONITA SPRINGS	FL	34135	

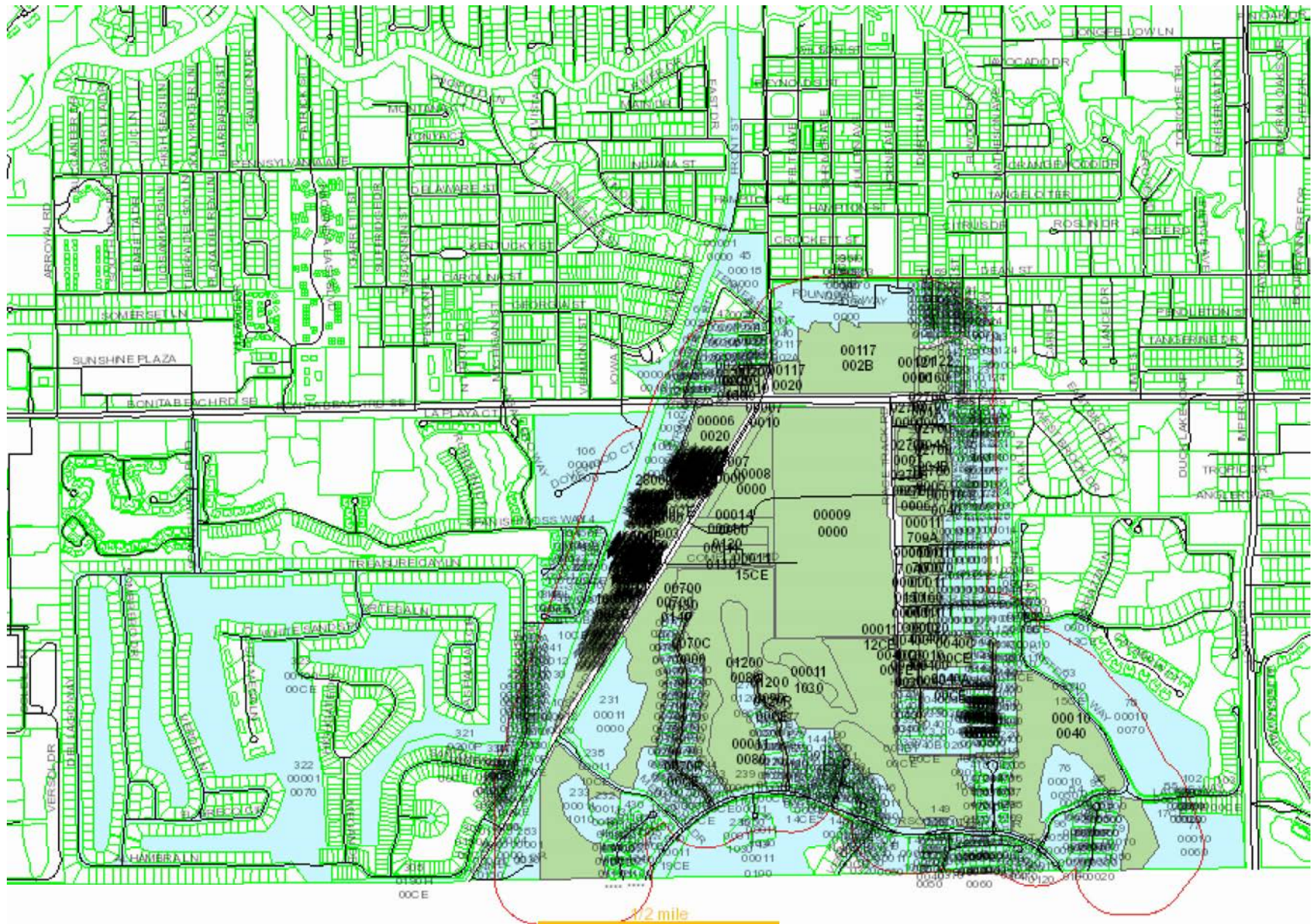
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GAULT CAMPBELL		10341 MORNINGSIDE LN		BONITA SPRINGS	FL	34135	
MASTROCOLA GINA M		122 FAIRWAY DR		COLLEGEVILLE	PA	19426	
GAULT CAMPBELL		10341 MORNINGSIDE LANE		BONITA SPRINGS	FL	34135	
COMPRES XIOMARA A		28120 PINE HAVEN WAY #15		BONITA SPRINGS	FL	34135	
DASILVA JOAN		28120 PINE HAVEN WAY #16		BONITA SPRINGS	FL	34135	
SIMIC MARTHA J		28160 PINE HAVEN WAY #33		BONITA SPRINGS	FL	34135	
HERNANDEZ JOSE G		2826 ORANGE GROVE TRAIL		NAPLES	FL	34120	
GAULT MATTHEW		10341 MORNINGSIDE LN		BONITA SPRINGS	FL	34135	
AMND INVESTMENTS LLC		2909 LEE BLVD		LEHIGH ACRES	FL	33971	
BLAIR ROBERT & ILIANA		4279 ANGELA WAY		CANANDAIGUA	NY	14424	
FRONT PORCH PROPERTY RENTALS L		17460 ASHCOMB WAY		ESTERO	FL	33928	
SANTIAGO HECTOR & MARY B		3815 HOWARD RD		HAMBURG	NY	14075	
FENSTERMAKER ANNETTE M TR		645 99TH AVE N		NAPLES	FL	34108	
WITZKE EDWARD		1200 ELIZABETH ST		WEST CHICAGO	IL	60185	
TROMBLEY NATASHA +		6845 LILAC LN		NAPLES	FL	34120	
CM MINI FAMS LTD		8 VALLEYWEST RD		BRAMPTON	ON	L6P 2J9	CANADA
SAPERE RONALD P & LYNNE H		28180 PINE HAVEN WAY #44		BONITA SPRINGS	FL	34135	
PRICE WILLIAM		28180 PINE HAVEN WAY # 45		BONITA SPRINGS	FL	34135	
VAN CLEAVE MATTHEW		9622 SPRINGLAKE CIR		ESTERO	FL	33928	
CATCH THE TIDE LLC		254 CURLEW ST		FORT MYERS BEACH	FL	33931	
AMND INVESTMENTS LLC		2909 LEE BLVD		LEHIGH ACRES	FL	33971	
STEWART DAVID R		PO BOX 2910		BONITA SPRINGS	FL	34133	
WARD DONNA +		2053 VILLAGE CIR E		YORK	PA	17404	
RODGERS CHARLES B &		612 MARYLAND AVE		PROSPECT PARK	PA	19076	
AMADO LORRAINE M TR		28200 PINE HAVEN WAY #52		BONITA SPRINGS	FL	34135	
SANDVOSS SIEGLINDE		ALT KONIGSTRASSE 4		HANAU		63454	GERMANY
GRUPPI TIMOTHY CHARLES		7 BELMONT ST		SOUTH GRAFTON	MA	1560	
NICHOLS BISHOP JANE L		18 SPRING POND CIR		YORK	ME	3909	
MERKL HERMANN & CORINNA		AM BORBIG 20		EPSTEIN 5		65817	GERMANY
RUIZ VALLEJO MARIANA		28260 PINE HAVEN WAY	#81	BONITA SPRINGS	FL	34135	
KETAY DANIELA		28260 PINE HAVEN WAY #82		BONITA SPRINGS	FL	34135	
METZLER MILTON J & JUDITH A		161 MCCORRIE LN		PORTSMOUTH	RI	2871	
DEZLAND MANAGEMENT LLC		28260 PINE HAVEN WAY #84		BONITA SPRINGS	FL	34135	
RANDALL JAMES H & RITA J		1917 CALL ST		LAKE LUZERNE	NY	12846	
MCKERNON KENT G		31 NORTHWOODS RD		LAKE LUZERNE	NY	12846	
LEBAN FELICIA		28260 PINE HAVEN WAY #87		BONITA SPRINGS	FL	34135	
LUBECKER CAROLYN		28260 PINE HAVEN WAY #88		BONITA SPRINGS	FL	34135	
MILES JUDSON ROBERT		28280 PINE HAVEN WAY #89		BONITA SPRINGS	FL	34135	
MERRILL LORA A & DARRIN A		27090 FLAMINGO DR		BONITA SPRINGS	FL	34135	
MARDIS KIMBERLY		1921 DELLA DR		NAPLES	FL	34117	
SCHMEIDER ROBERT		28280 PINE HAVEN WAY #92		BONITA SPRINGS	FL	34135	
ARMATO JOSEPH P TR		9501 N LANE AVE		KANSAS CITY	MO	64157	
MYKHAYLIV OKSANA		28280 PINE HAVEN WAY #94		BONITA SPRINGS	FL	34135	
MASON MICHAEL J JR		28280 PINE HAVEN WAY #95		BONITA SPRINGS	FL	34135	
RICHARDSON SUSAN A		28280 PINE HAVEN WAY #96		BONITA SPRINGS	FL	34135	
FL28101 LLC		18331 PINES BLVD		PEMBROKE PINES	FL	33029	
LADY FLIPPERZ LLC		10911 BONITA BEACH RD SE #1041		BONITA SPRINGS	FL	34135	
ISLAND RESPITE LLC		8010 VIA SARDINIA ST #208		ESTERO	FL	33928	
WARD DONNA		624 KYLE RD		YORK	PA	17404	
SAGE CARLA JEAN		28101 PINE HAVEN WAY #101		BONITA SPRINGS	FL	34135	
JOHNSON RODERIC TR		5515 W 130TH ST		CRESTWOOD	IL	60418	
JOHNSON RODERIC TR		5515 W 130TH ST		CRESTWOOD	IL	60418	
JOHNSON RODERIC TR		5515 W 130TH ST		CRESTWOOD	IL	60418	
SOTELO TATIS MANUEL F &		8118 ALMERIA RD		FORT MYERS	FL	33967	
GAULT CAMPBELL		10341 MORNINGSIDE LN		BONITA SPRINGS	FL	34135	
BRUTUS ILBERTO LUIS		28121 PINE HAVEN WAY #107		BONITA SPRINGS	FL	34135	
TUCIOS REYES LLC		27060 BELLE RIO DR		BONITA SPRINGS	FL	34135	
VALOR PROPERTIES LLC		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135	
TRUNTZ ANTHONY M +		28121 PINE HAVEN WAY #110		BONITA SPRINGS	FL	34135	
WEHMAN ZACHARY DOUGLAS &		28121 PINE HAVEN WAY # 111		BONITA SPRINGS	FL	34135	
FRAZA LLC		3336 ATLANTIC CIR		NAPLES	FL	34119	

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GROFT KYLE TR		833 GRANDVIEW RD		YORK	PA	17403	
CAPASSO LAWRENCE A & LERNER CINDY		28131 PINE HAVEN WAY # 114		BONITA SPRINGS	FL	34135	
CHAZIN CARA		1891 PHOENIX AVE		PEMBROKE PINES	FL	33026	
AMND INVESTMENTS LLC		11191 EVERBLADES PKWY APT 202		ESTERO	FL	33928	
MCKERNON KENT G		2909 LEE BLVD		LEHIGH ACRES	FL	33971	
MALLOY MICHAEL K		31 NORTHWOODS RD		LAKE LUZERNE	NY	12846	
GAULT CAMPBELL		28585 CLINTON LANE		BONITA SPRINGS	FL	34135	
GAULT CAMPBELL		13041 MORNINGSIDE LANE		BONITA SPRINGS	FL	34135	
HANNA ASSIM W TR		10341 MORNINGSIDE LANE		BONITA SPRINGS	FL	34135	
HERNANDEZ MARIA FERNANDEZ + NIROOMAND DONNA		113 VALLEY VIEW DR		BASTROP	TX	78602	
WACKER SCOTT		855 104TH AVE N #8		NAPLES	FL	34108	
CASTELLANOS JENNIFER TR		28151 PINE HAVEN WAY APT 128		BONITA SPRINGS	FL	34135	
LEAHEY MATTHEW		28151 PINE HAVEN WAY #125		BONITA SPRINGS	FL	34135	
NIROOMAND DONNA J		40 HEDGE LN		WESTBURY	NY	11590	
LATARSKI HENRY & KERSZULIS JOHN E & DAWN E		28151 PINE HAVEN WAY #127		BONITA SPRINGS	FL	34135	
CM MINI FARMS LTD		28151 PINE HAVEN WAY #128		BONITA SPRINGS	FL	34135	
COLLINSON GLEN A		28233 SUNSET DR		BONITA SPRINGS	FL	34134	
HANNA ASSIM W TR		12339 DANIELLE DR		SOUTH LYON	MI	48178	
STOLL RENEE RITA		8 VALLEYWEST RD		BRAMPTON	ON	L6P 2S9	CANADA
SAYAN DIEGO		28161 PINE HAVEN WAY #132		BONITA SPRINGS	FL	34135	
MULLEN JAMES E		113 VALLEY VIEW DR		BASTROP	TX	78602	
PINEAPPLE VISIONS LLC		28161 PINE HAVEN WAY # 134		BONITA SPRINGS	FL	34135	
YEE BRANDON TR		28161 PINE HAVEN WAY # 135		BONITA SPRINGS	FL	34135	
CASTOR CHRISTOPHER		28161 PINE HAVEN WAY #136		BONITA SPRINGS	FL	34135	
EICHEMENDIA JUAN + WEGMAN CHRISTOPHER		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135	
RE NAPLES HOLDINGS LLC		50 MERRICK AVE UNIT 321		EAST MEADOW	NY	11554	
MIRANDA EDUARDO		8418 MATANZAS RD		FORT MYERS	FL	33967	
CHRISTENSEN CHRISTINA		28181 PINE HAVEN WAY #140		BONITA SPRINGS	FL	34135	
HARTSOCK CHARLES A JR		28181 PINE HAVEN WAY	#141	BONITA SPRINGS	FL	34135	
PROTONENTIS THOMAS & GILBERT FRANK P		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135	
SUTTON SANDRA		12651 WATER OAK DR		ESTERO	FL	33928	
RANDALL JAMES H & RITA J		28181 PINE HAVEN WAY #144		BONITA SPRINGS	FL	34135	
CAPAX VISIO INC		28201 PINE HAVEN WAY #145		BONITA SPRINGS	FL	34135	
RODGERS PETER H		90 LAURELWOOD RD		BRICK	NJ	8724	
HURLEY MARIALISA & DANGELO CONSTANCE +		8 LINDEN AVE APT C		GREENWOOD LAKE	NY	10925	
HINES JEFFREY & DEBRA		1030 N LEWIS ST		COLUMBUS	WI	53925	
VULTAGGIO JACK & ADELE		1917 CALL ST		LAKE LUZERNE	NY	12846	
TAYLOR GERALDINE A		28201 PINE HAVEN WAY UNIT 150		BONITA SPRINGS	FL	34135	
POPE GEORGE H & JUDY		28201 PINE HAVEN WAY #151		BONITA SPRINGS	FL	34135	
OLEARY JOHN & BOEHR MICHAELA		28201 PINE HAVEN WAY APT 152		BONITA SPRINGS	FL	34135	
BARLOTTA DENNIS A		27801 MICHIGAN ST		BONITA SPRINGS	FL	34135	
RANDALL JAMES H & RITA J		28252 ISLET TRL		BONITA SPRINGS	FL	34135	
RANDALL JAMES H & RITA J		152 DU NIAGARA ST		KIRKLAND	QC	H9J 2Y9	CANADA
THOMPSON MICHELLE D		28221 PINE HAVEN WAY # 156		BONITA SPRINGS	FL	34135	
MCKERNON KENT G		702 OCEAN MDWS		FAIRHAVEN	MA	2719	
PALATINE GEORGE & SANDRA M L/E		28221 PINE HAVEN WAY APT 158		BONITA SPRINGS	FL	34135	
KELLEY ANGELA M L/E		AM BORBIG 22		EPPSTEIN		65817	GERMANY
WARD DONNA		28221 PINE HAVEN WAY #160		BONITA SPRINGS	FL	34135	
LEON RICARDO & DONTINA A		1917 CALL ST		LAKE LUZERNE	NY	12846	
MCKERNON KENT		1917 CALL ST		LAKE LUZERNE	NY	12846	
NESTER MATTHEW TRISTIN		28231 PINE HAVEN WAY #163		BONITA SPRINGS	FL	34135	
LAVOIE JOANNE H		31 NORTHWOODS RD		LAKE LUZERNE	NY	12846	
CASTELLANOS JENNIFER TR		28231 PINE HAVEN WAY #165		BONITA SPRINGS	FL	34135	
REUTER SVEN		28231 PINE HAVEN WAY #166		BONITA SPRINGS	FL	34135	
		2053 VILLAGE CIR E		YORK	PA	17404	
		28231 PINE HAVEN WAY #168		BONITA SPRINGS	FL	34135	
		31 NORTHWOODS RD		LAKE LUZERNE	NY	12846	
		28251 PINE HAVEN WAY #170		BONITA SPRINGS	FL	34135	
		28251 PINE HAVEN WAY # 171		BONITA SPRINGS	FL	34135	
		40 HEDGE LN		WESTBURY	NY	11590	
		WALTER KOLB STRASSE 13B		FRANKFURT		60594	GERMANY

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SHANDY REAL ESTATES INC		4003 UPOLO LN		NAPLES	FL	34119	
NOBLES RITA AZARIANS L/E		28251 PINE HAVEN WAY #175		BONITA SPRINGS	FL	34135	
MEDINA JOSE & YOLANDA D		1130 39TH ST SW		NAPLES	FL	34117	
AIG NAPLES LLC		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135	
VALOR PROPERTIES LLC		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135	
AIG NAPLES LLC		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135	
LADY FLIPPERZ LLC		10911 BONITA BEACH RD SE #1041		BONITA SPRINGS	FL	34135	
HUTCHINSON RA'SHACY +		4161 66TH AVE NE		NAPLES	FL	34120	
PASTRICH JACOB		3120 SEASONS WAY #305		ESTERO	FL	33928	
MECH MICHAEL		11216 CARLINGFORD RD		FORT MYERS	FL	33913	
SOTELO MANUEL F &		8118 ALMERIA RD		FORT MYERS	FL	33967	
JOSEPH AND NICOLE GOLDING REAL		3240 MIDDLE RD STE B2		COLUMBUS	IN	47203	
BARON CHERLENE		28281 PINE HAVEN WAY # 186		BONITA SPRINGS	FL	34135	
SOCCORSO RONALD & KATHY		405 ALLEN AVENUE		FRANKLIN SQUARE	NY	11010	
MINATEL ENRICO & LINDA		37 ANGELINA AVE		WOODBIDGE	ON	L4L 8N9	CANADA
MCKERNON KENT G		31 NORTHWOODS RD		LAKE LUZERNE	NY	12846	
TALLINGER ELIZABETH		28281 PINE HAVEN WAY #190		BONITA SPRINGS	FL	34135	
CONTOIS ROBERT E &		784 PATTY LN		WEBSTER	NY	14580	
MIRICA CLAUDIU & RAMONA		3324 RAVENNA DR		AUBURN HILLS	MI	48326	
1ST CHOICE PAYROLL SOLUTIONS I		10911 BONITA BEACH RD SE #1011		BONITA SPRINGS	FL	34135	
XJS LLC		10070 MONTEVINA DR		ESTERO	FL	33928	
MENG XIUXIA D/B/A XJS LLC		10070 MONTEVINA DR		ESTERO	FL	33928	
BONITA INSURANCE AGENCY LLC		10911 BONITA BEACH RD SE #104		BONITA SPRINGS	FL	34135	
FAKHOURY REAL ESTATE LLC	PAOLA FAKHOURY	5220 SEAHORSE AVE		NAPLES	FL	34103	
ZAVADA INC		14691 TRIPLE EAGLE CT		FORT MYERS	FL	33912	
ZAVADA INC		14691 TRIPLE EAGLE CT		FORT MYERS	FL	33912	
KENNEDY PAUL A & LILLIAM J		28689 ALESSANDRIA CIR		BONITA SPRINGS	FL	34135	
ZAVADA INC		14691 TRIPLE EAGLE CT		FORT MYERS	FL	33912	
MASON DAVID SCOTT +		1054 FOREST LAKES DR APT 108		NAPLES	FL	34105	
RJWFL LLC		23 BROOK WAY		DEMAREST	NJ	7627	
FRANK JOSEPH C		27605 SUFFRIDGE DR		BONITA SPRINGS	FL	34135	
HEDRICH NORMAN & CLEDA		10981 BONITA BEACH RD SE		BONITA SPRINGS	FL	34135	
HEDRICH NORMAN & CLEDA		10981 BONITA BEACH RD SE		BONITA SPRINGS	FL	34135	
HEDRICH CLEDA		10981 BONITA BEACH RD		BONITA SPRINGS	FL	34135	
HEDRICH CLEDA		10981 BONITA BEACH RD		BONITA SPRINGS	FL	34135	
WANG FANG		4575 KEY LARGO LANE		BONITA SPRINGS	FL	34134	
WANG FANG		4575 KEY LARGO LANE		BONITA SPRINGS	FL	34134	
PINE HAVEN BONITA SPRINGS 109		2316 PINE RIDGE RD STE 390		NAPLES	FL	34109	
PINE HAVEN BONITA SPRINGS 109		2316 PINE RIDGE RD STE 390		NAPLES	FL	34109	
PHBS 1101 LLC		2316 PINE RIDGE RD #390		NAPLES	FL	34109	
PHBS 1102 LLC		2316 PINE RIDGE RD #390		NAPLES	FL	34109	
PHBS 111 LLC		2316 PINE RIDGE RD #390		NAPLES	FL	34109	
JAFFE SCOTT & DANA		4402 SILVER FOX DR		NAPLES	FL	34119	
JAFFE SCOTT & DANA		4402 SILVER FOX DR		NAPLES	FL	34119	
ADEMAJ AMARILDO		10915 BONITA BEACH RD SE #113		BONITA SPRINGS	FL	34135	
10915-1141 LLC	OTT INSURANCE AGENCY LLC	10915 BONITA BEACH RD STE 1141		BONITA SPRINGS	FL	34135	
CHYNOWETH DAVID L & JUDY C		10915 BONITA BEACH RD	SUITE 1161	BONITA SPRINGS	FL	34135	
SG FL INVESTMENTS LLC	GERARD RIPO	1823 HANSON ST		FORT MYERS	FL	33901	
CHYNOWETH DAVID L & JUDY C		10915 BONITA BEACH RD	SUITE 1161	BONITA SPRINGS	FL	34135	
VASINIUS DEVELOPMENT INC		14841 SW 154TH TER		MIAMI	FL	33187	
PHBS 111 LLC		2316 PINE RIDGE RD #390		NAPLES	FL	34109	
PHBS 111 LLC		2316 PINE RIDGE RD #390		NAPLES	FL	34109	
PHBS 111 LLC		2316 PINE RIDGE RD #390		NAPLES	FL	34109	
PHBS 111 LLC		2316 PINE RIDGE RD #390		NAPLES	FL	34109	
BONITA TREASURES INC	PATRICK MC BRIDE	10915 BONITA BEACH RD SE #2151		BONITA SPRINGS	FL	34135	
BONITA TREASURES INC	PATRICK MC BRIDE	10915 BONITA BEACH RD SE #2151		BONITA SPRINGS	FL	34135	
SG FL INVESTMENTS LLC	GERARD RIPO	1823 HANSON ST		FORT MYERS	FL	33901	
FREY + SON HOMES INC		10951 BONITA BEACH RD		BONITA SPRINGS	FL	34135	
RIS NAEELS LLC		9827 MEADOW FIELD CIR		TAMPA	FL	33626	
LXTK LLC		10821 FURLONG ST		BONITA SPRINGS	FL	34135	
10981 HARMONY PARK DRIVE 1 LLC		4401 GULF SHORE BLVD N	# 1005	NAPLES	FL	34103	

Subjects: 144	Affected: 756	Buffer: 500	Date: 12/6/2024 12:00:00 AM	List Size: 900			
10981 HARMONY PARK DR 2 LLC		3430 7TH AVE NW		NAPLES	FL	34120	
10981 HARMONY PARK DR 3 & 4 LL		10981 HARMONY PARK DR #3		BONITA SPRINGS	FL	34135	
MJKD LLC	MARK HERRMANN	104 INAGUA LN		BONITA SPRINGS	FL	34134	
MJKD LLC	MARK HERRMANN	104 INAGUA LN		BONITA SPRINGS	FL	34134	
SOUTHWEST HOLDINGS LLC	PETER SMILANICH	PO BOX 110968		NAPLES	FL	34108	
SOUTHWEST HOLDINGS LLC	PETER SMILANICH	PO BOX 110968		NAPLES	FL	34108	
SOUTHWEST HOLDINGS LLC	PETER SMILANICH	PO BOX 110968		NAPLES	FL	34108	
SOUTHWEST HOLDINGS LLC	PETER SMILANICH	PO BOX 110968		NAPLES	FL	34108	
NAPLES PRIVATE FINANCIAL GROUP		2343 VANDERBILT BEACH RD # 624		NAPLES	FL	34104	
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NAPLES PRIVATE FINANCIAL GROUP	</						

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ROMANIA DENISE M TR		9 STONEGATE CIR		CHESHIRE	CT	6410	
SUGDEN CHRISTOPHER S &		16994 PORTA VECCHIO WAY #201		NAPLES	FL	34110	
ALEA OSCAR ALEIANDRO		16994 PORTA VECCHIO WAY #202		NAPLES	FL	34110	
MORRIS STEVE & LISA		17010 PORTA VECCHIO WAY #101		NAPLES	FL	34110	
VICKERS MICHAEL J &		17010 PORTA VECCHIO WAY #102		NAPLES	FL	34110	
ALEXANDER CURTIS L +		17010 PORTA VECCHIO WAY #201		NAPLES	FL	34110	
FULLERTON ANA MARINA		APT 202	17010 PORTA VECCHIO WAY	NAPLES	FL	34110	
MCGEHE JOHN D & LEILA F		17026 PORTA VECCHIO WAY #101		NAPLES	FL	34110	
PIA STEPHEN J TR		408 LEIGHTON AVE		LACONIA	NH	3246	
1518592 ONTARIO INC		7071 BAYVIEW AVE STE 507		THORNHILL	ON	L3T 7Y8	CANADA
WESTERVELT WILLIAM JAMES JR &		1240 ASHBY CT		ARNOLD	MD	21012	
SMITH VERNON R II TR		28265 LISBON CT	UNIT 3211	BONITA SPRINGS	FL	34135	
SENGER DAVID F & KAREN A		UNIT 102	17046 PORTA VECCHIO WAY	NAPLES	FL	34110	
NORTH STEPHEN C TR		17046 PORTA VECCHIO WAY	#201	NAPLES	FL	34110	
MCBROOM THOMAS G &		1046 MCLEOD RD	RR 2	PORT CARLING	ON	POB 1J0	CANADA
BUSH RICHARD N & DEBRA G		31 ONEILL CT		RIDGEFIELD	CT	6877	
PERICH ERNEST GRANT &		903 OAKDALE RD		ANN ARBOR	MI	48105	
GAMST LAURENCE E TR		UNIT 201	17056 PORTA VECCHIO WAY	NAPLES	FL	34110	
MOORE CHRISTOPHER &		901 APPLE RIDGE CT		RICHMOND	VA	23229	
LOVE CHARLES ALLEN &		805 MASONIC PARK ROAD		MARIETTA	OH	45750	
ROSSI JACK & JOY L		1627 STONEHENG RD		CHARLESTON	WV	25314	
CLEMSON BARRY S & LISA A		4322 W DEERMEADOW DR		PEORIA	IL	61615	
WATT STEVEN		17066 PORTA VECCHIO WAY #202		NAPLES	FL	34110	
STONE PAUL F & DEBORAH S		17055 PORTA VECCHIO WAY #101		NAPLES	FL	34110	
SPARROW ROBERT T TR		9805 TOWNSEND DR		PEORIA	IL	61615	
GUTMAN PHILIP E JR &		34 ORCHARD PL		HINSDALE	IL	60521	
POLCI EDWARD W & CAROLYN		44 DOUGLAS DR		TORONTO	ON	M4W 2B3	CANADA
VACCARI DAVID V JR &		9 MARIAN DR		SUFFERN	NY	10901	
DIRUSSO ANTHONY & CHRISTINA		15 MAGNOLIA DR		PURCHASE	NY	10577	
GOTTESMAN JEFFREY		2225 JEFFERSON LN		HUNTINGDON VALLEY	PA	19006	
FLODIN MARVIN A & VIOLET J		8 SCOTCH PINE RD		NORTH OAKS	MN	55127	
LANE PAUL G +		17035 PORTA VECCHIO WAY #101		NAPLES	FL	34110	
SEMYONOVA GALINA		17035 PORTA VECCHIO WAY #102		NAPLES	FL	34110	
TYSON LAWRENCE GUY TR		17035 PORTA VECCHIO WAY #201		NAPLES	FL	34110	
ROLAND JEFFREY & NANCY		1210 BLAIRS FERRY RD		MARION	IA	52302	
SMITH BRIAN STANLEY &		1008-10 DELISLE AVE		TORONTO	ON	M4V 3C6	CANADA
BRYCE ROBERT A & BRENDA		1007-25 SCRIVENER SQ		TORONTO	ON	M4W 3Y6	CANADA
MCGINNIS THOMAS M		17025 PORTA VECCHIO WAY	#201	NAPLES	FL	34110	
FRIEL WILLIAM J & SANDRA		817 GREENWICH DR		AMBLER	PA	19002	
PENDERGAST PETER R		17015 PORTA VECCHIO WAY #101		NAPLES	FL	34110	
IACOVETTI DAVID A +		3105 PONDEROSA DR		ALLISON PARK	PA	15101	
HOLMES GARRY & ELAINE C		321 COMMONWEALTH ROAD	SUITE # 202	WAYLAND	MA	1778	
DICARLO WILLIAM R & DONNA M		17015 PORTA VECCHIO WAY #202		NAPLES	FL	34110	
TEICH IRWIN & SHIRLEY F		17005 PORTA VECCHIO WAY #101		NAPLES	FL	34110	
RESTIVO RONALD J &		1400 SHEA HARBOUR DR		TUSCALOOSA	AL	35406	
MAYNARD MARK TR		17005 PORTA VECCHIO WAY #201		NAPLES	FL	34110	
BARIBEAU DOUGLAS &		8308 LAKESHORE RD		LAKEPORT	MI	48059	



**EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:**

STRAP NO. 02-48-25-B2-00009.0000 & 02-48-25-B1-00008.0000 **CASE NO.** _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

<u>Name and Address</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

<u>Name, Address, and Office</u>	<u>Percentage of Stock</u>
BONITA-FORT MYERS CORPORATION	100%
866 Ponce De Leon Blvd., Coral Gables, FL 33134	_____
_____	_____
_____	_____
_____	_____
_____	_____

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

<u>Name and Address</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

<u>Name and Address</u>	<u>Percentage of Ownership</u>

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

<u>Name, Address, & Office (if applicable)</u>	<u>Percentage of Stock</u>

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

<u>Name and Address</u>

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

STATE OF: Florida COUNTY OF: LEE Miami-Dade

Signature: _____

Signatory's Printed Name: SCOTT SAVIN

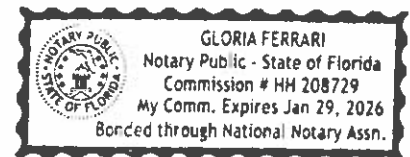
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this
22nd (day) of January, (month) 2025 (year), by Scott Savin (name of
person making statement).

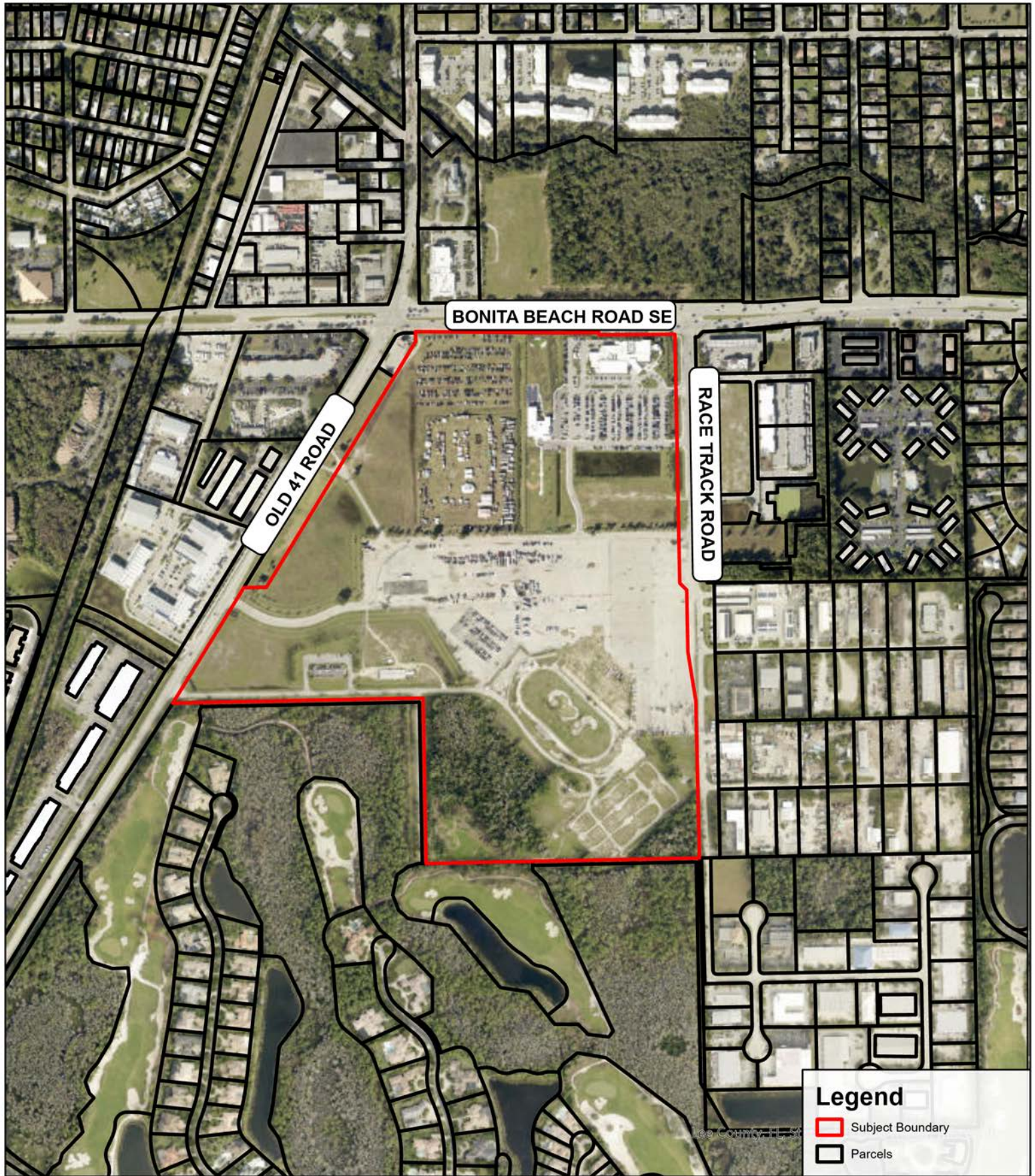
Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____





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8725 Penderly Pl
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Bradenton, FL 34201
Tel: 941.379.8400
www.rviplanning.com

OAKES FARMS CPD PHASE II • AERIAL MAP

📍 City Bonita Springs, FL

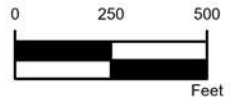
📅 11/12/2024

24006834

👤 Oakes Farms, LLC.

Legend

- Subject Boundary
- Parcels



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Race Track CPD - Phase 2

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

I. Request

Oakes Farms ("Applicant") respectfully submits this request to amend the existing Race Track Commercial Planned Development (CPD) approved per Ordinance No. 22-02 to initiate Phase 2 expansion on an approximately 97.6± acre property ("Property") located at 10601 Bonita Beach Road and 28191, 28251, 28281, and 28341 Old 41 Road.

This amendment seeks approval for the development of an outdoor entertainment venue with a variety of uses designed to enhance community engagement and provide unique recreational opportunities for residents and visitors. The proposed venue will foster a vibrant atmosphere, serving as a dynamic entertainment destination for the surrounding residential neighborhoods, while also contributing to the economic growth of the City of Bonita Springs by generating new employment opportunities and attracting tourism.

II. Property Information and Site Description

The overall CPD Property encompasses approximately 97± acres and is located at 10601 Bonita Beach Road as well as 28191, 28251, 28281, and 28341 Old 41 Road. Phase 2 of the development will cover approximately 12± acres within this parcel. The site is situated south of Bonita Beach Road, east of Old US 41, and west of the Sports Challenge complex and Poker Room, all within the same contiguous parcel. Located within the Bonita Beach Road Corridor and designated as a Historic area, the Property is accessible via Greyhound Track Road or Compound Road, both of which are two-lane local roads.

The site was rezoned to Commercial Planned Development (CPD) in 2019 by Ordinance 19-02, consolidating the prior Agricultural (AG-2), Residential (RM-2), Commercial (C-2), and Commercial Planned Development (CPD) zoning designations to establish a two-phase Commercial Planned Development (CPD). In 2022, Ordinance 22-02 further amended the CPD to introduce an additional intermediate phase, Phase 1A, specifically permitting the development of the Sports Challenge complex within the project.

Both ordinances stipulate that "No new development for Phase 2 is authorized by this zoning. Any expansion and/or new uses in Phase 2 shall require an amendment to the CPD or rezoning to a new CPD." This amendment request is submitted in compliance with these requirements to secure approval for the proposed Phase 2 development and its associated uses.

Current conditions

Phase 1 of the CPD includes a building of approximately 32,616± square feet, housing a restaurant with a bar, a card room, a simulcast area, and supporting office space, collectively referred to as the Poker Room. Phase 1A, known as the Sports Challenge, comprises a 10,208± square-foot indoor facility along with accompanying outdoor sports challenge amenities.

III. Surrounding Land Uses

The Property is situated in a well-developed area of the City where remnant vacant lands zoned agricultural, industrial, and commercial uses intersect with single-family residential



neighborhoods. Surrounding land uses represent a diverse blend of residential, commercial, and industrial activities, as outlined in further detail below.

Table 1: Inventory of Surrounding Lands

Direction	Future Land Use	Zoning	Existing Land Use
North	Downtown District	Transect Zones T5 & T4	Restaurant, Commercial Shopping, Personal Services
South	Moderate Density Mixed Use Planned Development	RPD	Single Family Residential Community
East	General Commercial and Industrial	CPD; C1-A	Racetrac Gas Station; Vacant/undeveloped lands
West	Industrial	C1-A Commercial	Trackside Donuts and vacant lands

Directly north of the Property is Entrada Plaza, which features a variety of restaurants, boutique shops, and personal service establishments. To the west lies a RaceTrac gas station with an accessory convenience store, as well as an adjacent vacant parcel. South of the Property is the Mediterra residential community, while the neighboring parcel to the east is occupied by Trackside Donuts & Cafe, a popular local bakery and café. It is important to note the nearest single-family residential unit in Mediterra is approximately 1,694 feet to the south of the Phase 2 property boundary.

IV. Proposed Development

Phase 2 of the existing Commercial Planned Development introduces a diverse mix of recreational and social amenities, creating a dynamic entertainment venue for residents and visitors of all ages. The design fosters a pedestrian-friendly environment that integrates seamlessly with existing developments, including Sports Challenge America and the Poker Room.

The proposed layout includes a supervised child-friendly area with a playground and game zone, offering safe and engaging recreational opportunities. Changing and rental lockers are conveniently located near the check-in area for guest convenience. Adjacent to this space, a trellis walk and picnic seating area create a family-friendly gathering zone, complemented by a concessions and dessert stand. A game area and fire pit further enhance the social setting, providing additional activities for adults and families.

At the heart of the venue is a multi-use event space, featuring a large tented area, raised deck with lounge seating, and a central stage for live performances and community events. Surrounding the event space are bars and food/beverage service areas, fostering a lively and interactive atmosphere. Water features and cabana seating contribute to an inviting and visually appealing environment, reinforcing the site's role as a premier entertainment destination.

The main building, located toward the southern portion of the site, houses essential amenities, including a kitchen, office space, storage, restrooms, and designated keg and refrigeration areas, supporting the venue's food and beverage operations. A centrally located first aid station ensures immediate medical assistance when needed. The site layout prioritizes efficiency, safety, and

accessibility, creating a well-organized venue that enhances the community's entertainment and social offerings.

The proposed parking lot accommodates 416 vehicles, ensuring ample space while promoting efficient circulation. This meets Section 4-1732 of the Land Development Code, which requires 4.5 spaces per 1,000 square feet. Bicycle racks encourage alternative transportation options, supporting the City's sustainability goals and providing convenience for cyclists. A designated drop-off area improves accessibility, offering a safe and organized zone for guest arrivals and departures. A dedicated loading zone near the stage and backstage facilities ensures streamlined logistics for performers and event staff.

The site plan incorporates a Type A, 5-foot-wide buffer along the western property boundary and a Type D, 15-foot-wide buffer along Bonita Beach Road, providing visual screening and minimizing impacts on adjacent land uses. These buffers enhance compatibility with surrounding properties while maintaining the aesthetic integrity of the venue. Additionally, the plan identifies potential connection points to neighboring venues, facilitating future opportunities for integrated development and improved site accessibility.

Stormwater management will be handled on-site through privately maintained infrastructure in compliance with local and state regulations. Details of this system are further outlined in the Stormwater Management Plan submitted with this application.

Proposed Uses

The proposed development will include a variety of entertainment, dining, and recreational uses to serve the community. The project will feature bars or cocktail lounges, and a range of restaurants from casual to fine dining (Groups I, II, III, and IV). Additionally, the property will accommodate food stores and food and kindred products manufacturing (Groups I and II), supporting both local and regional food-related businesses.

Low intensity recreational opportunities will be provided through commercial recreation facilities (Groups I, III, and IV), creating vibrant spaces for community engagement and activities. Essential services will be incorporated to ensure that the development remains functional and supportive of community needs. Together, these proposed uses establish a dynamic and flexible space that caters to both residents and visitors while contributing to the economic and social vitality of Bonita Springs.

Bonita Beach Road Corridor – Historic Zone

The proposed amendment aligns with the intent of the Bonita Beach Road Corridor District as established in LDC Section 4-896 and follows to the development expectations of the Historic Zone outlined in Section 4-897. The proposed uses are consistent with Table 4-898, Use Regulations for the Bonita Beach Corridor Overlay. Uses being proposed are generally consistent with table 4-898, Use Regulations for the Bonita Beach Corridor Overlay, those uses requiring Special Exception within the Historic Zone are requested through a CPD amendment ensuring a higher level of review and alignment with the district's standards.

This project embodies the district's goals of promoting urbanized, human-scale development with a balanced mix of land uses, thoughtful site design, and an emphasis on interconnectivity and mobility. The proposed development integrates architectural standards and streetscape improvements, creating a vibrant and aesthetically pleasing environment. Features such as



bicycle racks, well-located parking, and pedestrian-focused amenities encourage mobility and connectivity. Additionally, connections to adjacent sites and external sidewalks enhance accessibility and reduce reliance on single-occupancy vehicles, further supporting the vision of the Bonita Beach Road Corridor District.

Utilities

The Property is within the Bonita Springs Utilities Service Area and the attached letter of availability demonstrates that there is capacity to serve the property. The proposed development makes efficient use of significant private investment in infrastructure in this area by connecting to available infrastructure.

Public Facilities

The closest emergency services to the property are strategically located to ensure prompt response times. Bonita Springs Fire Station 1, situated at 27490 Old 41 Road, is approximately 1.5 miles away and provides fire and rescue services to the area. Law enforcement is supported by the Lee County Sheriff's Office, 4th Precinct, located at 8350 Hospital Drive, Suite 114, roughly 2 miles from the property. Emergency Medical Services (EMS) are coordinated through the local fire department and Lee County Sheriff's Office, ensuring comprehensive coverage for medical emergencies. These facilities are well-positioned to address the safety and emergency needs of the surrounding community.

V. Planned Development General Standards – Land Development Code Section 4-325

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

The proposed CPD is consistent with the provisions of the Bonita Plan and aligns with the land uses and development parameters established in the General Commercial future land use category. It adheres to the allowable Floor Area Ratio of 1.2 within the Downtown District, supporting compact, efficient, and economically vibrant development. The project embraces the key principles of the Bonita Plan by promoting urban connectivity, walkability, and mixed-use development that enriches the surrounding community.

With no requested deviations, the site design addresses unique site conditions while maintaining consistency with the plan's overall goals and objectives. The development incorporates appealing architectural, attractive streetscapes, and seamless interconnectivity with adjacent sites, demonstrating a clear commitment to the vision of the Bonita Plan for sustainable, community-oriented development.

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

The Phase 2 amendment to the Commercial Planned Development has been designed to align with all applicable city development regulations and development regulations included in the Ordinance. The Master Concept Plan (MCP) incorporates compliance measures such as appropriate buffering, emergency access, stormwater management, and parking provisions to meet the standards outlined in the City of Bonita Springs' development codes. Additionally, the inclusion of bike racks, designated performer RV/truck parking, and a strategically located drop-off area highlights a thoughtful approach

to site functionality and accessibility, ensuring the development meets the needs of its users while adhering to regulatory requirements.

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

The proposed development has been carefully planned to minimize any potential negative effects on surrounding properties and the public interest. The tract is appropriately sized, configured, and dimensioned to accommodate all proposed structures and required features, including open spaces, recreational areas, pedestrian and bike pathways, and buffers that ensure compatibility with adjacent land uses. The Master Concept Plan incorporates stormwater management solutions, such as a water management area, to address wet and dry runoff retention, as well as the necessary infrastructure to support utilities.

While the proposed development is a commercial project, the design emphasizes community engagement and accessibility, integrating pedestrian and cyclist-friendly features to promote connectivity and interaction within the site. Buffers and thoughtful placement of amenities further ensure compatibility with the surrounding community, balancing functionality with environmental sensitivity and public benefit.

The building is sensitively placed along the Bonita Beach Road right-of-way in the far northern limits of the Property to maximize the distance between the project and residential uses. Intervening parcels, both developed and undeveloped, as well as perimeter buffering will further meet the criteria for compatibility.

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

(1) In accordance with Chapter 3 and as specified in the Bonita Plan traffic circulation element or the official trafficways map of the county;

(2) That have either sufficient existing capacity or the potential for expanded capacity to accommodate both the traffic generated by the proposed land use and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season, except where higher levels of service on specific roads have been established in the Bonita Plan; and

(3) That provide ingress and egress without requiring site-related industrial traffic to move through predominantly residential areas.

The TIS submitted with the CPD application is consistent with the methodology required for a zoning-level traffic analysis in the City of Bonita Springs. The TIS concludes that the proposed development will meet or exceed the Level of Service requirements.

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

The site is along the Lee Tran bus line and within the public service area. Included with the submittal is a Public Transit Map which shows eight (8) bus stops within a 2 miles radius. Specifically, two stops north along Old 41 Rd, two stops on Bonita Beach Road.

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

The proposed development has been designed with careful attention to minimizing hazards and preventing nuisances to surrounding properties and the public interest. The Master Concept Plan incorporates a comprehensive stormwater management area to effectively manage runoff and reduce the probability of flooding on-site or to the surrounding properties, complying with applicable regulations for flood prevention. Erosion control measures and best management practices will be implemented during construction to protect the site and surrounding areas from environmental degradation.

The Environmental Assessment report did not identify any wetlands or “other surface water” communities on-site which is ideal for new development.

To prevent nuisances, the plan includes substantial landscaping buffers and screening walls to mitigate noise and glare from on-site activities, ensuring compatibility with neighboring land uses. The layout also positions high-activity areas, such as the concert stage and entertainment zones, away from sensitive boundaries to minimize potential disturbances. Furthermore, no activities associated with the development are anticipated to generate significant dust, odor, air, or water pollutants, as the project will adhere to all city and state environmental standards. Overall, the development is designed to ensure safety and harmony with its surroundings while protecting the public's interest.

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

Based on the ecological assessment conducted, the site does not contain undisturbed community types typically inhabited by protected species, nor does it provide suitable habitat due to surrounding land uses and busy roadways. While the findings of the environmental analysis are preliminary and subject to regulatory review, the development team remains committed to adhering to all applicable standards and regulations to ensure

that no unnecessary alterations are made to natural features, vegetation, or topography, and that surface and groundwater hydrology are preserved.

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

The Master Concept Plan incorporates open spaces such as landscaped buffers, recreation areas, and pedestrian-friendly pathways, fostering a cohesive and inviting environment. Key features, including the pool and cabana area, playground, picnic seating, and game areas, are thoughtfully integrated to enhance human interaction and engagement while promoting accessibility and connectivity.

While the site does not contain significant environmentally sensitive lands or archaeological features, every effort has been made to protect and preserve the site's natural characteristics. The proposed stormwater management area and landscaping elements are designed to support sustainability, improve aesthetics, and complement the surrounding environment. This approach ensures the development meets the dual goals of creating a vibrant, human-centric environment while maintaining harmony with the ecological and cultural context of the City of Bonita Springs.

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

Phase 2 of the CPD has been planned and designed to minimize any negative impacts on surrounding land and land uses. The nearest residential unit to the south of the development is approximately +/-1,694 feet, with an existing right-of way, Greyhound Track, in between. The Master Concept Plan incorporates substantial buffers, screening walls, and carefully positioned activity areas to ensure compatibility with adjacent properties and mitigate potential disturbances such as noise, glare, and traffic. High-activity areas, including the concert stage and entertainment zones, are strategically located away from sensitive boundaries, while landscaping and buffer zones further enhance visual and acoustic separation.

Additionally, the site layout ensures that ingress and egress points are positioned to avoid directing traffic through predominantly residential areas, preserving the character and tranquility of nearby neighborhoods. Stormwater management features and erosion control measures are integrated into the design to prevent environmental impacts on surrounding properties. Overall, the development prioritizes thoughtful site planning and compliance with local regulations to ensure a harmonious relationship with the surrounding community.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

The proposed planned development has been designed to integrate seamlessly with the surrounding existing development, which is of comparable intensity and use. The Property

is located within a mixed-use area featuring commercial, residential, and recreational land uses, and the design emphasizes compatibility and cohesion with these neighboring developments. Landscaping buffers, screening walls, and thoughtfully planned ingress and egress points ensure that the transition between the proposed development and adjacent properties is smooth and visually appealing. Additionally, the integration of pedestrian-friendly pathways and potential connections to surrounding parcels fosters accessibility and connectivity, creating opportunities for interaction with the existing development.

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

While the Property is situated in a predominantly mixed-use area, appropriate design measures have been implemented to address any potential differences in intensity or use. These include substantial landscaped buffers, screening walls, and strategically positioned activity areas to minimize potential conflicts and maintain the character of the surrounding land. High-activity areas, such as the entertainment and concert zones, are located away from sensitive boundaries, while ingress and egress points are designed to avoid impacting adjacent properties, particularly residential areas. Additionally, the inclusion of water management features and open space provides a natural transition between the development and neighboring parcels, ensuring that the proposed use complements its surroundings while preserving the integrity and functionality of both the development and nearby land uses.

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

The proposed development incorporates design features that promote pedestrian activity and community interaction, including well-connected pathways, gathering spaces, and open recreational areas. These elements create a cohesive environment that encourages social engagement and enhances accessibility within the site.

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

The applicant does not anticipate any conflicting uses within the development. The proposed development includes internal buffering measures such as landscaped areas, screening walls, and strategic placement of activity zones to separate potentially conflicting uses. These design elements ensure compatibility within the site, enhance functionality, and contribute to the overall value and harmony of the development.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the

planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

The proposed development has been designed to vary the intensity and type of use systematically across the site, ensuring compatibility with surrounding land uses. Higher-intensity activities, such as the entertainment and concert zones, are strategically located centrally within the development or adjacent to major access points, minimizing potential impacts on neighboring properties. Lower intensity uses, such as recreational and open spaces, are positioned near the perimeter to provide a natural transition and buffer. This thoughtful placement promotes functionality, enhances compatibility with adjacent land uses, and ensures that the development aligns with planning principles and community needs.

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

The proposed development complies with the minimum parking and loading requirements outlined in Article VI, Divisions 25 and 26, ensuring sufficient parking to accommodate peak demand. In accordance with Section 4-1732, which requires 4.5 spaces per 1,000 square feet, a total of 416 parking spaces are provided. All parking spaces are impervious and paved, ensuring durability and effective management of vehicular traffic. To accommodate occasional peak demand, overflow parking will be managed within the impervious areas of the site, maintaining efficient use of space without impacting adjacent properties or rights-of-way. Overall, the parking layout and capacity are designed to maintain orderly traffic flow and accessibility at all times, including during high-traffic events.

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

Joint parking is not included in the proposed MCP. Required parking is calculated for each phase individually.

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

The proposed development emphasizes internal consistency through cohesive architectural design, unified landscaping elements, and coordinated placement of features such as signage and planting schedules. These measures ensure a visually harmonious

and well-organized environment, enhancing the aesthetic appeal and functionality of the site.

IV. Bonita Plan Internal Consistency Narrative

The following is an analysis of how the proposed Commercial Planned Development 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 provided below.

(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 proposed CPD amendment aligns with Goal 1 by introducing a balanced land use pattern that enhances quality of life and economic vitality. Phase 2 integrates an outdoor entertainment venue that complements existing developments while preserving the character of nearby neighborhoods. The project promotes mixed-use development, leveraging existing transportation infrastructure for efficient connectivity. Sustainable design ensures environmental preservation, while essential services can adequately support the new uses. By creating recreational opportunities and employment, this amendment strengthens the City's community and economic vibrancy.

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

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

The proposed CPD amendment ensures compliance with Objective 1.11 and Policy 1.11.1 by meeting the City's adopted Level of Service (LOS) standards for public facilities. Infrastructure for potable water, sanitary sewer, solid waste, and stormwater management will be designed to accommodate Phase 2 impacts. Coordination with service providers will ensure timely implementation of any necessary improvements, maintaining service quality for the community.

(FUTURE LAND USE) Policy 1.1.14: General Commercial - Intended to accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that have been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.

- a. **Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre within the approximately 1,468 acres of gross land area in the land use category; and mixed residential and commercial use in planned developments.**

The CPD amendment aligns with Policy 1.1.14 by introducing a compatible commercial use within the General Commercial designation. The proposed outdoor entertainment venue serves both residents and visitors, contributing to the diverse mix of commercial uses envisioned by the policy, including recreational, service, and public-oriented opportunities. This development complements existing uses on the property while enhancing the area's recreational offerings and service amenities within a planned development framework.

Furthermore, the project adheres to the allowable Floor Area Ratio (F.A.R.) of 1.2, supporting a compact and efficient land use pattern that maximizes the site's potential while maintaining consistency with the General Commercial land use category. The amendment supports the City's vision for vibrant, multi-functional commercial areas that cater to a broad range of community needs and align with the goals of the Comprehensive Plan.

(FUTURE LAND USE) Policy 1.1.22: In order to minimize incompatibility when commercial, industrial or more intensive land uses share a common boundary with residential land uses, lower intensity uses shall be located adjacent to residential uses and the Land Development Code shall include provisions for buffering in the form of fences, walls, vegetation or spatial buffers to minimize the impacts upon the residential use.

Phase 2 of the CPD as proposed ensures compliance with Policy 1.1.22 by incorporating lower-intensity uses and appropriate buffering measures to ensure compatibility with adjacent residential areas. The development plan includes spatial buffers and vegetative screening to mitigate potential impacts, preserving the character and stability of nearby neighborhoods. 11.79 acres of the 18-acre Phase 2 leased Property is proposed as open space as evidence of this design intent. Design considerations, including site layout and landscaping, have been designed to minimize disruptions and promote harmony between land uses.

(TRANSPORTATION) Goal 1: To develop a safe and efficient multi-modal transportation network that provides for optimal access to the City's major activity centers; accommodates the forecasted transportation demands through the integration and enhancement of bicycle, pedestrian, transit and vehicular infrastructure; provides for interconnections between neighborhoods and developments while enhancing neighborhood and community character; is aesthetically pleasing; and, compliments the urban and natural environment of Bonita Springs

Policy 1.6.1: When considering changes in land use densities and transportation programs, the City shall evaluate the effect upon traffic generation, levels of service, and the potential need for, or impact upon, public transportation services.

The attached TIS has demonstrated that all analyzed roadways are projected to operate at acceptable Levels of Service. The proposed CPD amendment supports Goal 1 by enhancing accessibility to the City's major activity centers while maintaining compatibility with the surrounding transportation network. The development leverages existing infrastructure, ensuring efficient vehicular access and opportunities for multimodal connections, including pedestrian and bicycle pathways.

(TRANSPORTATION) Objective 1.8: Provide opportunities for the reduction of greenhouse gas emissions.

The development encourages multimodal transportation options, including pedestrian and bicycle connectivity, to reduce dependency on single-occupancy vehicles. A designated drop-off area is located in close proximity to the venue entrance to incentivize patrons who utilize a car service. By leveraging existing infrastructure and optimizing site layout, the project minimizes construction-related emissions and promotes energy efficiency.

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

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

The Phase 2 design fosters a well-integrated land use pattern, balancing entertainment, recreational, and community-oriented spaces that encourage pedestrian activity. The project avoids auto-oriented strip development by promoting connectivity with surrounding neighborhoods and similar business concepts in a generalized area.

(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.

The project will connect to Bonita Springs Utilities for potable water service. The attached letter of availability demonstrates available capacity exists to serve the proposed project.

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

A letter obtained from Bonita Springs Utilities dated November 19, 2024, confirms the Plant capacities are adequate and as the site develops, we will be required to install all off-site and on-site utility line extensions necessary to provide service to the project in accordance with Bonita Springs Utilities, Inc. specifications.

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

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

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

The project will connect to Bonita Springs Utilities' for centralized sewer service. The attached letter of availability demonstrates available capacity exists to serve the proposed project.

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

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

V. Conclusion

The proposed amendment to the Race Track CPD for the approximately 97± acre property located at 10601 Bonita Beach Road and adjoining parcels represents a strategic enhancement of the City of Bonita Springs' land use framework. This amendment introduces an outdoor entertainment venue within Phase 2 of the development, designed to complement existing uses such as the Poker Room and Sports Challenge complex. The project promotes a diverse mix of recreational and community-oriented uses, strengthening the area's role as a hub for entertainment and economic activity.

The proposed development has been designed to ensure compatibility with surrounding neighborhoods through the integration of buffering, strategic setbacks, and sustainable design measures. The site layout encourages multimodal connectivity, aligning with the City's transportation goals by promoting walkability. By leveraging existing infrastructure, the project minimizes environmental impacts and adheres to adopted Level of Service (LOS) standards, ensuring sufficient public facilities are available to support the development.

This CPD amendment supports the City of Bonita Springs Comprehensive Plan by balancing land use intensities, enhancing transportation efficiency, and preserving neighborhood character. The addition of this venue provides not only valuable amenities and entertainment options for residents and visitors but also new employment opportunities and economic benefits to the community.

The design approach prioritizes environmental stewardship and urban compatibility, ensuring that the project integrates seamlessly into the existing fabric of the City while addressing future growth responsibly.

For these reasons, the Applicant respectfully requests approval of the proposed CPD amendment.



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OAKES FARMS CPD PHASE II • SURROUNDING LAND USES MAP

📍 City Bonita Springs, FL

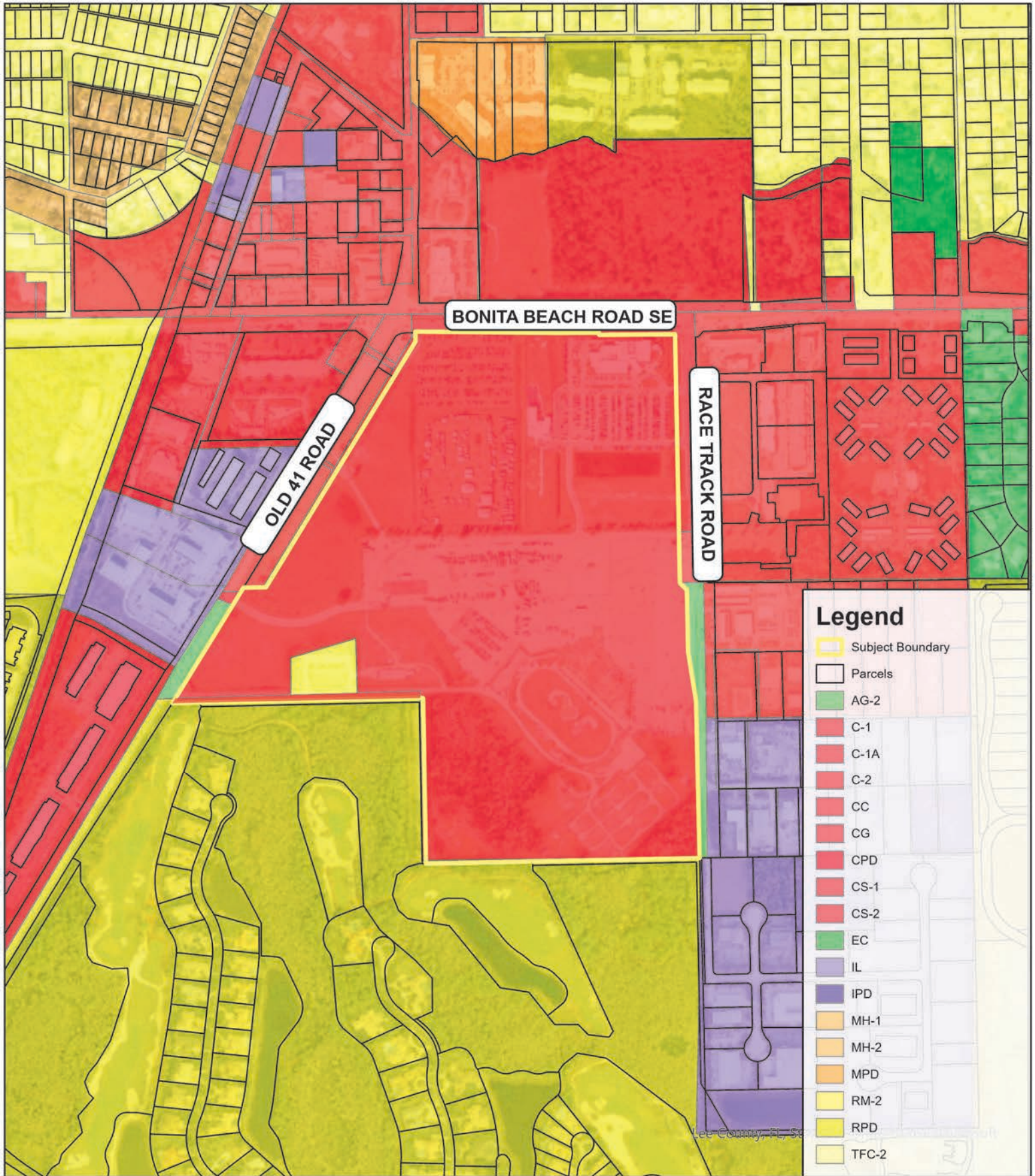
📅 11/14/2024

24006834

👤 Oakes Farms, LLC.



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OAKES FARMS CPD PHASE II • EXISTING ZONING MAP

📍 City Bonita Springs, FL

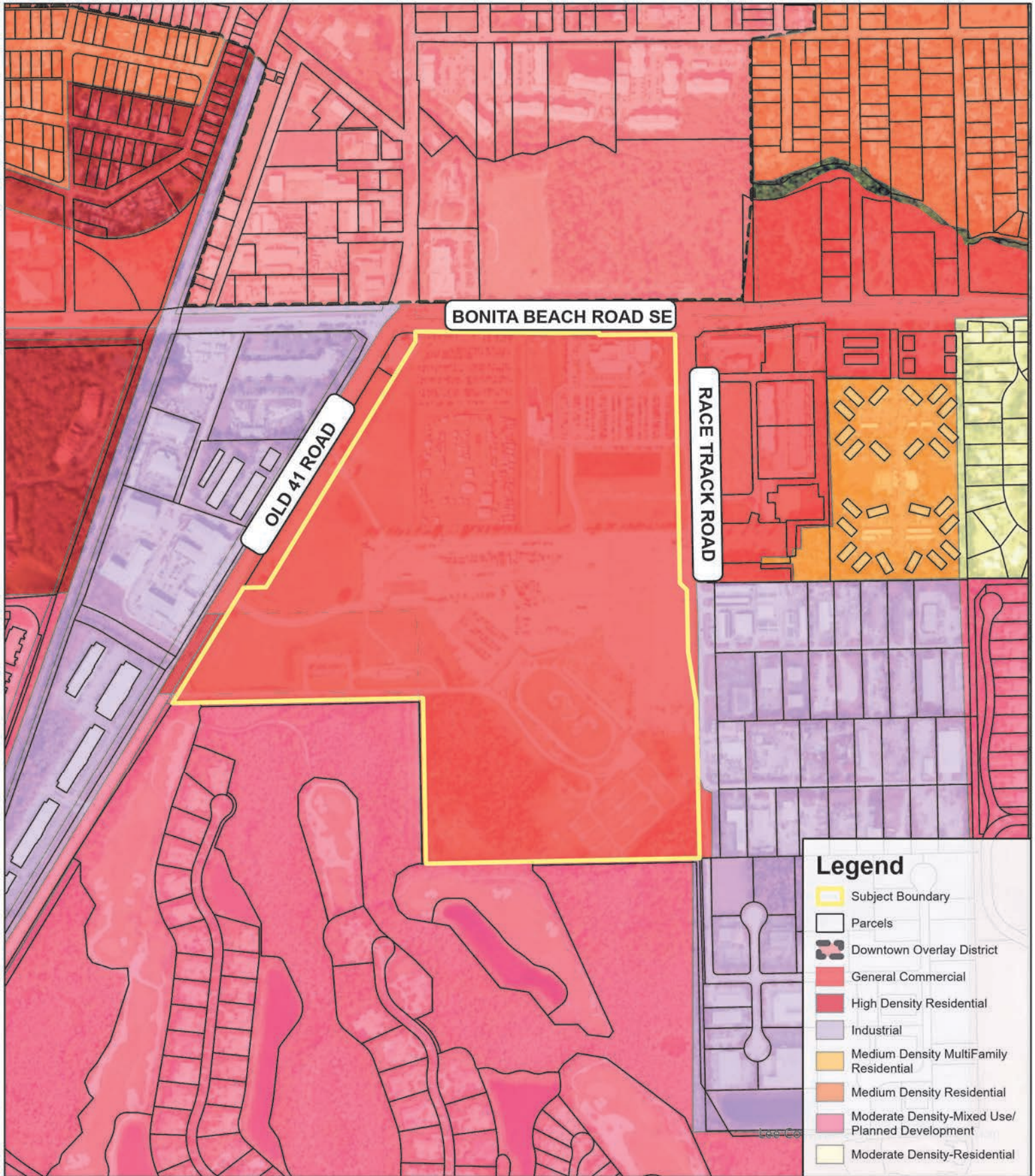
📅 11/18/2024

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👤 Oakes Farms, LLC.



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OAKES FARMS CPD PHASE II • EXISTING FUTURE LAND USE MAP

📍 City Bonita Springs, FL

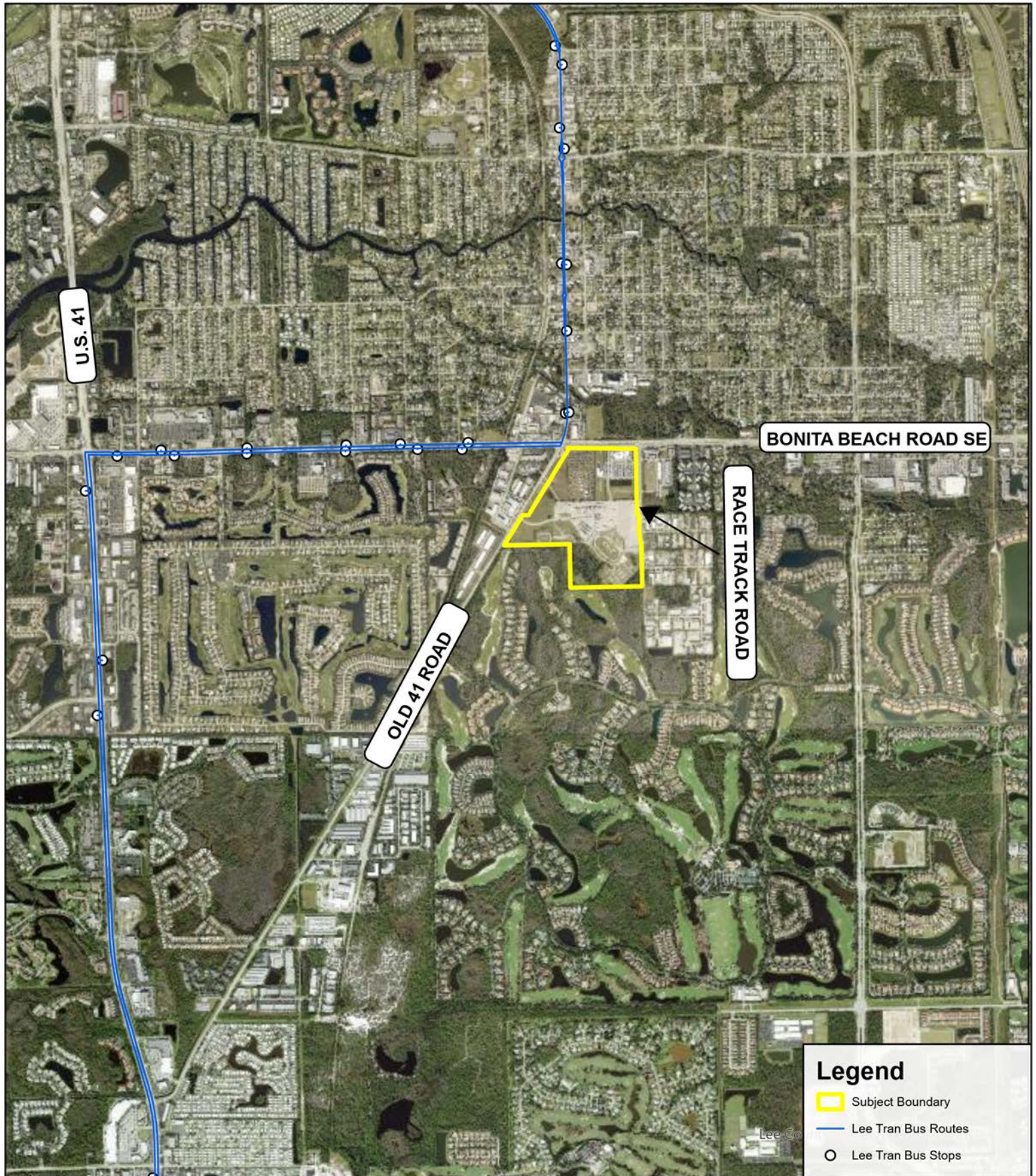
📅 11/18/2024

24006834

👤 Oakes Farms, LLC.



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



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Bradenton, FL 34201
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OAKES FARMS CPD PHASE II • PUBLIC TRANSIT MAP

City Bonita Springs, FL

11/18/2024

24006834

Oakes Farms, LLC.



November 19, 2024

Jason White, P.E.
Exceptional Engineering
10601 Bonita Beach Rd.
Bonita Springs, FL 34135

Sent via e-mail: Exceptionaleng@yahoo.com

Re: RaceTrack Phase 2

Dear Mr. White,

You have requested potable water, sewer and irrigation service for the project referenced above. Plant capacities are adequate; however, the Developer is required to install all off-site and on-site utility line extensions necessary to provide service to the project in accordance with Bonita Springs Utilities, Inc. specifications. No construction submittals have been received, reviewed or approved as of this date. This letter expires in one year.

You have estimated the usage to be 16,500 gallons per day. Bonita Springs Utilities, Inc. has the capacity to provide the above estimated gallonage from its 21 million gallon per day Water Treatment Plant. The Water Reclamation Facilities have the capacity to treat the above estimated gallonage from the plants currently rated at 11.0 million gallon per day.

Potable water is available for irrigation use as no reuse water is available in proximity to the subject property at this time.

This letter should not be construed as a commitment or guarantee to serve nor as approval for construction, but only as to the availability of potable water, sewer and reuse at this time. Bonita Springs Utilities, Inc. may commit to reserve plant capacity if available, at such time that ANC (Aid-to-New Construction) fees are paid for each unit of required capacity.

If there are any proposed utility infrastructure installations, then the appropriate meetings and submittals per the Bonita Springs Utilities specifications shall be required.

Respectfully,
Bonita Springs Utilities, Inc.

A handwritten signature in black ink, appearing to read "K. Hoskins", is written over a faint, larger version of the same signature.

Kim Hoskins, P.E.
Director of Engineering



February 28, 2025

Hemmer Construction
1990 Seward Ave
Naples, FL 34109 Attn: Dan Hemmer

Dear Mr. Hemmer,

The following is a summary of Keane Acoustics' noise study for the proposed event center in Bonita Springs, FL.

Background

Keane Acoustics has been asked to assess the potential for noise impact from both outdoor pre-recorded and live music from the proposed new event center, which will be built roughly 2000-3000 feet from several residential communities. It is understood that there will be a designated stage and an installed sound system at the facility.

The focus of this study is the potential sound emissions and impact from the performances of full bands in the later evening hours.

It is understood that the live bands will typically stop playing outside at 11PM (through the line array system), aside from special events. Special events consist of National Acts, with bands appearing roughly each month (playing until midnight) and DJs appearing roughly half of that amount (performing on the main stage until 2am).

Smaller bands and DJs are outside until 2AM, but not on the stage using the line array system, and instead would be going through smaller distributed, directional loudspeakers (which likely will result in significantly less sound egress to adjacent properties).

Site Plan Review

A review of a draft site plan indicates that bands will perform outdoors on the western side of the building and only through the "House" sound system. It is understood that the portion of the sound system corresponding to the live performances will be facing east, of which nearby properties are zoned for commercial purposes.

A significant swath of trees and dense vegetation between the event center and adjacent properties will help mitigate sound propagation to adjacent properties/residences.

All of the periphery of the proposed event center will be lined with either tall buildings (typically over 12' high) or tall (10' high) masonry walls, which should significantly mitigate sound emissions to adjacent properties. (See Exhibit B – for a general preliminary Site plan concept)

Based on Keane Acoustics' recent site visit to the subject property and surrounding properties, ambient noise levels are relatively high near the subject property and surrounding community due to the proximity of two intersecting roads (Old US41 and Bonita Beach Road), between which roughly 55,000 vehicles travel daily. All of the adjacent residential communities are also impacted by either or both of these roads, which renders them less vulnerable to disturbance, especially during late evening hours (which is the time frame of most import to this study).

Noise Ordinance

Section 20-22 (1) Table 1 of the Bonita Springs Noise Ordinance sets a limit of 66 dBA (residential) and 72 dBA (commercial or business) between the hours of 7 am to 10pm, to be measured at the property line of the receiving property. The decibel requirements are 55 dBA (residential) and 65 dBA (commercial or business) between the hours of 10pm-7am. There is no requirement specified in the ordinance for the time duration of a sound measurement (i.e. 30 seconds, 10 minutes, etc.).

Section 20-22 (1).d.3 also states the following.

The A-weighted ambient noise level, including wind effects and noises other than the sound source, must be at least five dBA lower than the sound level of the sound source for a violation of this article to exist.

This report will compare decibel levels of sound emissions from the proposed event center using both the daytime and nighttime noise ordinance criteria.

Map of Survey Area

During the January 15, 2025 visit, Keane Acoustics conducted a brief survey of the site and nearby areas to determine the most significant contributors to the soundscape. Sound level readings were taken at many locations, including the following points show on the map below.



Ambient noise levels measured by Keane Acoustics on May 22, 2024 are as follows:

Location 1 – residential 2100 feet away from stage – 63.5 dBA Leq; 72.9 dBC Leq

Location 2 – commercial 620 feet away from stage – 54.6 dBA Leq; 64.8 dBC Leq

Location 3 – residential 1550 feet away from stage – 48.2 dBA Leq; 62.2 dBC Leq

Location 3A – residential 1650 feet away from stage – estimated – 49.0 dBA Leq; 65.0 dBC Leq

Location 4 – near residential 1900 feet away from stage – 52.5 dBA Leq; 67.0 dBC Leq

Location 5 – commercial 1200 feet away from stage – 59.3 dBA Leq; 69.2 dBC Leq

Location 6 – residential 3000 feet away from stage – 50.8 dBA Leq; 61.7 dBC Leq

Location 6A – residential 2750 feet away from stage – estimated – 53.0 dBA Leq; 65.0 dBC Leq

Location 6B – residential 1500 feet away from stage – estimated – 53.0 dBA Leq; 65.0 dBC Leq

Note that locations 3A, 6A, and 6B are estimates based on their similarities to location 3 and 6, and take account of the distances between roadways (which account for most of the ambient noise).

January 15, 2025 Site Visit

Keane Acoustics visited the proposed event center site on the late afternoon of January 15, 2025. The wind was blowing from the East at 2-4 MPH. Temperature was measured at 65-68 degrees F and humidity was 65-75%.

Keane Acoustics' measurement instrumentation for this study consisted of a Bruel and Kjaer Type 2270 Hand Held Analyzer Serial No. 3010767, which meets ANSI standards for Type 1 instruments.

The wind was not strong enough to facilitate noise propagation of traffic noise toward receiving properties.

Ambient Noise

An inventory of local sound sources which comprise the ambient noise soundscape were observed and measured. Sound levels from automobile and truck traffic on local roads typically measured 55-70 dBA and 70-80 dBC.

Based on sound level measurements along this stretch of Bonita Beach Road, the loudest noise events are typically trucks, motorcycles, and emergency vehicles (often reaching 65-75 dBA at locations 1 and 2) followed by automobiles.

The sound levels during the visit (at which time there were no clearly identifiable sound events) at each exterior measurement location rarely dropped below 55 dBA at location 1 and 5, 50 dBA at locations 2 and 4, and 45 dBA at locations 3, and 6 (locations 3A and 6A will measure similarly based on distance from roadways).

Traffic Noise

A review of the Florida Department of Transportation database indicates the following 2023 daily traffic data.

- Old US-41 - AADT 16000 vehicles and 672 heavy trucks
- Bonita Beach Road - AADT 39000 vehicles and 1950 heavy trucks

These traffic levels indicate a significant contributor to background noise levels, including traffic that extends beyond midnight, which can mask any faint sound emissions that propagate toward any nearby residential properties. See next section for discussion of operational sound levels.

Note that Keane Acoustics reviewed the hourly traffic counts and has determined that ambient noise will stay fairly steady until later in the evening (9-10pm on weekdays and 11-12pm on weekends), at which time the ambient noise level will slowly reduce by about 5 decibels and about an additional 5 decibels beginning around midnight until outdoor music stops (2am). The lower ambient noise levels have been taken into consideration when evaluating late night noise impact.

Anticipated Operational Noise Levels*Noise Levels from Outdoor Performances*

Based on noise modeling (via NoiseCalc software, which is based on SoundPlan modeling software) conducted by Keane Acoustics, the anticipated sound emissions from band performances at the event center will be well below the more stringent 55 dBA Leq “nighttime” criteria at the nearest residential buildings. Software modeling shows operational sound levels will be below the ambient noise levels in the community (likely under 40-45 dBA).

Keane Acoustics used NoiseCalc software to model atmospheric conditions that result in higher levels of sound propagation. The results discussed in this report take into account these conditions, which show negligible sound impact to nearby residential properties.

Sound levels at the adjacent (unoccupied) commercial property lines are not anticipated to exceed 65 dBA Leq, which will meet both the “daytime” and “nighttime” commercial noise ordinance criteria.

These calculations are based on a maximum Leq of 110 dBA on stage and 90 dBA Leq near the fire pit at the center of the outside lawn area.

The anticipated operational noise levels listed above are based on both 20+ years of acoustical consulting experience and 30 years’ experience of performing in live bands as both a drummer and singer.

The 90 dBA Leq sound level in the middle of the lawn area is likely a maximum as many guests like to be able to converse with others and will let management know if the band is too loud.

It is understood that the immediate properties to the north are commercial, and have lower sensitivity to noise. By meeting the noise ordinance decibel levels at their own property, noise impact at any properties to the north will be negligible.

Noise Levels from Inside Music

It is understood that typically music offered in the later evening will be prerecorded (aside from occasional special events). Keane Acoustics used SoundPlan software to model the sound propagation of prerecorded music and found that the degree of noise egress is minimal enough to not impact the nearby residential properties.

Noise Mitigation Plan

Based upon our review, the proposed venue appears to be purposefully designed and will be operated in a manner intended to minimize sound emissions from its live entertainment during daytime and evening hours and from the prerecorded music offered at the venue during later hours until closing.

The following are design elements under consideration that help minimize sound propagation to other properties.

- Walls at the sides and back of the stage (in concert with a covered roof) will help shield sound sources on stage (such as drums and guitar amplifiers) from having a direct line of sight with adjacent properties/residences.
- Loudspeakers (likely up higher and pointed downward and avoiding a direct line of sight with adjacent properties/residences) will be located and oriented to contain sound inside the customer areas as much as possible.
- Subwoofers will be enclosed below stage, with enclosure only open to the lawn area (please respond if this is correct).

It is recommended that the sound level emissions from band performances are checked with a basic type 2 sound level meter during events to determine both sound levels at the stage and at exterior locations.

Other measures to help check sound level emissions from band performances are as follows:

“Stoplight”

A “stoplight” is a sound level meter that looks like a traffic light (see Exhibit A), where the colors of the lights on the stoplight are changed by sound levels set by a venue. Because the consequences of violating the noise ordinance will be severe, a stoplight is strongly recommended for consideration as an additional safety measure to aid live entertainers in controlling their own sound levels while performing. This device works best when located in view of both musicians and management staff. The green (go) light is illuminated when decibel levels are below both user-set thresholds, telling management and staff that sound levels are controlled. When the sound level approaches the lower sound level limit, the light changes to yellow (caution), thereby alerting management that the performer needs to back sound levels down. Finally, when the sound level exceeds the upper sound level limit it the stoplight changes to red, warning management that the performer’s sound levels are too high.

This device is adjustable so that it can be fine-tuned in the field to ensure compliance for both “daytime” and nighttime” ordinance decibel limits.

Additional Sound Mitigation Options

Additional Sound blocking materials can be used as a barrier to eliminate direct line of sight conditions, which is a typical approach to community noise mitigation. A common example is a wall constructed of heavier materials, such as concrete block, or mass loaded vinyl (which weighs 1 pound per square foot) attached to a chain link fence.

Given that the proposed design includes either tall walls or buildings around the entirety of the event center, the additional barriers are not needed.

Conclusion

Keane Acoustics has conducted a study of potential noise emissions. The results of the study indicate that sound emissions related to performances from bands at the event center and late night prerecorded music will comply with the decibel levels stated in the Bonita Springs Noise Ordinance and will be below ambient noise levels emitted from Old US41, Bonita Beach Road and other local roads.

Best regards,

A handwritten signature in blue ink, appearing to read 'Michael Keane', with a long horizontal flourish extending to the right.

Michael Keane, P.E. - Florida License #64563
President and Principal Consultant - Keane Acoustics, Inc.

HOW IT WORKS

Green Light:
On during normal noise levels



Yellow Light:
On during moderate noise levels



Yellow Flashing Light:
This light provides a one minute warning when the noise level has exceeded an acceptable level



Red Light:
This light is on during unacceptable talk levels. The red light stays on from one to nine minutes. There is also an audible alert when the light goes to red. This feature can be turned on or off and the volume of the alert can be adjusted. Talk Light too is preset for the red light to stay on one minute



Remote Control:
Provides remote control access to the traffic light to manually change the colors from green, yellow, flashing yellow and red

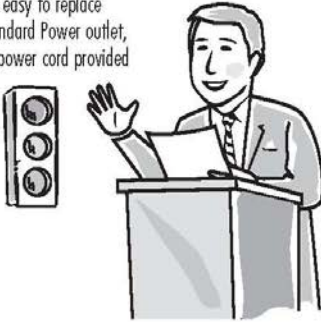
TALK LIGHT TOO™

Noise Management:
This small traffic light is designed to monitor the noise level in smaller areas such as classrooms, office, hospitals, libraries or other common areas where noise level is a concern. The Talk Light too has a built in stand or can be mounted to a wall.

Time Management:
The manual or programmable Time Manager is designed to time events such as presentations, debates, circuit training, tournaments or any other time sensitive applications. There is also an optional remote control that can be used to change the colors of the light.

Technical Information:

- 18" tall and is made out of durable metal
- Uses Automotive light bulbs which are easy to replace
- Standard Power outlet, 6' power cord provided

TalkLight™

too

Exhibit A Stop Light Sound Meter

This device should be mounted in a location where both staff and musicians can see it while performing.

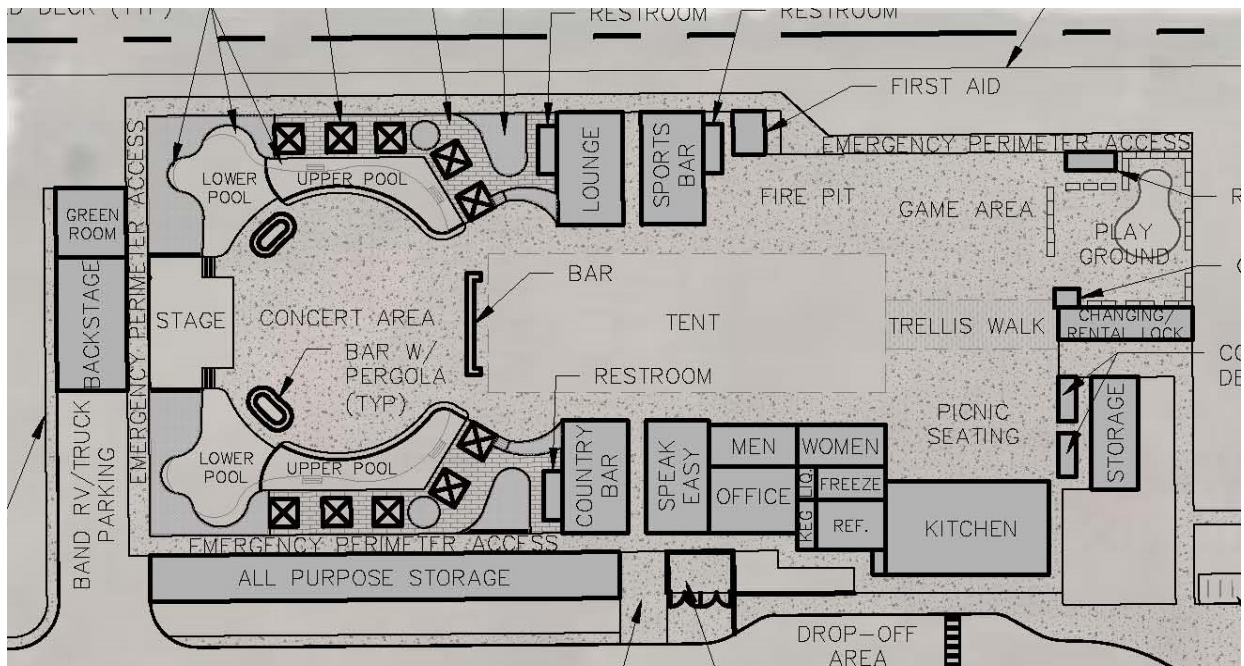


Exhibit B **Proposed Site Plan Concept**

Note this is a preliminary site plan showing general design concepts, including completely surrounding the facility with tall walls (10ft) and/or tall buildings (exceeding 12 feet high).

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 22 - 02

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS CONSIDERING A REQUEST TO AMEND THE SCHEDULE OF USES IN BONITA SPRINGS ZONING ORDINANCE 19-02, TO CREATE A PHASE 1A APPROXIMATELY 4 ACRES+/- IN SIZE, TO INCLUDE AN INDOOR/OUTDOOR SPORTS CHALLENGE COMPLEX, WITH CONSUMPTION ON PREMISES, AND TO ADD THREE (3) DEVIATIONS; LOCATED AT 10601 BONITA BEACH RD. AND 28191, 28251, 28281, 28341 OLD 41 RD., BONITA SPRINGS, FL 34135; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council previously approved Zoning Ordinance 19-02 which was a request from the Bonita-Fort Myers Corporation to rezone approximately 97.6+/- acres from the AG-2, RM-2, C-2, and CPD zoning districts to a Commercial planned development (CPD) to allow for a two phased zoning approval. The first phase allowed for an approximately 32,616+/- square foot building at the southwest corner of Bonita Beach Road and Racetrack Road to include a restaurant with a bar, cardroom, simulcast area, and offices; and

WHEREAS, Bonita-Fort Myers Corporation is now seeking to add a mid-phase project to the subject property by amending to amend the schedule of uses in Bonita Springs Zoning Ordinance 19-02, to create a Phase 1A approximately 4 acres+/- in size, to include an indoor/outdoor sports challenge complex, with consumption on premises, and to add three (3) deviations;

WHEREAS, the subject property is generally located on the east of Old US 41, South of Bonita Beach Road, west of Racetrack Road, and north of the Mediterra RPD. Phase 1A consists of 4+/- acres from Phase 2, more particularly describe in:

"See Exhibit A"

WHEREAS, a Public Hearing was advertised and heard on December 14, 2021, by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case PD21-82898-BOS, which considered the evidence available and recommended approval (7-0 vote) after giving 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 December 14, 2021 Staff Report prepared by Community Development and evidence submitted at the Zoning Board hearing, as part of the City Council hearing record, are on file with the City Clerk.

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

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request to amend Zoning Ordinance 19-02 with the additions and ~~deletions~~ below maintaining all remaining provisions and development regulations for Phase 1 to apply except where modified to Phase 1A:

Conditions:

1. The project should be generally consistent with the Master Concept Plan stamped received August 14, 2019 and titled "Bonita Springs Card Room" prepared by Hole Montes, and attached hereto (Exhibit "B", Sheets 1-2).

Phase 1 is limited to the construction of a new 32,616+/- square foot facility (card room, simulcasting, and restaurant) on approximately 9+/- acres. Phase 2 includes the existing racetrack facility, parking lot, temporary uses, and 12-unit multiple-family building on approximately 8884+/- acres; the expansion of or new uses within Phase 2 will require an amendment to the CPD

Phase 1A is limited to a 10,208+/- square foot indoor sports challenge building and outdoor sports challenge facilities on approximately 4+/- acres as shown on the Master Concept Plan amended in October 2021.

2. The Schedule of Uses are as follows:

Phase 1

Accessory uses and structures
Administrative offices
ATM (Automatic Teller Machine)
Bar or cocktail lounge
Consumption on Premises (associated with Restaurant, Group III including outdoor seating areas specifically identified on the MCP)
Essential Services
Essential Service Facilities, Group I
Excavations, water retention
Gift and Souvenir Shop
Night Club
Recreation Facilities, Commercial, Group IV, Indoor Facilities (limited to pari-mutuel wagering and card room, as authorized by Chapter 550, Florida Statutes)
Parking Lot, Accessory
Restaurant, Group III, with outdoor seating
Temporary Uses – Subject to LDC 4-2124 et. seq.

Phase 1A

Bar or cocktail lounge

Consumption of Premises, including outdoor areas as shown on the Master Concept Plan

Indoor Sports Challenge Facility, limited to a 10,208+/- square foot building

Outdoor Sports Challenge Facilities

Phase 2

Accessory Uses and Structures

Essential Services

Essential Service Facilities, Group I

Multi-Family Residential (limited to 12 dwelling units)

Parking Lot, Accessory

Racetrack, Group II (subject to Condition 4)

Temporary Uses, subject to LDC restrictions, including permit requirement, except for calendar year time limitations and limited to the following (subject to Condition 5):

- Outdoor sales, parking lot sales or tent sales of merchandise, products, services, or other commercial activities; and
- Event uses, such as fairs, carnivals, circuses, concerts, and expositions or fair associations chartered in accordance with Ch. 616 F.S.; and
- Automobile Surface Storage (where delineated on MCP); and
- Motorcycle training activities; and
- In the event of an emergency, staging/storage in support of emergency responders limited to vehicles and related equipment.

3. The Development Regulations are as follows:

Phase 1 & Phase 1A

Minimum Lot Area and Dimensions: N/A

Minimum Setbacks:	Principal Structure
Street	25 feet
Side	20 feet
Rear	20 feet
Minimum Building Separation:	½ the sum of the building heights (20' minimum)
Maximum Building Height:	30 feet (1 story)
Minimum Open Space:	20 percent

4. The Grandstand/clubhouse and kennels will be demolished within one year of the certificate of occupancy being issued for the card room facility in Phase 1.
5. All Temporary Uses listed under Phase 2 are limited to a ten year period from the effective date of this ordinance. After ten years, all Temporary

Uses identified for Phase 2 are permitted in accordance with LDC Sec. 4-2124.

6. Consumption on Premises. The hours of operation for consumption on premises in conjunction with the Group III Restaurant for indoors will be from 11AM to 2AM daily. The hours of operation for consumption on premises in condition with the Group III Restaurant for the outdoor seating area will be from 11 AM to midnight daily.
7. No new development for Phase 2 is authorized by this zoning. Any expansion and/or new uses in Phase 2 shall require an amendment to the CPD or rezoning to a new CPD.
8. Additional Conditions – At the time of local development order, the Applicant shall meet the following criteria:
 - a. Provide engineering plans showing how the site will store and treat its surface water runoff consistent with the City's Comprehensive Plan and the City's LDC, including compliance with Policy 9.3.3 of the Conservation/Coastal Management Element of the City's Comprehensive Plan, which states that an additional fifty (50) percent water quality is required over the already required South Florida Water Management District water quality.
 - b. Provide a drainage analysis demonstrating that the site development plan has no adverse impact on adjacent properties and that there is sufficient on-site drainage capacity, storm-water conveyance, and controlled discharge. The drainage analysis shall include, but not be limited to:
 - i. Provide an Interconnected Pond and Channel Routing (ICPR) Model. The 100-year 24 hour storm event is the primary storm used to evaluate the proposed design. The City reserves the right to request additional modeling of other storm events upon review of the data. All data submitted shall be formatted for inclusion into the city's Interconnected Pond Routing (ICPR) Model.
 - ii. A drainage map for all contributory areas within and into the development, showing flow paths/arrows, existing on-site and off-site drainage structures (sizes and inverts), and sub-basin areas; and (2) hydrologic and hydraulic calculations for the 5-, 25-, and 100-year design storm events in order to establish existing baseline conditions.
 - iii. Drainage impediments identified during the modeling process must be addressed in the drainage plan.
 - c. Service Areas and the armored truck bay will be designed in a fashion that visually screens their view from the Bonita Beach Road right of way. Satisfaction of this condition will be determined by the City's Architect as part of the formal architectural approval.
 - d. At time of local development order, at Applicant shall submit landscape plans generally consistent with the MCP and the

Landscape Plans prepared by DMJA, Inc. stamped received August 15, 2019 and attached hereto (Exhibit "C").

- e. Roof gutters are required as part of the drainage plan.
- f. All handicap spaces must have direct pedestrian access to the building and comply with ADA Standards 206 Accessible Route.
- g. Final architectural approval by the City Architect is required prior to local development order approval, said review and approval shall be consistent with Chapter 3 and 4 processes within the Land Development Code.
- ~~h. Applicant, its successors or assigns, agree to reserve a right-of-way providing an alternative route for the traveling public between Old US 41 to either Bonita Beach Road or Race Track Rd. as required by the Bonita Springs Comprehensive Plan at no cost to the Applicant. The proposed right of way will meet the collector right-of-way standards as provided by Sections 3-302 and 3-303 of the LDC, as may be amended. Specific delineation of the reserved right of way will not be required until the subsequent amendment of this CPD for the development of Phase 2. Prior to the development of Phase 2, the existing connection and access between Old US 41 and Bonita Beach Road through Race Track Rd will remain open to the public. The Applicant, its successors or assigns, agree to reserve a right-of-way providing an alternative route for the traveling public between Old US 41 to either Bonita Beach Road or Race Track Road, as required by the Bonita Springs Comprehensive Plan, at no cost to the Applicant. The proposed right-of-way will meet the collector right-of-way standards as provided by Sections 3-302 and 3-303 of the LDC, as may be amended. A notation or conceptual location is to be identified on the master concept plan for Phase 1A as a separate exhibit, with the ultimate delineation to be determined dependent on the outcome of the Lee County Project Development and Environment (PD&E) Study for Bonita Beach Road, being conducted by Rummel, Klepper & Kahl (RK&K). The existing connection and access between Old 41 Road and Bonita Beach Road through Race Track Road will remain open to the public.~~
- i. The City requests that final design attempt to accommodate a traffic grid network throughout the subject property.
- j. Additional traffic control improvements, may be required by the City Engineer to be installed by the applicant within the Racetrack Road right-of-way from the south right of way line of Bonita Beach Road up to 100 feet south of the northern drive into the Card Room site. The need for a such traffic control improvement shall be based on traffic efficiency or safety conditions such as higher than expected traffic counts, conflicting movements, insufficient stacking, or to alleviate intersection congestion. ~~The applicant shall provide traffic counts (methodology as specified by the City in the development order) along Racetrack Road at the~~

~~intersections of Bonita Beach Road, Furlong Street, and the northern card room entrance every six months for two years and annually thereafter unless revised during Phase 2 development. If appropriate to accommodate traffic efficiency or safety conditions the City Engineer may request alternative improvements to the Racetrack Road intersections wherein applicant shall contribute its proportionate share of improvements or costs of such improvements. No less than thirty (30) days' notice shall be provided to all adjacent property owners before any proposed improvements between Bonita Beach Road and Performance Lane along Racetrack Road are finalized. The Applicant shall install permanent and continuous traffic count monitors on each driveway to the combined Card Room/Sports Challenge site, including the two (2) driveways on Race Track Road and the driveway to the south. The data must be collected continuously in fifteen (15) minute intervals, by direction for both entering and exiting vehicles, twenty-four (24) hours per day, seven (7) days per week for a minimum period of one (1) year beyond the date of final Certificate of Occupancy for the complete site. The traffic count data for each driveway must be stored electronically in separate files indicating the driveway location and time and date of each fifteen (15) minute count interval. The count data must be submitted in both electronic (Excel or CSV format) and hard copy format to the City within thirty (30) days of the completion of each consecutive three (3) month period. Any gaps in the data will require an extension of the count period sufficient to produce a complete data set as determined by the City manager or designee.~~

- i. Pursuant to Deviation #4, if the data suggests the excess parking beyond 15 percent is not needed, the Applicant shall submit a permit application to the City of Bonita Springs to convert the excess spaces into open space or landscaping. If a conversion is required, the Applicant will be notified by the City, and the permit shall be submitted no more than twelve (12) months after notification.
- k. This Plan is subject to conditions set forth herein and the rules, regulations laws and codes in place at the time of Development Order and Constructions Plan approval. Approval of this Planned Development is not a guarantee of future approvals.

Any request or action to modify Conditions a thru k (inclusive) will require a revised or amended Master Concept Plan and a public hearing.

9. The permitted hours of operation for Phase 1A are as follows:

Outdoor activities: Friday: 5:00pm – 11:00pm
 Saturday: 10:00am – 11:00pm
 Sunday: 10:00am – 10:00pm

Indoor activities: Wednesday: 10:00am – 10:00pm
Thursday: 10:00am – 10:00pm
Friday: 10:00am – 11:00pm
Saturday: 10:00am – 11:00pm
Sunday: 10:00am – 10:00pm

10. In concurrence with Conditions 8h and 8j the Applicant shall provide a temporary striping and signage plan for the proposed right of way, at time of local development order submittal.
11. In accordance with Deviation #2, the cyclone fence shall be coated green or black. A natural or unfinished metal look is not permitted.

Deviations:

2. Deviation 2: Relief from LDC 4-1467(b)(2)(b)(1) with regards to the location and height of fences (other than residential project fences), which prohibits chain-link fences, to allow for cyclone fencing around a portion of the baseball field as identified on the master concept plan (MCP) is **APPROVED**, subject to **Condition 11**.
3. Deviation 3: Relief from LDC 4-1467(b)(2)(b)(3) which requires that fences and walls in commercial areas not exceed six feet in height, to allow for netting around the golf green at a maximum height of 40', football field netting at a maximum height of 20', and baseball field fencing (cyclone fence) at a maximum height of 12' is **APPROVED**.
4. Deviation 4: Relief from LDC 4-899(b)(3)a, Parking requirements, which limits the maximum number of parking spaces to no more than 15 percent more than the minimum requirement, to allow for maximum parking spaces 20 percent more than the minimum required is **APPROVED**, subject to **Condition 8(j)(i)**.

SECTION TWO: INCORPORATION OF RECORD

City Council of Bonita Springs hereby adopts and incorporates into this ordinance the record hearing exhibits and attachments considered as part of the application as follows:

EXHIBITS:

- A. Legal Description and Sketch of the Subject Property
- B. Master Concept Plan (October 2021)
- C. Landscape Plan for Phase 1A

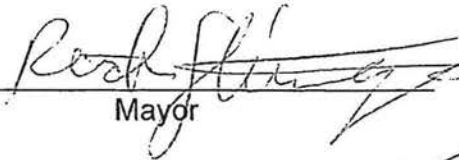
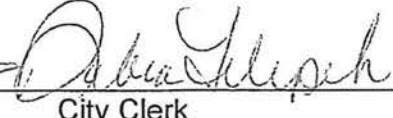
SECTION FOUR: EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption.

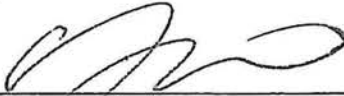
DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 2nd day of February, 2022.

[SIGNATURE PAGE FOLLOWS]

AUTHENTICATION:

 Mayor  City Clerk

APPROVED AS TO FORM:


City Attorney

Vote:

Carr	Aye	Gibson	Aye
Purdon	Aye	Quaremba	Aye
Forbes	Aye	Steinmeyer	Aye
Corrie	Aye		

Date filed with City Clerk: 2/2/2022

EXHIBIT A CONTINUED

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BONITA BEACH RD, A PUBLIC RIGHT-OF-WAY LINE OF VARYING WIDTH, AS RECORDED IN INSTRUMENT NO. 2008000318009 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH THE WEST RIGHT-OF-WAY LINE OF RACE TRACK RD, A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH, AS RECORDED IN O.R. BOOK 2099, PG. 4761 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RACE TRACK RD: 1) THENCE RUN S01°10'10"E FOR A DISTANCE OF 1206.65 FEET; 2) THENCE RUN S45°53'14"E FOR A DISTANCE OF 46.90 FEET; 3) THENCE RUN S01°10'10"E FOR A DISTANCE OF 299.79 FEET; 4) THENCE RUN S09°14'20"E FOR A DISTANCE OF 242.21 FEET; 5) THENCE RUN S01°10'10"E FOR A DISTANCE OF 758.85 FEET TO A POINT ON THE SOUTH LINE OF THE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE RUN S88°50'30"W ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 1323.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN N01°08'56"W ALONG THE SAID EAST LINE FOR A DISTANCE OF 839.58 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 500 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN S88°54'02"W ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 1185.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD U.S. 41, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE RUN N31°17'40"E ALONG THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD FOR A DISTANCE OF 592.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN N88°54'02"E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 111.99 FEET TO A POINT ON A LINE, EAST OF AS MEASURED AT RIGHT ANGLES TO THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD, THE SAME BEING A POINT ON THE WEST LINE OF THE LANDS DESCRIBED AS PARCEL III IN THE CORRECTIVE WARRANTY DEED AS RECORDED AS INSTRUMENT NUMBER 2009000148670 OF THE PUBLIC RECORDS; THENCE RUN N31°17'40"E PARALLEL TO THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD AND ALONG THE WEST LINE OF SAID PARCEL III FOR A DISTANCE OF 688.94 FEET; THENCE RUN N58°42'20"W, ALONG THE BOUNDARY LINE OF SAID PARCEL III FOR A DISTANCE OF 94.56 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD; THENCE RUN N31°17'40"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD AND ALONG THE BOUNDARY OF SAID PARCEL III FOR A DISTANCE OF 20.00 FEET; THENCE RUN S58°42'20"E ALONG THE BOUNDARY OF SAID PARCEL III FOR A DISTANCE OF 94.56 FEET TO A POINT ON A LINE EAST OF AS MEASURED AT RIGHT ANGLES TO THE EAST RIGHT-OF-WAY LINE OF SAID OLD 41 RD; THENCE RUN N31°17'40"E PARALLEL TO THE EAST RIGHT-OF-WAY OF SAID OLD 41 RD AND ALONG THE WEST LINE OF SAID PARCEL III FOR A DISTANCE OF 699.82 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 2 (OTHERWISE KNOWN AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER) OF SAID SECTION 2; THENCE RUN N01°08'56"W ALONG SAID WEST LINE FOR A DISTANCE OF 48.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN THE REMAINING COURSES ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BONITA BEACH RD; THENCE RUN S89°26'44"E FOR A DISTANCE OF 692.50 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 196.62 FEET; THENCE RUN S00°26'44"E FOR A DISTANCE OF 11.00 FEET; THENCE RUN N89°33'16"E FOR A DISTANCE OF 367.35 FEET, TO THE POINT OF BEGINNING, CONTAINING 97.6 ACRES, MORE OR LESS.

BEARINGS REFER TO WEST R-O-W LINE OF RACE TRACK RD, AS BEING S01°10'10"E.

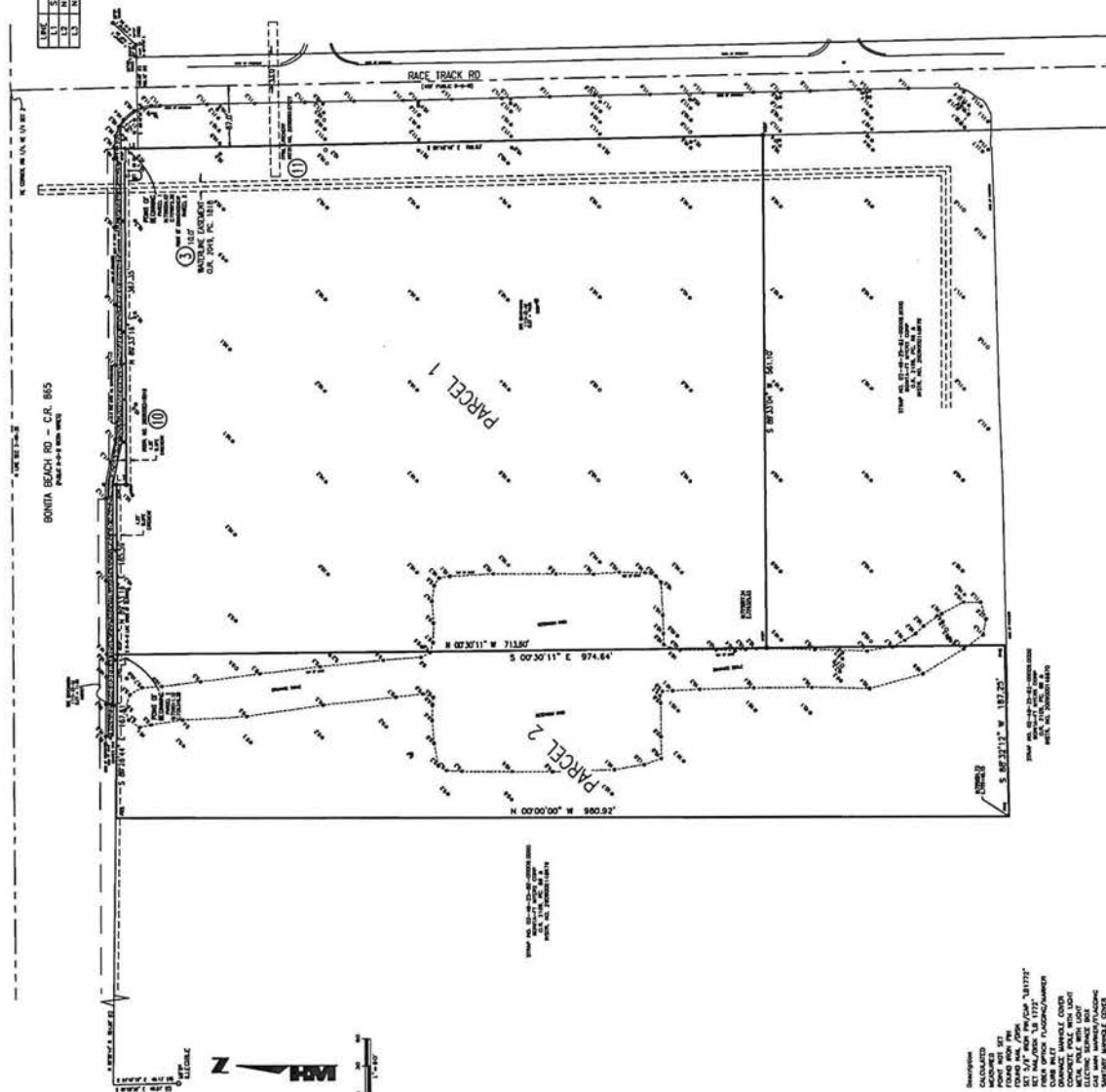
HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA



DRAWN BY: BEN	DATE: 8/19	 HOLE MONTES ENGINEERS PLANNERS SURVEYORS	6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate No. 1772	Page 20 of 315	SKETCH AND LEGAL DESCRIPTION RACE TRACK	DRAWING NO. H-1062
SHEET # 2	OF SHEET 2					PROJECT NO. 17.073
SEC-TWN-RGE: 2-48-25						FILE NAME 17073 Parent for City.dwg

LINE	BEARING	DISTANCE
L1	S 00°26'44" E	11.00'
L2	N 01°10'10" W	14.66'
L3	N 00°23'18" E	11.03'



TEAM: OXYGENATION

TABLE 1
SITES OF LAND LOCATED IN THE ADJACENT 1/4 OF THE NEIGHBORING 1/4 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 25 EAST, JEFFERSON COUNTY, FLORIDA, BEING MORE PARTICULARLY DISCLOSED AS FOLLOWS:

PHASES OF LAND USED IN THE NORTHWEST 1/4 OF THE NEIGHBORLY 1/4 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 25 EAST, 10TH COUNTY, FLORIDA, BEING MORE PARTICULARLY INDICATED AS FOLLOWS:

250

THE FOLLOWING ITEMS LISTED AS ENCUMBRANCES ON THE PROPERTY INFORMATION REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY/NTI HAVE AN ORDER NO. 7402078, BASED ON A SEARCH DATED 12/9/2018 @ 00 AM.

- [illegible]

2

STATE PLANE COORDINATES SHOW HORIZON REFER TO FLORIDA STATE PLANE NAD 83 1989 ADJUSTMENT.
JAMES SHOWN HORIZON REFER TO SOUTH-NORTH-87-BAY LINE OF BONTA BEACH ROAD, AS RECORDED IN INSTRUMENT NO.
AS DEED A 061217 E
EXTENSIONS REFER TO THE NORTH AMERICAN VERICAL DATUM OF 1988.
BY 1115-22-41 SET IRON PIN AND CAP, LB 1772, CLEV 10.84
BY 1115-22-41 SET IRON PIN AND CAP, LB 1772, CLEV 11.28
PROPERTY WAS SURVEYED UNDER AN ORDER FOR DEFECTIVE MAPS 6/7/2018.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DAI MONTE, INC.
ATTENTION: INFORMATION SERVICES 18 1775

TOWNSHIP CLERK



POKER ROOM & SPORTS CHALLENGE

DRAWING NO.	H-950-1
PROJECT NO.	17.073
FILE NAME:	

NAPLES FT MYERS DOG TRACK

2000 Whiskey Creek Dr.
FL Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No. 1772



2/19
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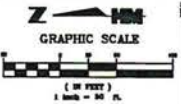
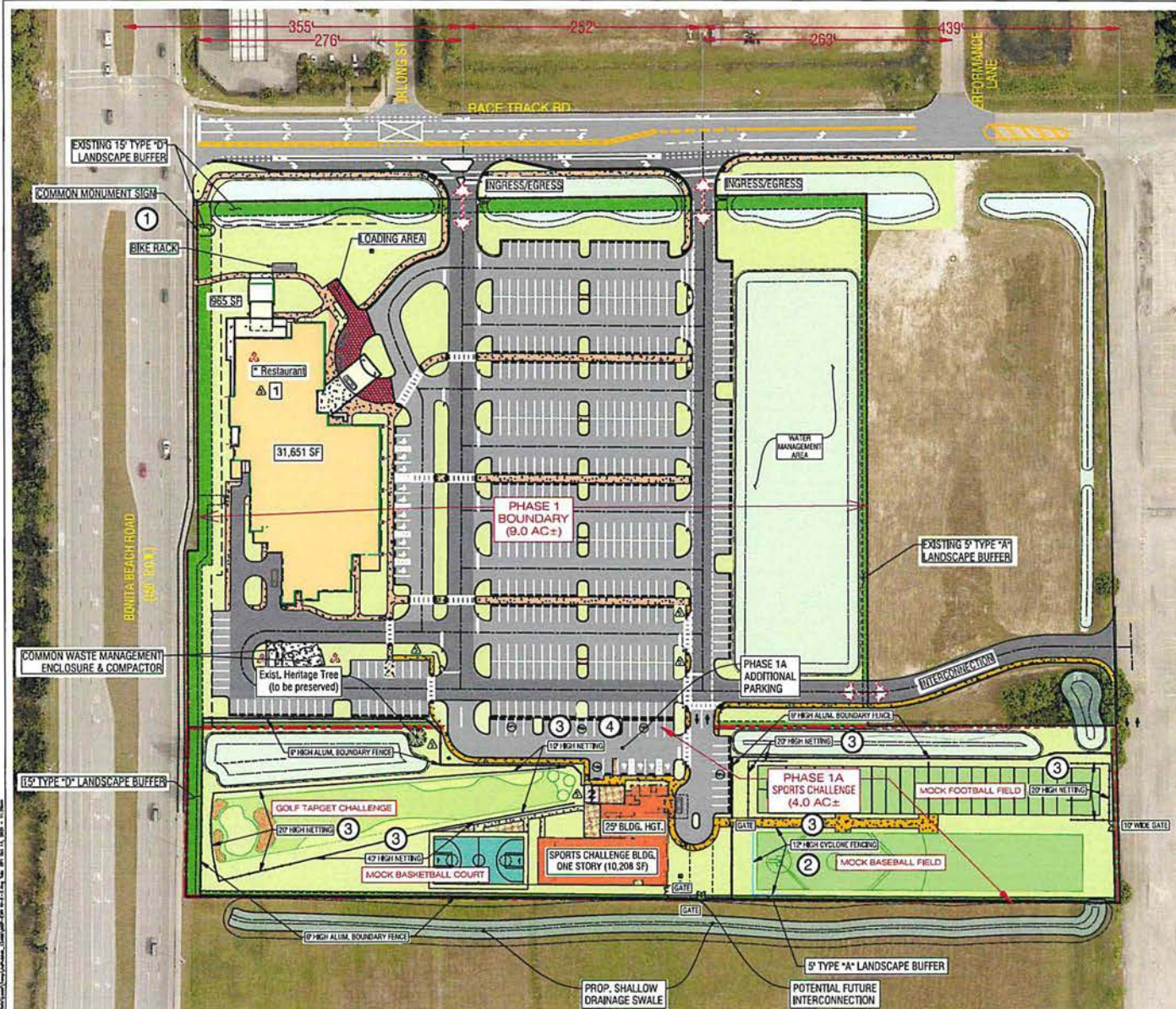
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PROJECT SUMMARY

1. PARCEL DATA:

Project Size (PHASE I and PHASE 1A): 13.0 AC±
 Future Land Use: General Commercial
 Existing Zoning: C.P.D.
 Existing Land Use: Bonita Springs Card Room - Undeveloped

2. REQUEST:

C.P.D. Amendment

3. ADJACENT PROPERTY LAND USE / ZONING:

ZONING	USE
North CPD	Bonita Beach Rd. Vacant / Undeveloped
East C1-A	Race Track Rd., RaceTrac Gas Station (north) Vacant / Undeveloped (south)
South CPD	Parking Lot (Nadles - Fort Myers Greyhound Track)
West CPD	Vacant / Undeveloped (Naples - Fort Myers Greyhound Track)

4. CONCEPTUAL LAND USE BREAKDOWN:

Existing Commercial Building	0.73 AC
Existing Parking	4.44 AC
Proposed Building	0.24 AC
Proposed Parking	0.59 AC
Open Space / Green Areas / Water Management	7.00 AC
TOTAL PROJECT AREA	13.0 AC±

5. CONCEPTUAL OPEN SPACE:

Open Space Required: 13.0 AC x 0.2 = 2.60 AC
 Commercial Development: 2.60 AC
 Open Space Provided (min.): 2.60 AC±

6. INDIGENOUS OPEN SPACE:

There is no existing native vegetation within the CPD. No preserve is required.

7. PROPERTY DEVELOPMENT REGULATIONS:

Minimum Setbacks:
 Street 25'
 Side 20'
 Rear 20'
 Building Separation One-half the sum of the building heights, 20' min.
 Maximum Building Height 30' / One Story
 Maximum Netting Height 40' / 20' at closest point to Bonita Beach Rd. (setback 25')

The minimum lot area, width, and depth are as depicted on the MCP for the entire subject property. No division or lot splits can be granted for this development unless the planned development is amended to provide alternative property development regulations.

8. PARKING:

Required parking:	Provided parking:
Existing Phase 1 - 253 spaces	Existing Phase 1 - 411 spaces
Phase 1A - 119 spaces	Phase 1A - 35 spaces
TOTAL Req'd - 372 spaces	TOTAL Provided - 446 spaces

9. PUBLIC TRANSPORTATION:

There is no LeeTran Service within a quarter of a mile.

10. LANDSCAPE BUFFERS:

For details refer to Landscape Belterment Plan.

11. DEVIATIONS:

- 1) Deviation from LDC 6-39(c)(2) Nonconforming signs
- 2) Deviation from LDC 4-1467(b)(2)b.1, prohibiting chain link fence
- 3) Deviation from LDC 4-1467(b)(2)b.3, fence heights in commercial areas
- 4) Deviation from LDC Section 4-899(b)(3)a, Parking requirements

*NOTE:

- 1 Consumption on Premises, associated with the Restaurant (Group III), the outdoor seating area connected to the Restaurant and proposed Phase 1A Sports Challenge building.
- 2 Consumption on Premises associated with the recreation facilities, Group IV, including outdoor sitting areas.

CPD AMENDMENT #1 - REV. PER CDD TO REVIEW COMMENTS	06/18/2021
CPD AMENDMENT #1	07/12/2021
REVISION PER CITY COMMENTS	06/12/2019
REVISION PER CITY COMMENTS	05/25/2019
REVISION PER CITY COMMENTS	03/25/2019
REVISIONS	DATE

NAPLES - FORT MYERS
 GREYHOUND RACING AND POKER
 BONITA SPRINGS, FLORIDA

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
REVIEWED BY	DATE
VERTICAL SCALE	HORIZONTAL SCALE
VERT	1"=50'



6200 Whiskey Creek Drive
 Fort Myers, FL 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

BONITA SPRING CARD ROOM EXPANSION
 SPORTS CHALLENGE - MASTER SITE PLAN
 EXHIBIT IV-E-2

DATE: 06/18/2021	CAD FILE NAME: IV-E-2	DRAWING NO: 1490
PROJECT NO: 2017073X	SHEET NO:	

EXHIBIT B CONTINUED



SCALE: 1" = 200'

LEGEND:

- PROPERTY LINE
- CPD Commercial PD
- CPD AMENDMENT #1
BONITA SPRINGS CARD ROOM
EXPANSION

REVISION	DATE
REVISION PER ZONING REVIEW - ADDED THIS EXHIBIT	11/04/2021
CPD AMENDMENT #1	07/12/2021

NAPLES - FORT MYERS
GREYHOUND RACING AND POKER
BONITA SPRINGS, FLORIDA

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
VERTICAL SCALE	HORIZONTAL SCALE
N/A	1"=200'



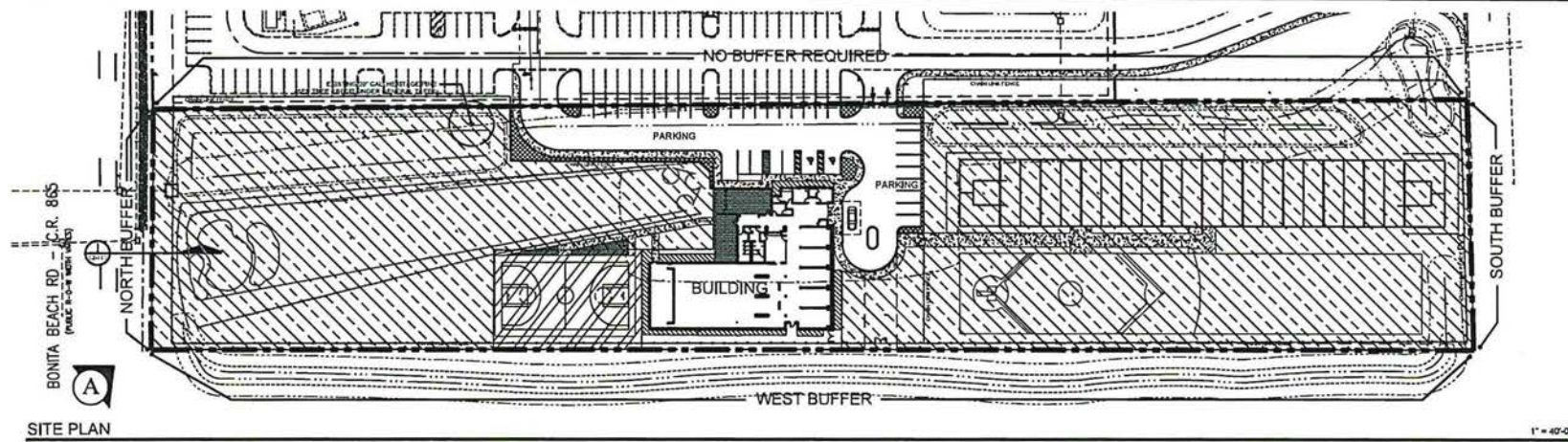
6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

RACETRACK ROAD - OLD US 41 RIGHT-OF-WAY ALIGNMENT
AERIAL - LEE COUNTY, 2021
EXHIBIT IV-E-3

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW:

SEAL OF ENGINEER
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #13328
DATE

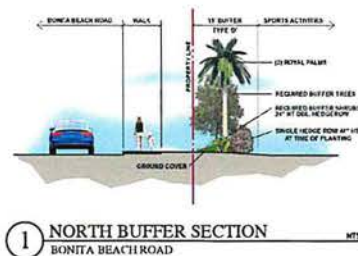
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A PERSPECTIVE - LANDSCAPE MATERIAL AT TIME OF INSTALLATION
BONITA BEACH ROAD



A PERSPECTIVE - LANDSCAPE MATERIAL AT 3-5 YEARS GROWTH
BONITA BEACH ROAD



SITE DATA

OPEN SPACE (20%)

178,831 SF TOTAL SITE $\times$ (20%) = 35,766 SF
TOTAL OPEN SPACE REQUIRED: 35,766 SF
TOTAL OPEN SPACE PROVIDED: 113,174 SF

GENERAL TREE REQUIREMENTS

(1) TREE PER 3,500 SF OF DEVELOPMENT AREA
178,831 SF TOTAL SITE / 3,500 = 51 TREES REQUIRED

TREES REQUIRED: 51 TREES
(1) EXISTING HERITAGE PINE: 5 TREE CREDITS
TREES REQUIRED AFTER CREDITS: 46 TREES

15 BETTERMENT TREES PROVIDED: 6 TREES

TOTAL GENERAL TREES PROVIDED: 52 TREES

INTERNAL LANDSCAPE REQUIREMENTS

10% OF THE TOTAL PARKING AREA $\times$ (1) TREE PER 250 SF OF REQUIRED

1,637 SF $\times$ 10% = 1,637 SF REQUIRED

(1) TREE PER 250 SF OF REQ. 1,637 / 250 SF = 7 TREES

TOTAL INTERNAL LANDSCAPE PROVIDED: 1,650 SF

TOTAL TREES PROVIDED: 7 TREES

BUILDING PERIMETER PLANTING

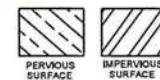
10% OF THE TOTAL BUILDING FOOTPRINT

10,216 SF BUILDING FOOTPRINT $\times$ 10% = 1,021 SF REQUIRED

TOTAL BUILDING PERIMETER PLANTING PROVIDED: 1,130 SF

ALTERNATIVE LANDSCAPE BETTERMENT PLAN

To be consistent with the Corridor Development recently approved to the east, landscape betterment plantings will be specified along the Bonita Beach Road Buffer and other areas of the site to exceed minimum land development code requirements and provide for an enhanced landscape and streetscape experience.



ALL GENERAL TREES WILL BE EVENLY DISTRIBUTED THROUGHOUT THE OPEN SPACE



BUFFER DATA

NORTH BUFFER

CPD COMMERCIAL to R/W (BONITA BEACH ROAD)

15' WIDE TYPE 'D' BUFFER

(3) TREES AND (6) DOUBLE STAGGERED SHRUBS PER 100 LF REQUIRED

175 LF TOTAL BUFFER LENGTH / 100 LF $\times$ 5 = 9 TREES REQUIRED

175 LF TOTAL BUFFER LENGTH / 100 LF $\times$ 6 = 10.5 SHRUBS REQUIRED

TREES PROVIDED: 9 TREES

15 BETTERMENT TREES PROVIDED: 2 PALMS

TOTAL TREES & PALMS PROVIDED: 11

SHRUBS PROVIDED: 119 SHRUBS

15 BETTERMENT: 50 SHRUBS (SINGLE ROW) 40' WIDE TYPE 'A' BUFFER

TOTAL SHRUBS PROVIDED: 300 SHRUBS

EAST BUFFER

CPD COMMERCIAL to CPD COMMERCIAL

15' WIDE TYPE 'A' BUFFER

(4) TREES PER 100 LF REQUIRED

975 LF TOTAL BUFFER LENGTH / 100 LF $\times$ 4 = 39 TREES REQUIRED

TOTAL TREES PROVIDED: 39 TREES

SOUTH BUFFER

CPD COMMERCIAL to CPD COMMERCIAL

5' WIDE TYPE 'A' BUFFER

(4) TREES PER 100 LF REQUIRED

187 LF TOTAL BUFFER LENGTH / 100 LF $\times$ 4 = 8 TREES REQUIRED

TOTAL TREES PROVIDED: 8 TREES



August 11, 2025

Ms. Patty Kulak
RVi Planning + Landscape Architecture
28100 Bonita Grande Drive, suite 305
Bonita Springs, FL 34135

RE: Reace Track CPD – Phase 2
D25-122564-BOS

Dear Ms. Kulak:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the City of Bonita Springs regarding the above project. The comments and TR Transportation's response to those comments are listed below for reference.

TIS Review Comments:

Expand the TIS to explain how the proposed development's typical weekday attendance was determined. Provide as much detail and data as possible.

The attendance projections were prepared by the applicant and their representatives. It is based on projected attendance, size of the venue and available seating options as well as uses proposed within the project. The TIS was updated to reflect the trip generation of the site based on the utilization of the High Turn-Over Sit Down Restaurant use from the ITE **Trip Generation Manual**. This is described further in the updated TIS.

The proposed site includes a number of food and beverage facilities. Consider evaluating the trip generation with those uses as another way to assess the impact. If the Applicant does not think that is appropriate, explain why.

Land Use Code 932 – High Turn-Over Sit Down Restaurant was utilized to formulate a new weekday PM peak hour trip generation. The floor area utilized was approximately 33,596 square feet of the venue space, which includes areas that prepare the food, seating areas, and bar/cabana areas. The utilization of this trip generation method increased the trip generation estimate for the weekday PM peak hour by approximately 72% from what was previously analyzed. Further description of this method is discussed in the revised TIS.

Understanding that ITE has no data available with which to estimate the trip generation for the proposed development, the data provided by the Applicant cannot be verified. If the venue is successful, average daily attendance is beyond the expectations stated in the TIS and the trip generation is significantly higher than estimated, what will the traffic impacts be to the surrounding roadway

network on a daily basis? How will the Applicant mitigate those impacts as they materialize? Include this information in the TIS.

A traffic impact study typically does not evaluate the impacts based on the daily trip generation of a project. Mitigation will be paid through the payment of road impact fees. Site specific services will be provided by the facility operations staff when certain events are anticipated to draw larger than normal traffic volumes. This could include, but not be limited to, parking attendants in the parking lot to assist patrons arriving to park, additional security on-site to monitor on-site areas, traffic enforcement (such as off-duty Lee County deputies) assisting with directing traffic at access points along Bonita Beach Road or Old 41, and utilization of additional parking areas, such as on adjacent property to property to the east and south.

The TIS states that special events such as concerts are expected four times per month. Expand the TIS to address these events indicating the expected trip generation and how traffic will be managed. Provide as much detail as possible.

See the previous response related to site specific services that may be available during special events. At this time, anticipated trip generation for these events are unknown. Should and when they occur, the impacts to the adjacent roadway network will typically be outside of the normal peak hours of the adjacent street or on weekends.

Lee County Comment:

Please provide the information on the intersection level of service (LOS) analysis at this location without the project and with the project in the build-out year conditions.

The intersection Level of Service analysis for the intersections of Bonita Beach Road with Race Track Road and Old 41 as well as the site access on Old 41 are provided in the updated TIS.

Sincerely,



Ted Treesh
President

TRAFFIC IMPACT STATEMENT

FOR

RACE TRACK CPD PHASE 2 OAKES FARMS EVENTS CENTER

PROJECT NO. F2411.17

PREPARED BY:
TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901
239-278-3090

REVISED:
August 11, 2025

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- I. INTRODUCTION
- II. EXISTING CONDITIONS
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- VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS
- VIII. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the City of Bonita Springs for projects seeking approval for zoning. This report has been completed in compliance with guidelines established in the City of Bonita Springs Traffic Impact Statement Guidelines. The development site is located near the southwest corner of the Bonita Beach Road and Race Track Road in the City of Bonita Springs, Florida. The site location is illustrated on **Figure 1**.

Oakes Farms request to amend the existing Race Track Commercial Planned Development (CPD) originally approved in the City of Bonita Springs under Ordinance No. 22-02 to approve the Phase 2 expansion on an approximately 12-acre property south of the Beach Road and east of Old 41. This amendment seeks approval for the development of an outdoor entertainment venue with a variety of uses designed to provide community recreational opportunities for area residents and visitors. The proposed facility will provide a entertainment destination for the surrounding residential neighborhoods.

The proposed design features a supervised, child-friendly area with a playground and game zone, offering safe and enjoyable recreational opportunities for younger guests. These amenities are thoughtfully positioned for easy access and visibility, ensuring a welcoming environment for families. Complementing the kids' area is a common space with picnic seating and an open play zone. This area includes a variety of games, fire pits, and activities tailored to adult interests, providing a versatile space that encourages relaxation, fun, and social interaction.

The Master Concept Plan includes a variety of bars and lounge areas. In addition, a multi-use event area serves as the venue's centerpiece, offering a dedicated space for live performances and community events. Surrounding the event area is a pool complex featuring upper and lower pools, submerged decks, and private cabanas. This area provides a relaxing retreat with a balance of privacy and community interaction. Guests

F2411.17



can unwind in the cabanas or on the decks while enjoying the lively atmosphere of the venue.

Access to the site will be provided via the internal roadway within the Race Track CPD. No additional external access to Bonita Beach Road or to Old 41 is being requested as part of this application. The proposed parking lot is designed to accommodate 416 vehicles, ensuring ample space for guests while promoting ease of access and efficient circulation. Bicycle racks are included to encourage alternative transportation options, supporting the City's sustainability goals and providing convenience for cyclists. A designated drop-off area is also being proposed that will allow accessibility for guest arrivals and departures.

Methodology meeting notes were exchanged with City of Bonita Springs Staff to discuss the requirements for the zoning amendment traffic study. The initial methodology meeting notes are attached to the Appendix of this report for reference.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various surrounding roadways will be completed and analysis conducted to determine the impacts of the development on the surrounding roads.

II. EXISTING CONDITIONS

The subject site is currently vacant. The site is bordered by Bonita Beach Road to the north, the Sports Challenge America facility and Bonita Card Room to the east, and by the vacant parking lot from the previous Bonita Greyhound Track to the south and by Old 41 to the west.

Bonita Beach Road is a six lane divided arterial roadway that borders the subject site to the north. Bonita Beach Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

Old 41 Road is a two-lane arterial roadway that borders the site to the west. Old 41 Road has a posted speed limit of 45 mph and is under the jurisdiction of the City of Bonita Springs. The Florida Department of Transportation has conducted a PD & E study on Old 41 Road to determine the feasibility of future widening of this roadway to a multi-lane divided roadway. The study recommended a 4-lane roadway with a new quadrant roadway in the southeast corner of Bonita Beach Road and Old 41 connecting to Race Track Road. The project has identified Design Funding in 2027 but there no funding for Right-of-Way acquisition or Construction yet to be identified. Per the City of Bonita Springs Comprehensive Plan Policy 1.1.7. Old 41 has been designated as a “Constrained Roadway” from the Collier County Line to Terry Street. Per the language of the Policy, *“Due to scenic, historic, environmental, aesthetic, and right-of-way characteristics and considerations, the City and Lee County have determined that certain roadway segments should not be widened. Therefore, reduced peak hour levels of service will be accepted on those constrained roads as a trade-off for the preservation of scenic, aesthetic, historic, environmental, walkable, and attractive small town urban character of the community.”*

Race Track Road is an approximately 40-foot wide local roadway that borders the subject site to the east. The intersection of Race Track Road and Bonita Beach Road is signalized. Since Race Track Road has no posted speed limit, the speed limit per Florida Statute 316.183(2) is 30 mph. Race Track Road is privately maintained.

III. PROPOSED DEVELOPMENT

As previously mentioned, the proposed zoning amendment will create a Phase 2 that will permit the development of the Oakes Farms Events Center on approximately 12-acres to the west of the Sports Challenge America facility that was recently approved as part of Phase 1A of the Race Track CPD. As part of this Amendment, the applicant is requesting approval for an outdoor entertainment venue with a variety of uses designed to enhance community engagement and provide unique recreational opportunities for residents and visitors. The proposed venue will foster a vibrant atmosphere, serving as a dynamic

entertainment destination for the surrounding residential neighborhoods, while also contributing to the economic growth of the City of Bonita Springs by generating new employment opportunities and attracting tourism.

This Amendment proposes a mix of recreational and social amenities designed to create an engaging entertainment venue for residents and visitors of all ages. The proposed Master Concept Plan includes a playground and game zone area that includes a common space with picnic seating and an open play zone. This area includes a variety of games, fire pits, and activities tailored to adult interests, providing a versatile space that encourages relaxation, fun, and social interaction. Also included is a variety of bars and lounge areas. This is adjacent to the multi-use event area that serves as the venue's centerpiece which offers a dedicated space for live performances and community events. Adjacent to the event area is a pool complex featuring upper and lower pools, submerged decks, and private cabanas.

The MCP has a single building to accommodate all the proposed recreational, entertainment and food/beverage uses. The proposed parking area is located to the south of the building and will be designed to accommodate approximately 416 vehicles. Bicycle racks are also included on the MCP to encourage alternative modes of transportation.

Although the previous traffic analysis submitted estimated attendance projections, because the propose venue is such a new concept in the area, estimating the attendance is speculative at this time. The original attendance figures were based on input from the Development Team as well as other market analysis of what this type of entertainment and dining experience may attract from the local community. The seating and capacity of the facility also played a role in developing the estimated attendance projections.

It is anticipated that the venue will host weekend evening and weekend special events that will attract a larger than normal attendance at the facility. However, this is not anticipated to occur on a weekday basis and the facility will implement special conditions

that will permit staff and additional hired personnel to deal with the increased parking demand and traffic impacts at point of entry and exit to the facility from the public roadway network.

Based on projections from the Development Team, the site is anticipated to attract approximately 800 to 1,200 patrons during the typical weekday attendance. The majority of this would occur in the evening to late evening hours. During special events, attendance could reach between 2,500 and 3,500 patrons. During these special events, the operators will implement specific services that will be provided by the facility operations staff. This could include, but not be limited to, parking attendants in the parking lot to assist patrons arriving to park, additional security on-site to monitor on-site areas, traffic enforcement (such as off-duty Lee County deputies) assisting with directing traffic at access points along Bonita Beach Road or Old 41, and utilization of additional parking areas, such as on adjacent property to property to the east and south. There will be approximately 100 to 140 employees on-site at one time for a typical weekday evening period.

IV. TRIP GENERATION

There is no other similar type use in the ITE *Trip Generation Report*, 11th Edition, for this use. The combination of the entertainment venue, food venue area, and community engagement areas will be the primary attractions for patrons. A copy of the Master Concept Plan is attached with an enlargement of the building area illustrating the various areas within the open area building that will be available to the public.

The anticipated hours of operation for the facility will be from 7:00 A.M. to 2:00 A.M., with the primary activities occurring after 10:00 A.M. It is not anticipated that the facility will have any significant impact on the weekday A.M. peak hour of the adjacent street. Therefore, the analysis will focus on the weekday P.M. peak hour of the adjacent street. Special events will typically occur generally on the weekends and will be held later in the evenings and will not have an impact on the weekday evening street peak hours.

Based on comments received from the City of Bonita Springs Staff, the anticipated trip projections for the weekday PM peak hour of the adjacent street were modified from the previous report to estimate a “more conservative” trip generation estimate that is projected during the peak hour of the adjacent street, which is typically between the hours of 4:00 and 6:00 PM.

The Institute of Transportation Engineer’s report, titled Trip Generation, 11th Edition, was utilized to estimate the trip generation of the facility by utilizing the Land Use Code for ***High Turnover Sit Down Restaurant*** (LUC 932). This land use is based on surveys of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. The types of restaurants in the survey database is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. Some facilities within this database contained a bar area for serving food and alcoholic drinks.

Many sites in this database may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database. It is also important to note that in the database, if the restaurant had outdoor seating, that area was not included in the overall gross floor area.

Working with the Development Team and the Architect, the proposed floor plan of the establishment was broken down into areas that were associated with serving food, which will be the primary attraction of the facility during the typically weekday. A copy of this floor plan is included in the Appendix of this report for reference. The areas that were included in the total floor area calculation for trip generation purposes included the following areas on the plan:

- 1) The main kitchen area, picnic area, kitchen storage support area (11,410 sq. ft.)
- 2) The Main cabana/bar area in the center of the facility (10,628 sq. ft.)
- 3) The two bars (sports bar & Country Bar) – 5,319 sq. ft.
- 4) The two cabana areas (north & south) – 6,239 sq. ft.

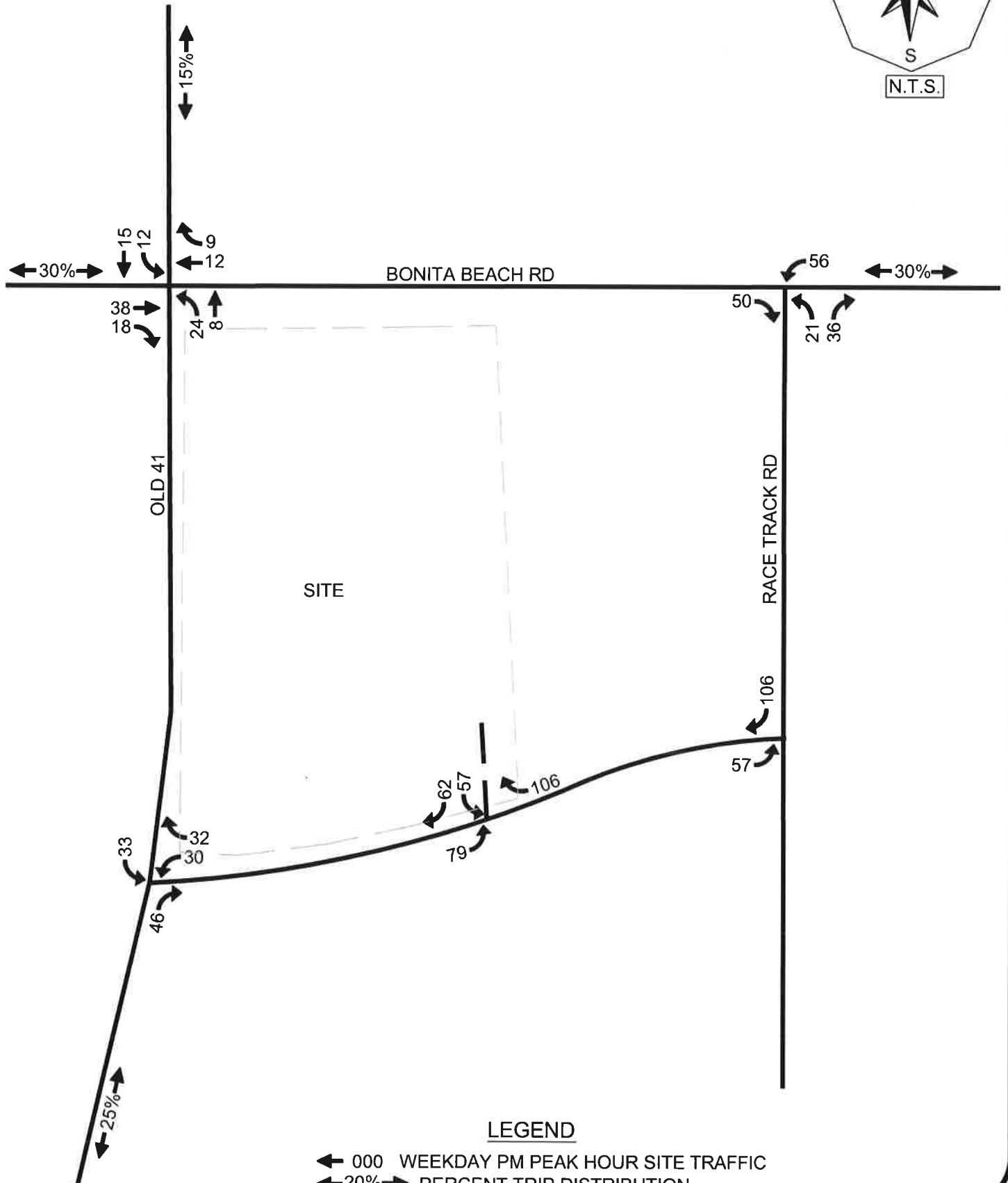
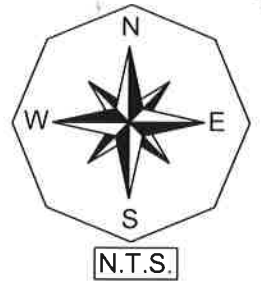
This floor area totals approximately 33,596 square feet. This is the floor area that was utilized to compute the weekday PM peak hour trip generation estimate based on Land Use Code 932.

Table 1 summarizes the estimated weekday PM peak hour trip generation of the proposed facility based on these assumptions.

Table 1 Trip Generation – Phase 2 Bonita Race Track CPD			
Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Restaurant Area (33,596 Sq. Ft.)	185	119	304

V. TRIP DISTRIBUTION & PROJECT IMPACT

The trips shown in Table 1 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. Also shown on Figure 2 is the site traffic assignment to the existing access connections to Bonita Beach Road at Race Track Road to Old 41.



In order to determine which roadway segments surrounding the site may be significantly impacted as outlined by the City of Bonita Springs Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix of this report, was created. This table indicates which roadway links will exceed 2% or 3% of the directional peak hour capacity of the Level of Service Standard. The Level of Service Thresholds were obtained from the *Lee County Link-Specific Service Volume* tables, dated June, 2016. Based on Table 1A, no roadway segments are projected to be significantly impacted as a result of the proposed development (impact percentage less than 1% of Level of Service Threshold).

VI. FUTURE TRAFFIC CONDITIONS

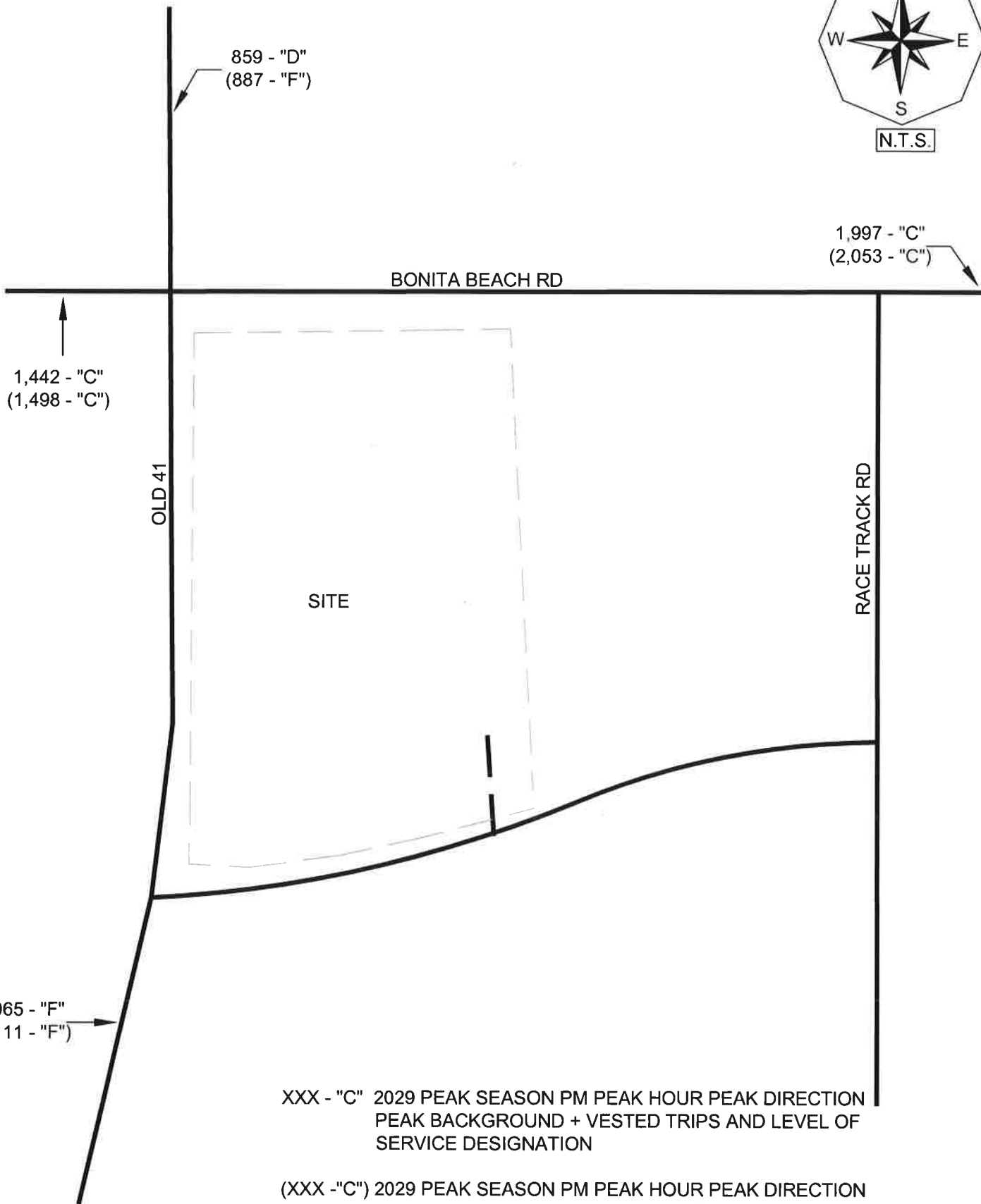
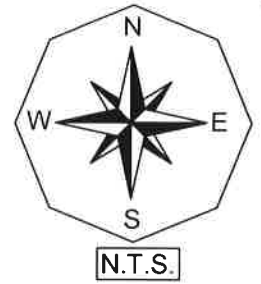
A horizon year analysis of 2029 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, vested traffic volumes were applied to the existing traffic conditions for the roadway links adjacent to this project. All background growth on Bonita Beach Road will be due to vested traffic data provided by the City. The existing roadway link traffic data was obtained from the 2024 *City of Bonita Springs Traffic Count Report*. Based on the project distribution shown in Table 1A, the link data was analyzed for the year 2029 without the development and year 2029 with the development.

Table 2A indicates the year 2029 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Table 2A is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. Note, the peak hour - peak direction vested trips were determined by utilizing the vested traffic information provided by the City of Bonita Springs and applying the K100 and D factors obtained from the 2024 *City of Bonita Springs Traffic Count Report*. The “Bonita Beach Traffic by Link” and the 2024 City’s traffic count data are attached to the Appendix of this report for reference.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Table 2A details the Levels of Service for all links adjacent to the project based on this analysis. In comparing the links' functional classification and calculated 2029 traffic volumes to the Service Volume Tables, it was determined Bonita Beach Road, east and west of Race Track Road will operate above the minimum acceptable Level of Service in the 2029 background conditions as well as in 2029 With Project conditions. Old 41 south of Bonita Beach Road is shown to operate below the minimum Level of Service standard based on EXISTING traffic conditions. The Florida Department of Transportation is currently conducting a PD&E Study along this segment of Old 41 to determine the future cross section of this roadway to address this existing Level of Service deficiency. Since this is an existing deficiency, this project is not responsible for mitigating the improvement necessary to address the deficiency. Additionally, it is not the responsibility of this development to mitigate impacts of other "vested" projects. Therefore, roadway capacity improvements will not be warranted as a result of the proposed zoning amendment. Old 41 north of Bonita Beach Road is shown to operate at LOS "F" in 2029 with the project but again this roadway segment has been designated as a "Constrained" roadway per Policy 1.1.7 of the City's Comprehensive Plan.

Figure 3 indicates the year 2029 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure was derived from Table 2A contained in the Appendix.



XXX - "C" 2029 PEAK SEASON PM PEAK HOUR PEAK DIRECTION
PEAK BACKGROUND + VESTED TRIPS AND LEVEL OF
SERVICE DESIGNATION

(XXX - "C") 2029 PEAK SEASON PM PEAK HOUR PEAK DIRECTION
PEAK BACKGROUND + VESTED TRIPS AND PM
PROJECT TRIPS AND LEVEL OF SERVICE
DESIGNATION

Intersection Level of Service analysis was conducted for the two signalized intersections along Bonita Beach Road (Old 41 & Race Track Road) as well as at the intersection of Old 41 and the site access. The background traffic volumes were obtained from the FDOT *CR 887 (Old 41 Road) Future Volumes Technical Memorandum* prepared for the Old 41 PD & E study recently completed by FDOT. The projected 2025 No-Build traffic volumes were grown to the year 2029 to complete the analysis of the projected 2029 Background Traffic Conditions without the project. The growth rates applied to the volumes on Bonita Beach Road and on Old 41 were taken from the AGR computed in Table 2A. The project trips were added to these three intersections to prepare the projected 2029 Traffic Conditions with the project. The spreadsheets titled “*Development of Future Year Background Turning Volumes*” are contained in the Appendix that outline the methodology utilized to compute the intersection turning movement volumes. The excerpts from the FDOT PD & E traffic technical memorandum are also contained in the Appendix of this report for reference.

Table 2 below summarizes the intersection Level of Service analysis. The traffic signal timings were obtained from the Lee County Department of Transportation and are also included in the Appendix of this report.

Table 2
PM Peak Hour Intersection Level of Service Summary
Race Track CPD – Phase 2

Intersection	Projected 2026 Background Traffic Conditions	Projected 2026 Background + Project Traffic Conditions
	LOS (Delay – sec/veh)	LOS (Delay – sec/veh)
Bonita Beach Rd./Old 41	F (136.9)	F (139.8)
Bonita Beach Rd. / Race Track Rd.	C (25.3)	D (39.5)
Old 41 / Site Access (Unsignalized)		WB Left – F SB Left – B

VIII. CONCLUSION

The proposed zoning amendment of the Race Track CPD Phase 2 will permit the development of the Oakes Farms Events Center facility on the approximately 12-acre site adjacent to the existing Sports Challenge America facility. Based on the results of Level of Service analysis, the proposed development will not degrade the Level of Service on Bonita Beach Road adjacent to the site. Old 41 south of Bonita Beach Road is currently operating below the minimum Level of Service standard and therefore is considered as an existing transportation deficiency that this project is not responsible for mitigating. FDOT is currently completing a PD & E study that will determine the ultimate cross section for the widening of the segment of Old 41 from Bonita Beach Road south to the Collier County line to a 4-lane divided roadway. The segment of Old 41 north of Bonita Beach Road is designated as a “Constrained” roadway per the City’s Comprehensive Plan as it traverses through the City’s downtown area and has limited to no available right-of-way for future widening.

APPENDIX

METHODOLOGY MEETING NOTES

MEMORANDUM

TO: Mr. Tom Ross, P.E.
Jacobs

FROM: Ted Treesh
President

DATE: March 4, 2025

RE: Oakes Farms Event Center – Race Track CPD
Phase 2 of the CPD Amendment
Traffic Impact Statement Methodology
SWC of Bonita Beach Rd & Race Track Rd – City of Bonita Springs, FL

The applicant is requesting to amend the CPD Master Concept Plan of the Bonita Springs Race Track CPD on +/- 12 acres for Phase 2. This will allow for a Events venue facility that will include an outdoor entertainment venue with a variety of uses designed to provide community recreational opportunities for area residents and visitors. The proposed Master Concept Plan includes design features such as a supervised, child-friendly area with a playground and game zone, picnic seating and an open play zone area, fire pits, and a variety of bars and lounge areas. In addition, a multi-use event area serves as the venue's centerpiece, a dedicated space for live performances and community events. The proposed facility will provide a entertainment destination for the surrounding residential neighborhoods. Access to the site will be provided via the internal roadway within the Race Track CPD. No additional external access to Bonita Beach Road or to Old 41 is being requested as part of this application. The proposed parking lot is designed to accommodate 431 vehicles.

This memorandum summarizes the methodology that will be utilized for the traffic impact analysis to be prepared by TR Transportation Consultants, Inc. for the rezoning application for approximately 4 acres of property located to the west of the existing Card Room building in the City of Bonita Springs, Florida.

The subject property is part of the overall Naples/Fort Myers Greyhound Racing & Poker property. The vacant and northern portion of the property (approximately 39.4 acres) was rezoned Commercial Planned Development (CPD) in 2019 by Zoning Ordinance 19-02

and in 2022 was rezoned by Zoning Ordinance 22-02 to add the Sports Challenge America Facility that is immediately to the east of this site. The TIS will be prepared consistent with the methodology outlined in City of Bonita Springs Resolution No. 17-07.

TRIP GENERATION

There is no other similar type use in the ITE Trip Generation Report for this use. The combination of the concert venue, food truck venue area, and entertainment area will be the primary attractions for patrons. A copy of the Master Concept Plan is attached with an enlargement of the building area illustrating the various areas within the open area building that will be available to the public.

The anticipated hours of operation for the facility will be from 7:00 A.M. to 2:00 A.M., with the primary activities occurring after 10:00 A.M. It is not anticipated that the facility will have any significant impact on the weekday A.M. peak hour of the adjacent street. Therefore, the analysis will focus on the weekday P.M. peak hour of the adjacent street. Special events, such as concerts, will typically occur approximately four times per month and will occur generally on the weekends and will be held later in the evenings and will not have an impact on the weekday evening street peak hours.

The general occupancy of the facility that is anticipated on a daily basis will be approximately 1,200 people. There will be approximately 100 to 140 employees on-site at one time for a typical weekday evening period. Assuming that of the 1,200 daily attendance on a weekday that there is an average auto occupancy of 2.5 persons per vehicle (as most will arrive in groups). Further, it was assumed that approximately 30% of these trips would arrive/depart during the weekday P.M. peak hour, which is a fairly conservative estimate when comparing the hourly distribution of daily trips of other uses in the ITE Trip Generation report for eating and drinking establishments, which estimate that only approximately 10% to 25% of the daily trips occur during the hour between 5:00 and 6:00 P.M.

Table 1 summarizes the estimated weekday PM peak hour trip generation of the proposed facility based on these assumptions.

Table 1
Trip Generation – Phase 2 Bonita Race Track CPD

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Oakes Farms Event Center	108	36	144
Employee Trip	28	5	33
Total Trip	136	41	177

- $1,200 \text{ People} \div 2.5 \text{ Per./Veh} = 480 \text{ Vehicles}$
- $480 \text{ Veh.} \times 30\% \text{ during PM Peak Hour} = 144 \text{ Total Trips}$
- Assume 75% Inbound Trips/25% Outbound Trips during PM Peak Hour
- Employee Trips assumed 20% arrive during peak hour

TRIP DISTRIBUTION

The trip distribution for the project trips was estimated manually and was based on the available roadway network and commuting patterns in the area. It is assumed that 30% of the trips will be to/from the south of Greyhound Track to access Old 41 Road, 40% to/from the west of Old 41 on Bonita Beach Road and the remaining 30% to/from the east of Race Track Road on Bonita Beach Road.

STUDY AREA

The study area will include the intersections of Race Track Road with Bonita Beach Road, and Old 41 and the Race Track access. A Link Level of Service analysis will be conducted on Bonita Beach Road adjacent to the site and on Old 41 south of Bonita Beach Road. Vested trips as provided by the City of Bonita Springs will be accounted for on Bonita Beach Road.

EXISTING/FUTURE TRAFFIC

Existing traffic conditions will be based on the projected 2025 traffic conditions as contained in the FDOT CR 887 (Old 41 Road) *Future Volumes Technical Memorandum Project Development and Environment Study* prepared by Rummel Klepper & Kahl, LLP dated March 2021. These 2025 volumes will be utilized as the base 2025 existing traffic volumes for the adjacent roadways and intersections and increased by the growth rate factor found in the same report to the year 2029 for the build-out ear analysis.

Intersection analysis scenarios will be as follows:

- Existing traffic within the study area
- Existing traffic increased by a growth factor to the year 2025 (Future Background Traffic Conditions)
- Existing traffic increased by a growth factor to the year 2029 (Future Background Traffic Conditions) plus PM peak hour project trips added to the movements.

Attachments

Traffic Volumes from FDOT PD & Report
Master Concept Plan

CR 887 (Old US 41 Road) Future Volumes Technical Memorandum

Project Development and Environment Study

CR 887 (Old US 41 Road)

from US 41 in Collier County, FL, to Bonita Beach Road in Lee County, FL

Financial Project ID: 435110-1-22-01 & 435347-1-22-01

March 2021

Prepared For:

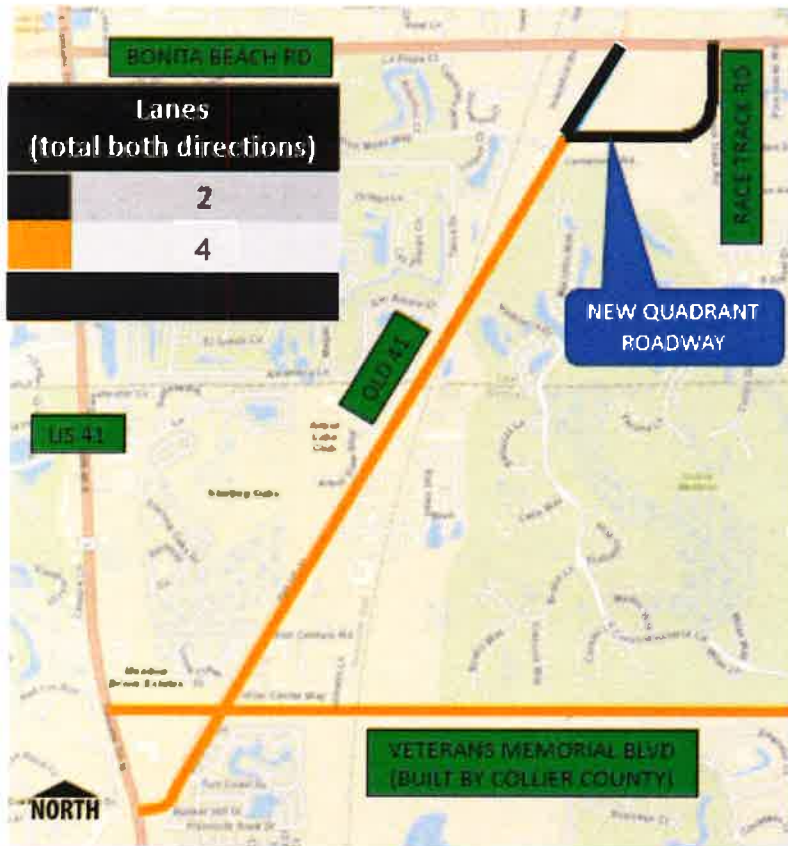
Florida Department of Transportation, District One



Prepared by:

Rummel, Klepper & Kahl, LLP
402 S Kentucky Ave, Suite 400
Lakeland, FL ▪ 33801

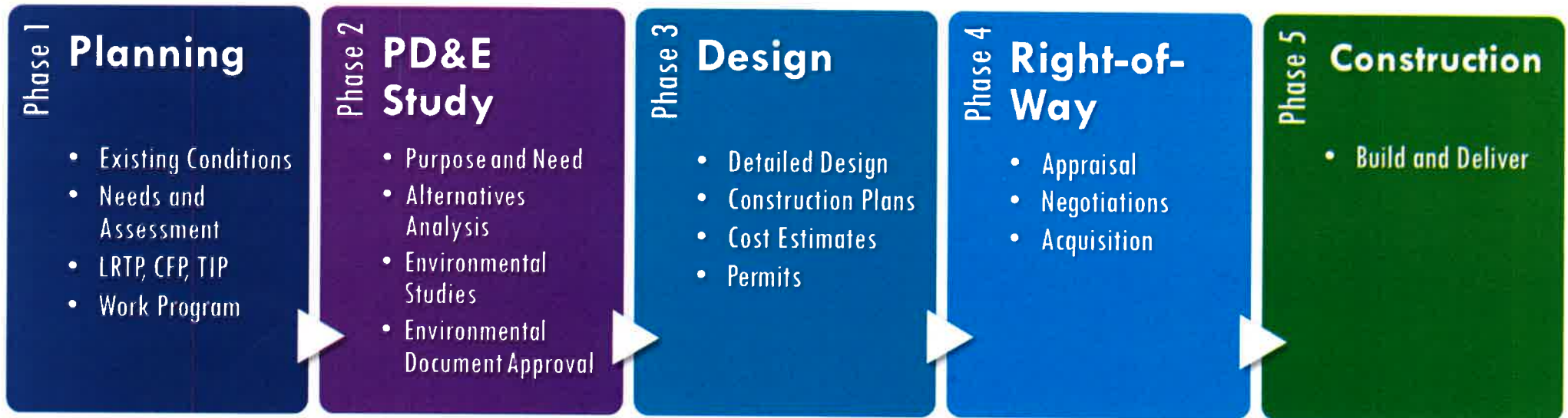
Preferred Alternative



- Widen Old 41 from two lanes to four lanes south of former greyhound track
- Add new quadrant roadway south of Bonita Beach Road connecting to Race Track Road
- Add traffic signals at Veterans Memorial Boulevard, Rail Head Boulevard, Via Palacio Avenue, Mediterra Drive, and the new quadrant roadway



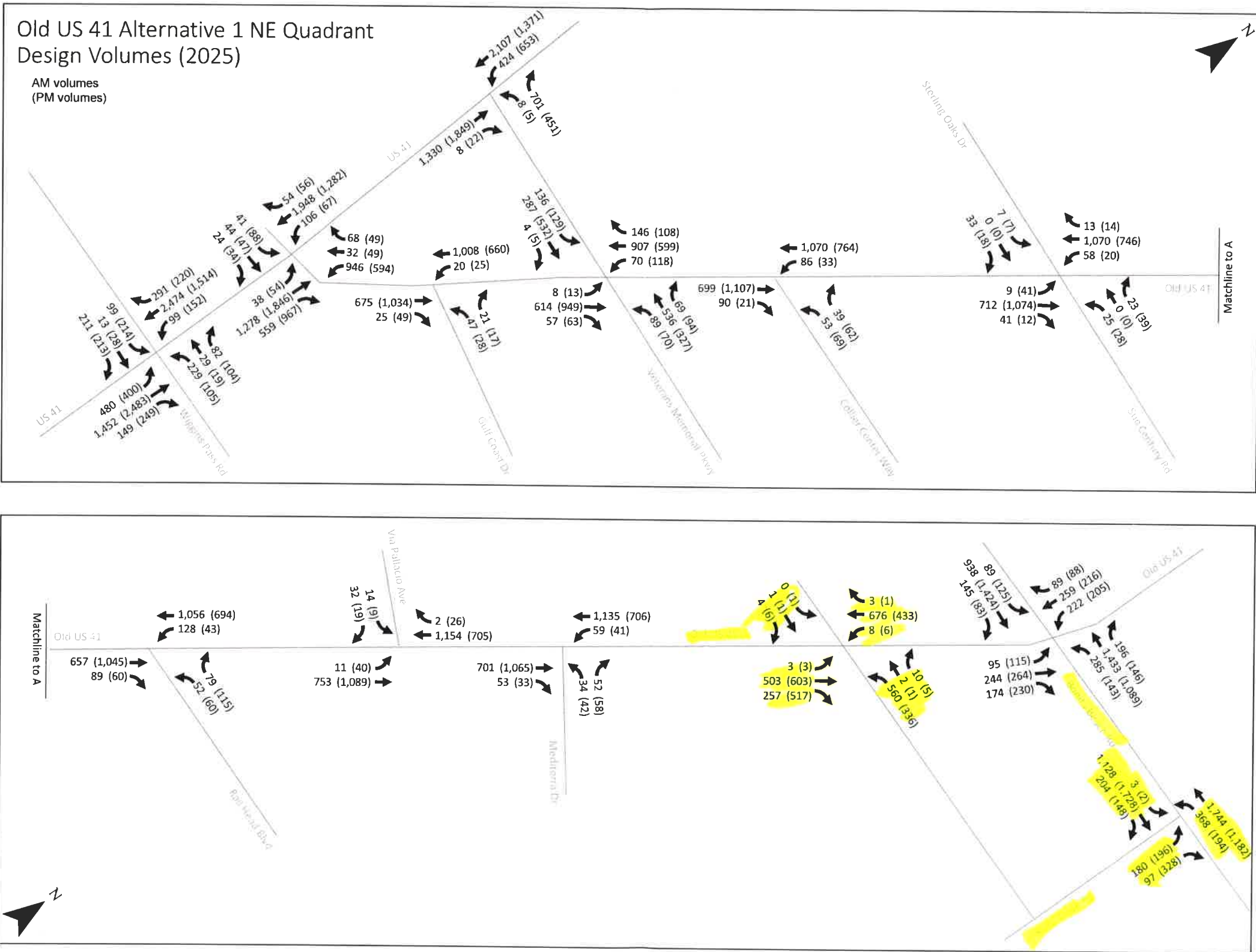
**We are
here**



FY27 and 28

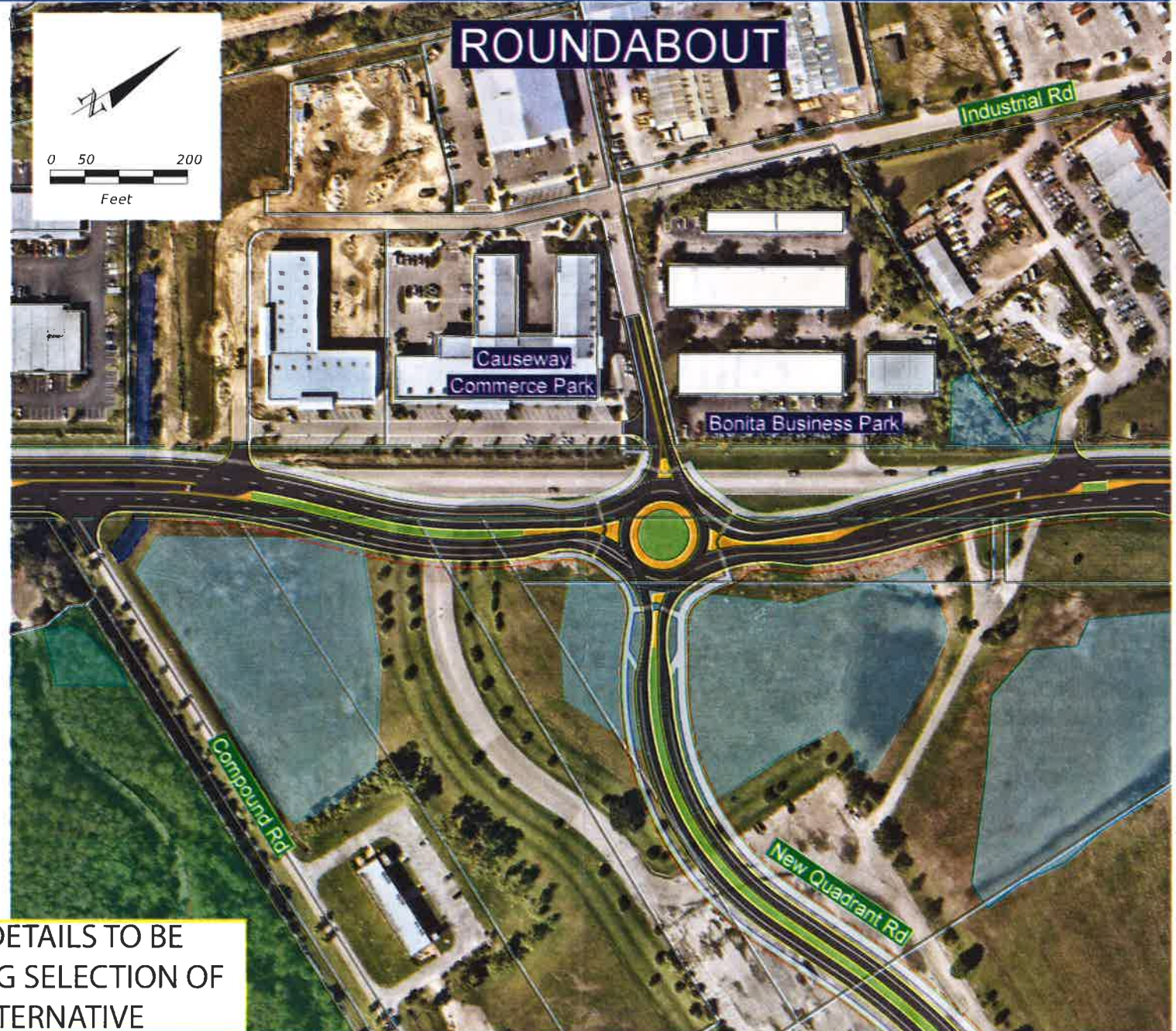
The Construction and Right-of-Way (property) acquisition phases are not currently funded.

Figure 6-4: Alternative 1 Quadrant Alternative Design Hour Volumes (2025)





Quadrant Options



INTERSECTION TYPE/DETAILS TO BE DETERMINED FOLLOWING SELECTION OF THE PREFERRED ALTERNATIVE

TABLE 1A & 2A

**TABLE 1A
PROJECT'S AREA OF IMPACT
OAKES FARMS EVENT CENTER - RACE TRACK CPD PHASE 2**

Revised 8-11-2025

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 304 VPH IN= 185 OUT= 119

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PERCENT</u>		
								<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>2% / 3% IMPACT</u>
Bonita Beach Road	E. of Race Track Rd.	6LD	0	530	2,800	2,800	2,800	30%	56	2.0%
	W. of Race Track Rd.	6LD	0	530	2,800	2,800	2,800	45%	83	3.0%
	W. of Old 41	4LD	0	340	1,860	1,860	1,860	30%	56	3.0%
Old 41	N. of Bonita Beach Rd	2LU	0	140	800	860	860	15%	28	3.2%
	S. of Bonita Beach Rd	2LU	0	140	800	860	860	25%	46	5.4%

* Level of Service Thresholds for Bonita Beach Rd. was obtained from the Lee County Link Specific Peak Hour Directional Service Volumes tables (June 2016)

* Level of Service Thresholds for Old 41 was obtained from Lee County Generalized Service Volume Tables (April 2016)

TABLE 2A
TRAFFIC COUNTS AND CONCURRENCY CALCULATIONS
OAKES FARMS EVENT CENTER - RACE TRACK CPD PHASE 2

Revised 8-11-2025

TOTAL PROJECT TRAFFIC PM = 304 IN= 185 OUT= 119

ROADWAY	SEGMENT	2024							2029			
		FTE	ANNUAL	PK HR PK SEASON		VESTED	2029		PERCENT	PM PROJ	BCKGRND	
				PEAK	DIRECTION		BACKGROUND	PROJECT			+ PM PROJ	
												STA #
Bonita Beach Road	E. of Race Track Rd.	1230	N/A	1,836	C	161	1,997	C	30%	56	2,053	C
	W. of Race Track Rd.	1230	N/A	1,836	C	161	1,997	C	45%	83	2,080	C
	W. of Old 41	0005	N/A	1,394	C	48	1,442	C	30%	56	1,498	C
Old 41	N. of Bonita Beach Rd	1222	N/A	790	C	69	859	D	15%	28	887	F
	S. of Bonita Beach Rd	1223	N/A	1,051	F	14	1,065	F	25%	46	1,111	F

* Annual growth rate was not applied for Bonita Beach Road and Old 41. All background growth will be due to vested trips.

¹ The 2024 Peak Hour Peak Season Peak Direction Volumes for all roadways were taken from the Avg. of the three (3) weekday PM Peak Hour Peak Direction counts as contained in the 2024 City of Bonita Springs Traffic Count Report.

² Vested traffic was taken from the "City of Bonita Springs Vested Trip Table - 2021" worksheet provided by City of Bonita Springs

³ For Bonita Beach Road and Old 41, the 2029 background traffic volume were obtained by adding vested traffic to the 2024 Peak Hour Peak Season Peak Direction volumes.

**TRAFFIC DATA FROM THE CITY OF
BONITA SPRINGS TRAFFIC COUNT
REPORT**

TABLE 2 HISTORIC TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL



FTE Station Number	Reference Location Number	Location	Obtained from the Lee County Traffic Count Report 2012												(Counts performed by FTE or obtained from Lee County)											
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20	March-21	March-22	Feb-23	Feb-24				
1224	0496	Arroyo Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	5500	6300	6100	6300	6700	6300	6500	6200	6000	6400				
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	31300	31000	32000	31600					
0016	0007	Bonita Beach Rd E of Vandenberg Dr	N/A	N/A	N/A	N/A	N/A	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400	26800	30200	23900	26300				
1229	0221	Bonita Beach Rd East of Arroyal Rd	N/A	27000	25200	25600	26300	22900	25600	N/A	N/A	N/A	31100	32300	28800	32800	35500	32500	34000	34100	33200					
0006	N/A	Bonita Beach Rd W of Arroyal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900	35600	35200	34400					
1230	N/A	Bonita Beach W of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	36100	34900	41000	41600	40200	47000	39500					
0012**	N/A	Bonita Beach Rd E of Shorefront Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19400	19000	21300	22900	20400	23500	20000					
0007**	N/A	Bonita Beach Rd W of Vandenberg Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25300	24200	26800	28600	25400	29300	24200					
1202	0519	Bonita Grande Dr N of Bonita Beach Rd	5400	7400	7100	8200	6800	5300	5600	6100	5500	6200	6600	6300	7200	7900	7900	9100	9100	10400	10400					
1213	N/A	Cockshott Dr N of Shanger-1a Rd	N/A	N/A	N/A	N/A	N/A	1900	1900	2300	1700	3900	3700	2100	1600	2100	1600	2000	2100	1900	1100					
1207	N/A	Dean St E of Lane St	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	2700	3000	2900	2600	3400	3500	3600	4100	4600	4700					
1208	N/A	Dean St W of Madison Ave	N/A	N/A	N/A	N/A	N/A	2800	2300	2400	2000	2000	2500	2400	2400	2100	2600	2800	3300	3800						
1205	N/A	E Terry St E of 175	N/A	N/A	N/A	N/A	N/A	8100	7900	7900	7800	8100	9000	8600	8700	10100	11200	10200	12200	12500						
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	11000	13000	14400	14800	13400	12700	14800	14200	13200	15700	16700	14300	16800	16800	16800	17200					
1203	N/A	E Terry St W of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	4600	4500	4600	4400	4500	5600	5700	6900	7900	7300	8900	9000	9000						
0013**	N/A	Islero Blvd N of Hickory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	10000	10600	9500	11000	7600	9400						
0015**	N/A	Islero Blvd N of Towers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8600	9000	9600	9700	9100	10100	8700						
0014**	N/A	Islero Blvd S of Towers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8800	9100	9700	10100	8900	8900	8900						
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	N/A	N/A	N/A	N/A	N/A	16300	17400	19600	20600	23300	21100	23300	27400	25000	23400	26500	26200	27800						
1226	N/A	Imperial Pkwy N/A3 Shanger-1a	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15700	15900	15300	19900	18500	16600	20500	21500					
0004	N/A	Imperial Pkwy S of Tropic Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20200	20500	25100	23100	21400	24500	25700	25500					
1227	N/A	Imperial Pkwy S/C2 Shanger-1a	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16600	17200	18000	21400	20000	18000	22600	23600					
1209	N/A	Madison Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	2100	2100	1600	2000	2000	2000	2100	2300	2400						
1204	N/A	Madison Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5500	5900	5700	5600	5700	6600	6800	6800	7300	6800						
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	N/A	12600	13700	14000	13000	11600	14600	14100	14900	14700	15200	14200	15200	17600	17500	17600	18900	19300	18400					
1222	N/A	Old 41 Rd N of Bonita Beach Rd	N/A	16500	17600	17400	18300	15400	14700	13500	13100	9000	8700	10500	12200	12400	12900	13600	13900	13500						
1220	N/A	Old 41 Rd N of E/W Terry St	22000	24600	26300	26700	23500	23800	23700	25200	20700	18400	17700	19000	11900	22000	20100	23100	22100	21400						
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	13200	12000	12000	12100	12000	11900	11500	11800	13500	14200	13700	15000	14800							
1228	N/A	Old 41 S/C2 Bonewood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13300	13700	15700	16300	15500	16900	17500						
0002	N/A	Palmdale Rd N of Shanger-1a	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900	3500	3600	3500	3800	5700						
0001	N/A	Palmdale Ave E of Los Arroyos Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3100	3500	4200	3600	3100	3600	3500						
1221	0494	Peninsula Ave W of Old 41 Rd	4100	4000	4900	4500	4200	3000	6500	6400	5600	4400	3400	3300	4300	4800	5900	4100	5100	5000	4600					
0003	N/A	Tropical Acres Dr N of Shanger-1a	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400	600	600	600	700					
1212	N/A	Shanger-1a Rd E of Old 115 41	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7200					

FTE

8250 Pascal Dr
Punta Gorda, FL 33950

Ph# (941) 639 2818, Fax# (941) 209 5331

0005

Page 1

Site Code: 130365000000

Station ID: 120005311100

BONITA BCH RD BTN WISCONSIN MICHIGAN ST

Start Time	13-Feb-24 Tue	EB		Hour Totals		WB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		12	329			26	372				
12:15		10	330			10	372				
12:30		15	302			13	345				
12:45		7	330	44	1291	8	336	57	1425	101	2716
01:00		5	326			13	344				
01:15		8	345			6	358				
01:30		9	306			6	304				
01:45		5	370	27	1347	8	342	33	1348	60	2695
02:00		7	334			6	311				
02:15		5	301			3	303				
02:30		4	355			3	332				
02:45		3	347	19	1337	5	331	17	1277	36	2614
03:00		4	350			7	294				
03:15		5	327			1	330				
03:30		15	305			3	292				
03:45		5	379	29	1361	9	274	20	1190	49	2551
04:00		13	343			11	270				
04:15		10	345			11	255				
04:30		17	346			14	255				
04:45		14	359	54	1393	34	240	70	1020	124	2413
05:00		25	409			38	238				
05:15		31	391			34	229				
05:30		50	313			54	192				
05:45		43	268	149	1381	76	226	202	885	351	2266
06:00		74	304			81	165				
06:15		88	267			132	206				
06:30		114	278			183	177				
06:45		120	214	396	1063	246	194	642	742	1038	1805
07:00		132	210			254	174				
07:15		146	217			299	152				
07:30		169	203			338	129				
07:45		170	158	617	788	390	120	1281	575	1898	1363
08:00		214	147			378	113				
08:15		204	160			369	113				
08:30		230	160			378	78				
08:45		212	132	860	599	406	81	1531	385	2391	984
09:00		258	159			340	80				
09:15		221	144			376	79				
09:30		252	103			339	80				
09:45		259	101	990	507	403	51	1458	290	2448	797
10:00		270	105			369	64				
10:15		272	70			342	45				
10:30		288	48			325	39				
10:45		305	29	1135	252	377	31	1413	179	2548	431
11:00		290	46			329	22				
11:15		311	30			359	23				
11:30		312	26			321	24				
11:45		313	15	1226	117	365	14	1374	83	2600	200
Total		5546	11436			8098	9399			13644	20835
Percent		32.7%	67.3%			46.3%	53.7%			39.6%	60.4%

$$1393 + 1402 + 1386 = 4181 / 3 = 1.394 \text{ EB}$$

FTE

8250 Pascal Dr
Punta Gorda, FL 33950

Ph# (941) 639 2818, Fax# (941) 209 5331

Page 2

Site Code: 130365000000

Station ID: 120005311100

BONITA BCH RD BTN WISCONSIN MICHIGAN ST

Start Time	14-Feb-24 Wed	EB		Hour Totals		WB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		19	296			15	366				
12:15		10	341			16	369				
12:30		10	300			5	379				
12:45		5	358	44	1295	3	370	39	1484	83	2779
01:00		8	347			7	363				
01:15		3	350			4	331				
01:30		4	341			11	286				
01:45		5	337	20	1375	6	352	28	1332	48	2707
02:00		3	340			6	308				
02:15		8	341			8	311				
02:30		3	320			1	291				
02:45		6	342	20	1343	3	312	18	1222	38	2565
03:00		6	351			2	281				
03:15		5	345			2	279				
03:30		8	344			8	293				
03:45		10	356	29	1396	13	297	25	1150	54	2546
04:00		10	338			8	274				
04:15		5	357			8	295				
04:30		16	359			11	310				
04:45		12	333	43	1387	31	265	58	1144	101	2531
05:00		19	421			22	285				
05:15		29	339			32	244				
05:30		44	350			76	245				
05:45		51	292	143	1402	81	258	211	1032	354	2434
06:00		70	324			75	244				
06:15		87	291			111	221				
06:30		118	275			185	256				
06:45		109	228	384	1118	238	304	609	1025	993	2143
07:00		129	275			257	188				
07:15		154	224			291	169				
07:30		180	188			351	147				
07:45		173	160	636	847	430	129	1329	633	1965	1480
08:00		221	262			406	138				
08:15		198	230			418	115				
08:30		258	213			360	106				
08:45		216	159	893	864	429	94	1613	453	2506	1317
09:00		279	145			373	65				
09:15		294	156			374	92				
09:30		237	161			370	80				
09:45		221	141	1031	603	357	65	1474	302	2505	905
10:00		240	142			381	60				
10:15		282	103			379	54				
10:30		283	86			346	50				
10:45		300	76	1105	407	367	30	1473	194	2578	601
11:00		293	34			334	31				
11:15		344	40			410	32				
11:30		310	35			302	29				
11:45		336	28	1283	137	310	15	1356	107	2639	244
Total		5631	12174			8233	10078			13864	22252
Percent		31.6%	68.4%			45.0%	55.0%			38.4%	61.6%

FTE

8250 Pascal Dr
Punta Gorda, FL 33950
Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 130365000000
Station ID: 120005311100
BONITA BCH RD BTN WISCONSIN MICHIGAN ST

Start Time	15-Feb-24 Thu	EB		Hour Totals		WB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		21	311			32	343				
12:15		16	347			16	330				
12:30		18	326			14	334				
12:45		8	326	63	1310	9	348	71	1355	134	2665
01:00		15	343			15	302				
01:15		12	343			8	342				
01:30		10	339			10	330				
01:45		10	338	47	1363	6	324	39	1298	86	2661
02:00		9	341			8	328				
02:15		9	342			7	321				
02:30		3	300			3	318				
02:45		4	319	25	1302	5	306	23	1273	48	2575
03:00		6	350			7	265				
03:15		8	335			6	271				
03:30		9	337			6	314				
03:45		5	364	28	1386	11	254	30	1104	58	2490
04:00		12	329			7	251				
04:15		8	330			10	257				
04:30		16	348			17	234				
04:45		18	367	54	1374	31	233	65	975	119	2349
05:00		23	397			25	205				
05:15		37	341			29	260				
05:30		44	286			52	225				
05:45		58	283	162	1307	80	221	186	911	348	2218
06:00		56	316			85	181				
06:15		96	266			132	177				
06:30		87	250			173	194				
06:45		113	212	352	1044	267	182	657	734	1009	1778
07:00		164	279			228	152				
07:15		131	255			280	170				
07:30		182	223			348	149				
07:45		167	193	644	950	401	118	1257	589	1901	1539
08:00		213	180			388	112				
08:15		194	159			416	107				
08:30		207	183			371	101				
08:45		227	148	841	670	429	97	1604	417	2445	1087
09:00		209	150			354	84				
09:15		257	141			334	67				
09:30		267	156			381	81				
09:45		270	111	1003	558	398	79	1467	311	2470	869
10:00		305	121			333	83				
10:15		277	86			340	59				
10:30		263	66			323	57				
10:45		293	54	1138	327	372	35	1368	234	2506	561
11:00		325	41			355	27				
11:15		332	33			351	32				
11:30		261	29			333	30				
11:45		318	18	1236	121	348	20	1387	109	2623	230
Total		5593	11712			8154	9310			13747	21022
Percent		32.3%	67.7%			46.7%	53.3%			39.5%	60.5%
Grand Total		16770	35322			24485	28787			41255	64109
Percent		32.2%	67.8%			46.0%	54.0%			39.2%	60.8%

ADT ADT 35,121 AADT 35,121

FTE8250 Pascal Dr
Punta Gorda, FL 33950

Ph# (941) 639 2818, Fax# (941) 209 5331

Page 1

1230

Site Code: 151780C00000

Station ID: 121230311100

BONITA BCH RD WEST OF RACE TRACK RD

Start Time	13-Feb-24 Tue	EB		Hour Totals		WB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		18	442			22	352				
12:15		13	424			19	382				
12:30		14	410			17	407				
12:45		17	394	62	1670	14	373	72	1514	134	3184
01:00		10	440			14	410				
01:15		14	460			8	367				
01:30		8	468			9	389				
01:45		5	458	37	1826	10	366	41	1532	78	3358
02:00		8	437			5	345				
02:15		8	439			2	373				
02:30		3	472			3	381				
02:45		10	464	29	1812	5	357	15	1456	44	3268
03:00		5	460			8	366				
03:15		8	466			3	365				
03:30		14	428			4	387				
03:45		11	422	38	1776	6	340	21	1458	59	3234
04:00		20	427			14	338				
04:15		10	384			16	276				
04:30		30	394			26	314				
04:45		33	389	93	1594	34	335	90	1263	183	2857
05:00		40	411			49	279				
05:15		53	456			70	267				
05:30		71	418			81	253				
05:45		90	384	254	1669	109	225	309	1024	563	2693
06:00		113	383			126	238				
06:15		154	351			154	203				
06:30		183	345			237	212				
06:45		219	317	669	1396	271	229	788	882	1457	2278
07:00		196	301			287	204				
07:15		252	277			305	176				
07:30		296	267			351	169				
07:45		292	236	1036	1081	392	167	1335	716	2371	1797
08:00		298	227			390	123				
08:15		270	207			422	120				
08:30		311	191			447	90				
08:45		307	177	1186	802	460	118	1719	451	2905	1253
09:00		313	173			430	126				
09:15		330	188			402	85				
09:30		336	135			444	86				
09:45		319	130	1298	626	432	79	1708	376	3006	1002
10:00		372	131			458	96				
10:15		359	85			444	58				
10:30		377	71			435	48				
10:45		409	51	1517	338	434	42	1771	244	3288	582
11:00		401	68			402	27				
11:15		408	50			403	33				
11:30		403	37			381	33				
11:45		439	30	1651	185	308	26	1494	119	3145	304
Total		7870	14775			9363	11035			17233	25810
Percent		34.8%	65.2%			45.9%	54.1%			40.0%	60.0%

$$1826 + 1881 + 1801 = 5508 / 3 = \underline{\underline{1,836 \text{ EB}}}$$

FTE

8250 Pascal Dr
Punta Gorda, FL 33950
Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 151780C00000
Station ID: 121230311100
BONITA BCH RD WEST OF RACE TRACK RD

Start Time	14-Feb-24 Wed	EB		Hour Totals		WB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		26	454			12	314				
12:15		14	438			21	156				
12:30		16	421			10	415				
12:45		13	454	69	1767	9	379	52	1264	121	3031
01:00		7	436			12	375				
01:15		7	456			8	367				
01:30		3	445			9	368				
01:45		10	453	27	1790	12	400	41	1510	68	3300
02:00		10	431			4	379				
02:15		8	455			9	362				
02:30		5	458			5	365				
02:45		8	462	31	1806	4	360	22	1466	53	3272
03:00		9	469			5	340				
03:15		7	466			8	339				
03:30		10	477			12	367				
03:45		15	469	41	1881	11	343	36	1389	77	3270
04:00		16	416			11	293				
04:15		14	404			10	331				
04:30		26	426			8	317				
04:45		29	387	85	1633	20	340	49	1281	134	2914
05:00		39	411			42	322				
05:15		53	432			47	325				
05:30		67	393			100	333				
05:45		96	421	255	1657	133	280	322	1260	577	2917
06:00		119	421			120	272				
06:15		139	438			176	244				
06:30		208	374			228	306				
06:45		205	323	671	1556	272	208	796	1030	1467	2586
07:00		204	323			307	198				
07:15		267	302			305	215				
07:30		312	260			425	165				
07:45		298	224	1081	1109	469	182	1506	760	2587	1869
08:00		337	279			457	148				
08:15		289	270			433	127				
08:30		322	242			503	131				
08:45		286	200	1234	991	468	111	1861	517	3095	1508
09:00		346	185			465	110				
09:15		411	191			436	113				
09:30		364	202			374	84				
09:45		323	181	1444	759	358	96	1633	403	3077	1162
10:00		340	169			381	95				
10:15		376	124			396	63				
10:30		383	120			406	69				
10:45		417	82	1516	495	454	63	1637	290	3153	785
11:00		380	55			396	47				
11:15		383	78			428	27				
11:30		435	44			387	40				
11:45		436	41	1634	218	339	39	1550	153	3184	371
Total		8088	15662			9505	11323			17593	26985
Percent		34.1%	65.9%			45.6%	54.4%			39.5%	60.5%

FTE

8250 Pascal Dr
Punta Gorda, FL 33950
Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 151780C00000
Station ID: 121230311100
BONITA BCH RD WEST OF RACE TRACK RD

Start Time	15-Feb-24 Thu	EB		Hour Totals		WB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		36	390			30	408				
12:15		21	400			22	405				
12:30		23	460			18	428				
12:45		15	422	95	1672	11	369	81	1610	176	3282
01:00		16	426			13	371				
01:15		18	434			14	400				
01:30		15	430			10	372				
01:45		10	410	59	1700	11	329	48	1472	107	3172
02:00		21	439			10	354				
02:15		12	459			8	355				
02:30		7	445			4	405				
02:45		6	455	46	1798	10	274	32	1388	78	3186
03:00		9	466			10	336				
03:15		12	460			8	358				
03:30		10	444			11	398				
03:45		11	431	42	1801	17	323	46	1415	88	3216
04:00		17	435			14	314				
04:15		18	422			18	300				
04:30		26	409			19	287				
04:45		28	413	89	1679	24	272	75	1173	164	2852
05:00		42	410			40	290				
05:15		57	421			50	295				
05:30		73	383			100	297				
05:45		94	337	266	1551	134	283	324	1165	590	2716
06:00		99	349			137	207				
06:15		143	421			189	220				
06:30		165	321			293	234				
06:45		197	319	604	1410	368	204	987	865	1591	2275
07:00		210	349			312	171				
07:15		276	297			368	193				
07:30		296	292			443	160				
07:45		292	246	1074	1184	480	163	1603	687	2677	1871
08:00		294	208			479	147				
08:15		297	223			477	131				
08:30		306	220			486	117				
08:45		340	194	1237	845	480	119	1922	514	3159	1359
09:00		326	180			446	87				
09:15		349	170			416	99				
09:30		350	204			487	96				
09:45		353	155	1378	709	361	122	1710	404	3088	1113
10:00		378	125			409	120				
10:15		347	117			393	80				
10:30		368	82			407	72				
10:45		384	76	1477	400	407	47	1616	319	3093	719
11:00		399	63			400	45				
11:15		419	47			389	35				
11:30		421	32			387	38				
11:45		443	30	1682	172	384	18	1560	136	3242	308
Total		8049	14921			10004	11148			18053	26069
Percent		35.0%	65.0%			47.3%	52.7%			40.9%	59.1%
Grand Total		24007	45358			28872	33506			52879	78864
Percent		34.6%	65.4%			46.3%	53.7%			40.1%	59.9%

ADT ADT 43,914 AADT 43,914

FTE8250 Pascal Dr
Punta Gorda, FL 33950

Ph# (941) 639 2818, Fax# (941) 209 5331

1222

Page 1

Site Code: 150361000000

Station ID: 121222111100

OLD 41 RD N OF BONITA BEACH RD

Start Time	13-Feb-24 Tue	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		6	161			6	131				
12:15		11	117			4	142				
12:30		5	133			5	144				
12:45		6	123	28	534	2	155	17	572	45	1106
01:00		7	112			2	130				
01:15		4	128			0	147				
01:30		4	98			3	142				
01:45		4	96	19	434	1	139	6	558	25	992
02:00		7	128			4	107				
02:15		2	110			1	121				
02:30		2	122			1	132				
02:45		5	141	16	501	2	138	8	498	24	999
03:00		3	136			4	125				
03:15		4	167			0	123				
03:30		2	182			3	122				
03:45		1	186	10	671	5	102	12	472	22	1143
04:00		0	209			1	120				
04:15		0	185			2	106				
04:30		1	209			5	91				
04:45		5	227	6	830	12	114	20	431	26	1261
05:00		4	226			25	120				
05:15		3	190			16	99				
05:30		11	175			27	86				
05:45		11	199	29	790	44	102	112	407	141	1197
06:00		23	181			63	93				
06:15		22	181			77	81				
06:30		35	136			114	88				
06:45		28	101	108	599	110	67	364	329	472	928
07:00		41	101			131	90				
07:15		51	109			160	86				
07:30		62	109			150	87				
07:45		60	81	214	400	189	72	630	335	844	735
08:00		68	69			166	82				
08:15		80	73			145	54				
08:30		82	68			159	51				
08:45		98	72	328	282	157	50	627	237	955	519
09:00		85	80			124	48				
09:15		105	67			133	60				
09:30		80	47			119	37				
09:45		102	51	372	245	133	36	509	181	881	426
10:00		95	64			124	37				
10:15		130	69			108	28				
10:30		104	42			113	21				
10:45		125	31	454	206	124	10	469	96	923	302
11:00		114	17			124	6				
11:15		116	23			147	15				
11:30		98	17			120	13				
11:45		126	14	454	71	123	6	514	40	968	111
Total		2038	5563			3288	4156			5326	9719
Percent		26.8%	73.2%			44.2%	55.8%			35.4%	64.6%

$$830 + 779 + 760 = 2369 / 3 = \underline{\underline{790 \text{ NB}}}$$

FTE

8250 Pascal Dr
Punta Gorda, FL 33950

Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 150361000000

Station ID: 121222111100

OLD 41 RD N OF BONITA BEACH RD

Start Time	14-Feb-24 Wed	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		12	153			7	139				
12:15		8	133			3	144				
12:30		4	120			6	155				
12:45		10	103	34	509	6	133	22	571	56	1080
01:00		6	129			1	158				
01:15		6	128			2	124				
01:30		5	125			1	127				
01:45		4	146	21	528	2	141	6	550	27	1078
02:00		0	122			1	124				
02:15		1	156			1	104				
02:30		2	123			0	120				
02:45		2	131	5	532	2	135	4	483	9	1015
03:00		3	139			2	138				
03:15		4	139			2	132				
03:30		1	157			2	120				
03:45		2	139	10	574	5	125	11	515	21	1089
04:00		0	149			2	93				
04:15		0	178			5	114				
04:30		5	179			7	87				
04:45		4	182	9	688	14	96	28	390	37	1078
05:00		6	200			20	129				
05:15		10	183			25	94				
05:30		13	203			26	83				
05:45		10	193	39	779	60	106	131	412	170	1191
06:00		20	143			57	100				
06:15		21	158			75	91				
06:30		30	127			126	101				
06:45		30	119	101	547	127	122	385	414	486	961
07:00		58	92			135	108				
07:15		43	103			145	86				
07:30		56	98			191	90				
07:45		70	87	227	380	210	61	681	345	908	725
08:00		90	72			178	74				
08:15		68	83			180	70				
08:30		90	91			128	70				
08:45		108	74	356	320	162	50	648	264	1004	584
09:00		66	81			129	52				
09:15		95	63			140	53				
09:30		113	67			146	47				
09:45		94	65	368	276	117	33	532	185	900	461
10:00		94	52			117	28				
10:15		110	53			131	28				
10:30		93	56			149	14				
10:45		98	44	395	205	130	23	527	93	922	298
11:00		113	40			140	20				
11:15		116	32			135	20				
11:30		155	24			123	10				
11:45		139	16	523	112	147	8	545	58	1068	170
Total		2088	5450			3520	4280			5608	9730
Percent		27.7%	72.3%			45.1%	54.9%			36.6%	63.4%

8250 Pascal Dr
Punta Gorda, FL 33950

Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 150361000000

Station ID: 121222111100

OLD 41 RD N OF BONITA BEACH RD

Start Time	15-Feb-24 Thu	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		15	117			9	124				
12:15		17	146			14	133				
12:30		10	117			3	119				
12:45		9	113	51	493	4	141	30	517	81	1010
01:00		2	117			3	113				
01:15		7	134			2	143				
01:30		6	119			4	129				
01:45		10	118	25	488	2	117	11	502	36	990
02:00		7	131			4	132				
02:15		4	105			2	127				
02:30		4	116			0	130				
02:45		4	121	19	473	3	99	9	488	28	961
03:00		3	107			2	124				
03:15		1	148			4	102				
03:30		5	172			1	131				
03:45		4	178	13	605	4	75	11	432	24	1037
04:00		1	193			5	102				
04:15		0	183			5	100				
04:30		3	193			7	88				
04:45		4	191	8	760	15	88	32	378	40	1138
05:00		4	180			14	87				
05:15		11	178			25	84				
05:30		10	208			29	83				
05:45		21	183	46	749	44	88	112	342	158	1091
06:00		15	160			55	94				
06:15		17	170			80	85				
06:30		29	130			103	83				
06:45		35	128	96	588	122	81	360	343	456	931
07:00		51	80			119	89				
07:15		51	105			150	83				
07:30		55	110			170	74				
07:45		66	84	223	379	201	67	640	313	863	692
08:00		80	70			152	73				
08:15		60	71			161	63				
08:30		70	64			150	60				
08:45		89	74	299	279	152	50	615	246	914	525
09:00		76	54			118	48				
09:15		84	64			128	55				
09:30		84	67			110	41				
09:45		77	73	321	258	121	37	477	181	798	439
10:00		80	49			112	35				
10:15		95	74			98	30				
10:30		111	42			113	23				
10:45		97	25	383	190	124	22	447	110	830	300
11:00		113	24			133	18				
11:15		111	25			122	12				
11:30		128	18			134	16				
11:45		115	20	467	87	115	12	504	58	971	145
Total		1951	5349			3248	3910			5199	9259
Percent		26.7%	73.3%			45.4%	54.6%			36.0%	64.0%
Grand Total		6077	16362			10056	12346			16133	28708
Percent		27.1%	72.9%			44.9%	55.1%			36.0%	64.0%

ADT ADT 14,947 AADT 14,947

FTE

1223

Page 1

8250 Pascal Dr
Punta Gorda, FL 33950

Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 150596000000

Station ID: 121223111100

OLD 41 RD @ COLLIER COUNTY LINE BON.BCH

Start Time	13-Feb-24 Tue	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		11	221			4	172				
12:15		7	195			13	165				
12:30		8	199			16	175				
12:45		9	213	35	828	5	170	38	682	73	1510
01:00		1	174			4	199				
01:15		6	216			4	180				
01:30		3	201			6	176				
01:45		5	205	15	796	6	153	20	708	35	1504
02:00		3	166			2	150				
02:15		1	249			1	168				
02:30		2	226			0	154				
02:45		2	221	8	862	1	177	4	649	12	1511
03:00		5	243			3	163				
03:15		3	264			2	134				
03:30		3	265			2	137				
03:45		4	252	15	1024	5	140	12	574	27	1598
04:00		6	284			4	142				
04:15		1	236			12	129				
04:30		12	257			15	115				
04:45		12	209	31	986	21	138	52	524	83	1510
05:00		13	259			31	121				
05:15		16	278			40	109				
05:30		22	241			48	91				
05:45		46	261	97	1039	82	107	201	428	298	1467
06:00		33	274			92	107				
06:15		51	215			127	84				
06:30		55	139			195	92				
06:45		72	182	211	810	195	90	609	373	820	1183
07:00		97	138			191	81				
07:15		88	114			210	67				
07:30		113	98			197	63				
07:45		119	80	417	430	202	62	800	273	1217	703
08:00		108	79			199	60				
08:15		116	90			187	52				
08:30		130	78			233	48				
08:45		148	69	502	316	205	43	824	203	1326	519
09:00		140	76			195	40				
09:15		150	63			186	45				
09:30		154	58			204	48				
09:45		134	58	578	255	214	37	799	170	1377	425
10:00		171	53			173	22				
10:15		152	45			194	23				
10:30		172	46			191	24				
10:45		199	31	694	175	169	16	727	85	1421	260
11:00		182	39			190	11				
11:15		203	22			170	20				
11:30		175	17			155	13				
11:45		227	18	787	96	165	10	680	54	1467	150
Total		3390	7617			4766	4723			8156	12340
Percent		30.8%	69.2%			50.2%	49.8%			39.8%	60.2%

$$1039 + 1052 + 1061 = 3152 / 3 = \underline{\underline{1.051}} \text{ NB}$$

FTE

8250 Pascal Dr
Punta Gorda, FL 33950
Ph# (941) 639 2818, Fax# (941) 209 5331

Site Code: 150596000000
Station ID: 121223111100
OLD 41 RD @ COLLIER COUNTY LINE BON, BCH

Start Time	14-Feb-24 Wed	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		13	230			4	204				
12:15		7	198			6	189				
12:30		7	206			11	178				
12:45		9	234	36	868	2	155	23	726	59	1594
01:00		4	191			6	201				
01:15		4	185			3	167				
01:30		7	204			3	182				
01:45		3	211	18	791	2	138	14	688	32	1479
02:00		7	230			1	174				
02:15		6	209			6	162				
02:30		0	207			1	165				
02:45		3	241	16	887	3	154	11	655	27	1542
03:00		2	243			2	165				
03:15		2	280			3	138				
03:30		3	232			4	157				
03:45		3	272	10	1027	5	121	14	581	24	1608
04:00		6	248			3	147				
04:15		3	244			9	112				
04:30		6	280			11	107				
04:45		10	198	25	970	21	115	44	481	69	1451
05:00		17	267			27	136				
05:15		23	260			43	129				
05:30		28	260			63	96				
05:45		34	265	102	1052	89	96	222	457	324	1509
06:00		33	197			100	81				
06:15		51	205			139	99				
06:30		65	150			174	96				
06:45		66	144	215	696	210	99	623	375	838	1071
07:00		90	128			163	83				
07:15		130	98			199	80				
07:30		95	100			215	63				
07:45		111	79	426	405	207	59	784	285	1210	690
08:00		120	100			201	67				
08:15		125	83			208	50				
08:30		135	71			212	42				
08:45		144	91	524	345	226	45	847	204	1371	549
09:00		150	76			197	34				
09:15		173	81			196	43				
09:30		143	68			194	41				
09:45		153	63	619	288	204	42	791	160	1410	448
10:00		157	61			197	31				
10:15		170	67			182	17				
10:30		192	53			189	21				
10:45		165	33	684	214	202	29	770	98	1454	312
11:00		186	36			170	29				
11:15		183	35			176	18				
11:30		218	24			187	9				
11:45		190	15	777	110	191	9	724	65	1501	175
Total		3452	7653			4867	4775			8319	12428
Percent		31.1%	68.9%			50.5%	49.5%			40.1%	59.9%

FTE

8250 Pascal Dr
Punta Gorda, FL 33950

Ph# (941) 639 2818, Fax# (941) 209 5331

Page 3

Site Code: 150596000000

Station ID: 121223111100

OLD 41 RD @ COLLIER COUNTY LINE BON.BCH

Start Time	15-Feb-24	NB		Hour Totals		SB		Hour Totals		Combined Totals	
	Thu	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		20	171			15	186				
12:15		10	172			3	170				
12:30		14	186			8	189				
12:45		10	178	54	707	4	145	30	690	84	1397
01:00		5	198			5	145				
01:15		4	178			6	157				
01:30		9	156			3	150				
01:45		6	181	24	713	5	140	19	592	43	1305
02:00		7	207			3	170				
02:15		6	186			3	161				
02:30		4	204			0	171				
02:45		2	216	19	813	4	144	10	646	29	1459
03:00		5	226			4	110				
03:15		7	245			4	145				
03:30		3	252			3	131				
03:45		1	247	16	970	5	130	16	516	32	1486
04:00		4	292			6	131				
04:15		5	299			7	138				
04:30		8	223			13	111				
04:45		10	247	27	1061	20	120	46	500	73	1561
05:00		15	268			19	119				
05:15		17	264			37	102				
05:30		31	253			44	102				
05:45		32	215	95	1000	81	99	181	422	276	1422
06:00		36	207			98	82				
06:15		42	190			134	97				
06:30		53	167			172	78				
06:45		63	138	194	702	211	81	615	338	809	1040
07:00		84	141			183	72				
07:15		122	130			207	84				
07:30		127	108			215	62				
07:45		116	82	449	461	213	65	818	283	1267	744
08:00		122	87			236	52				
08:15		122	80			208	49				
08:30		131	70			217	51				
08:45		177	73	552	310	206	50	867	202	1419	512
09:00		142	69			191	37				
09:15		144	80			190	47				
09:30		140	75			223	40				
09:45		161	58	587	282	185	41	789	165	1376	447
10:00		151	60			183	46				
10:15		145	41			176	38				
10:30		153	44			159	26				
10:45		159	30	608	175	173	18	691	128	1299	303
11:00		192	32			167	14				
11:15		200	16			158	15				
11:30		176	22			177	12				
11:45		182	25	750	95	172	10	674	51	1424	146
Total		3375	7289			4756	4533			8131	11822
Percent		31.6%	68.4%			51.2%	48.8%			40.8%	59.2%
Grand Total		10217	22559			14389	14031			24606	36590
Percent		31.2%	68.8%			50.6%	49.4%			40.2%	59.8%

ADT ADT 20,399 AADT 20,399

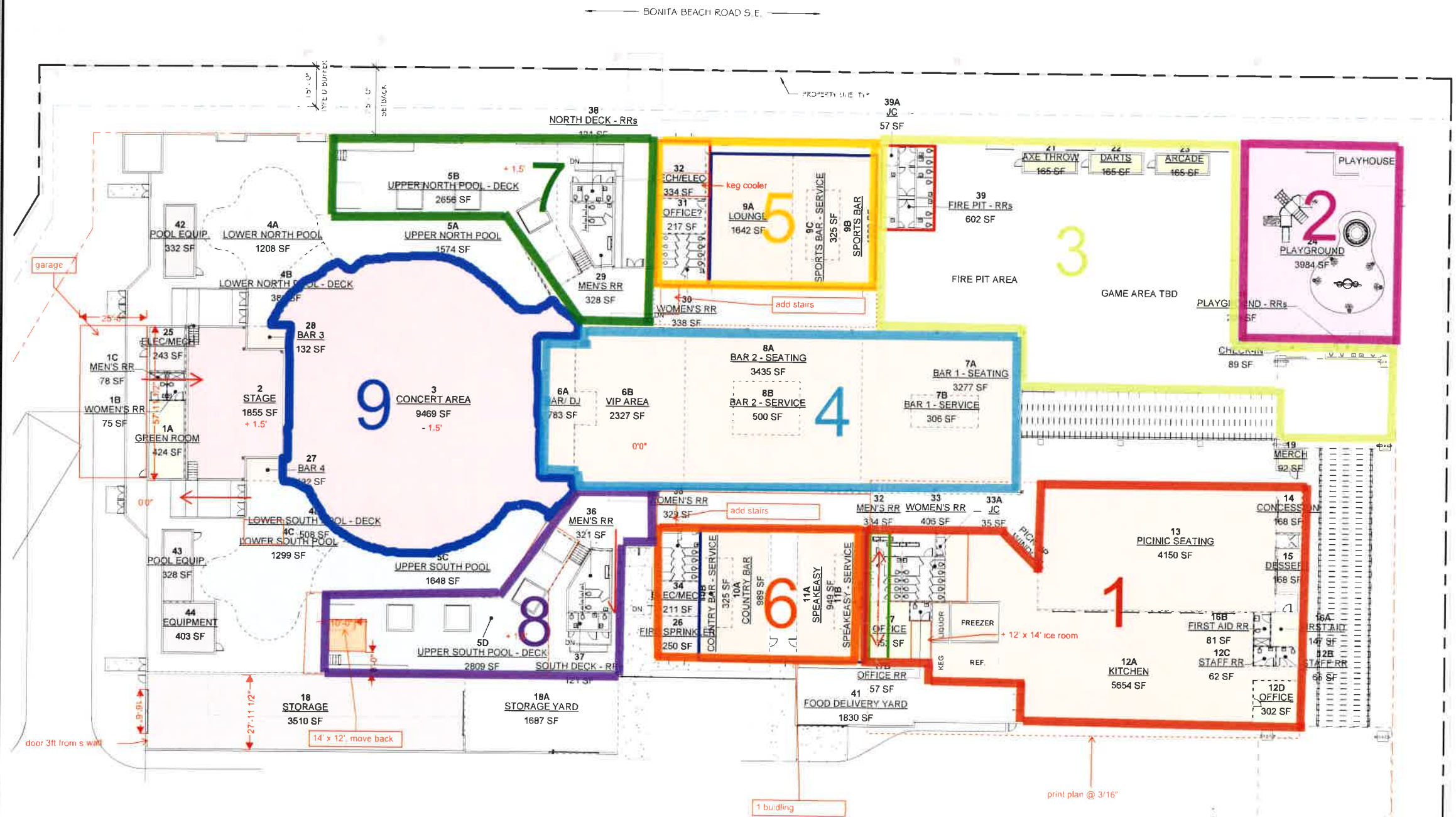
**VESTED TRAFFIC PROVIDED BY
THE CITY OF BONITA SPRINGS**

City of Bonita Springs Vested Trip Table - 2021

ID	Road	From	To	Total			
				AM Vested Trips		PM Vested Trips	
				N / E	S / W	N / E	S / W
7000	Bonita Beach Rd	Wisconsin St	Old 41	78	59	48	48
8000	Bonita Beach Rd	Old 41	Imperial Pkwy	213	253	161	135
31000	Old 41 Rd	Collier Co Line	Bonita Beach Rd	16	12	14	13
32000	Old 41 Rd	Bonita Beach Rd	Terry St	67	91	69	59

**OAKES LANDING
FLOOR PLAN**

THE ARCHITECT HAS PREPARED THIS PLAN FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR SCHEDULE. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR SCHEDULE. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR SCHEDULE.



AREA - GROSS BUILDING					
SPACE #	NAME	OCC CLASS	AREA	LOAD FACTOR	OCC. LOAD
1A	GREEN ROOM	B	424 SF	150	3
1B	WOMEN'S RR	-	75 SF		
1C	MEN'S RR	-	75 SF		
2	STAGE	A-1	1855 SF	15	124
3	CONCERT AREA	A-1	9469 SF	5	1894
4A	LOWER NORTH POOL	A-5	1208 SF	50	24
4B	LOWER NORTH POOL - DECK	A-5	380 SF	15	25
4C	LOWER SOUTH POOL	A-5	1299 SF	50	26
4D	LOWER SOUTH POOL - DECK	A-5	508 SF	15	34
5A	UPPER NORTH POOL	A-5	1574 SF	50	31
5B	UPPER NORTH POOL - DECK	A-5	2656 SF	15	177
5C	UPPER SOUTH POOL	A-5	1648 SF	50	33
5D	UPPER SOUTH POOL - DECK	A-5	2809 SF	15	187
6A	BAR 1 - SEATING	A-2	3435 SF	100	8
6B	BAR 1 - SEATING	A-2	2327 SF	15	155
7A	BAR 1 - SEATING	A-2	3277 SF	15	218
7B	BAR 1 - SERVICE	A-2	306 SF	100	3
8A	BAR 2 - SEATING	A-2	3435 SF	15	229
8B	BAR 2 - SEATING	A-2	500 SF	100	5
8C	LOUNGE	A-2	1642 SF	11	148
8D	SPORTS BAR	A-2	1300 SF	15	87
9C	SPORTS BAR - SERVICE	A-2	325 SF	100	3
10A	COUNTRY BAR	A-2	989 SF	15	66
10B	COUNTRY BAR - SERVICE	A-2	325 SF	100	3
11A	SPEAKEASY	A-2	940 SF	15	63
11B	SPEAKEASY - SERVICE	A-2	356 SF	100	4
12A	KITCHEN	A-2	5654 SF	200	28
12B	STAFF RR	-	85 SF		
12C	STAFF RR	-	62 SF		
12D	OFFICE	B	302 SF		
13	PICNIC SEATING	A-2	4150 SF	15	277
14	CONCESSION	A-2	168 SF	200	1
15	DESSERT	A-2	168 SF	200	1
16A	FIRST AID	B	147 SF	150	1
16B	FIRST AID RR	-	81 SF		
17	OFFICE	B	452 SF	150	3
17B	OFFICE RR	-	57 SF		
18	STORAGE	S-1	3510 SF	300	12
18A	STORAGE YARD	-	1687 SF		
19	MERCH	M	92 SF	60	2
20	CHECK-IN	M	89 SF	60	1
21	AXE THROW	M	165 SF	60	3
22	DARTS	M	165 SF	60	3
23	ARCADE	M	165 SF	60	3
24	PLAYGROUND	E	3984 SF	35	114
25	ELECMECH	S-1	243 SF	300	1
26	FIRE SPRINKLER	S-1	250 SF	300	1
27	BAR 4	A-2	132 SF	100	1
28	BAR 3	A-2	132 SF	100	1
29	MEN'S RR	-	328 SF		
30	WOMEN'S RR	-	328 SF		
31	OFFICE	B	217 SF	150	1
32	MEN'S RR	-	328 SF		
33	MECH/ELEC	S-1	334 SF	300	1
33A	JC	-	35 SF		
34	ELECMECH	S-1	211 SF	300	1
35	WOMEN'S RR	-	328 SF		
36	MEN'S RR	-	328 SF		
37	SOUTH DECK - RRs	-	121 SF		
38	NORTH DECK - RRs	-	121 SF		
39	FIRE PIT - RRs	-	602 SF		
39A	JC	-	57 SF		
40	PLAYGROUND - RRs	-	208 SF		
41	FOOD DELIVERY YARD	-	1830 SF		
42	POOL EQUIP.	S-1	332 SF	300	1
43	POOL EQUIP.	S-1	328 SF	300	1
44	EQUIPMENT	S-1	403 SF	300	1
			69275 SF		4311

- 1 - 11,410 sqft
2 - 4,273 sqft
3 - 6,950 sqft
- 4 - 10,628 sqft
5 - 2,520 sqft
6 - 2,799 sqft
- 7 - 3,109 sqft
8 - 3,130 sqft
9 - 9,733 sqft

LEVEL 1 - AREA PLAN (OCCUPANCIES)
SCALE: = 20'-0"



SOUTHVIEW STUDIOS, LLC
architecture & design

238.851.5199
info@southviewstudios.com

OAKES LANDING

BONITA SPRINGS, FL

ISSUE DATE: 6/27/2025
JOB # 25-019
PERMIT #

REVISIONS	
NO.	DATE

CR 887 (OLD 41 ROAD)
PD & E REPORT EXCERPTS
TRAFFIC VOLUMES

CR 887 (Old US 41 Road)
Future Volumes Technical Memorandum
Project Development and Environment Study
CR 887 (Old US 41 Road)

from US 41 in Collier County, FL, to Bonita Beach Road in Lee County, FL

Financial Project ID: 435110-1-22-01 & 435347-1-22-01

March 2021

Prepared For:

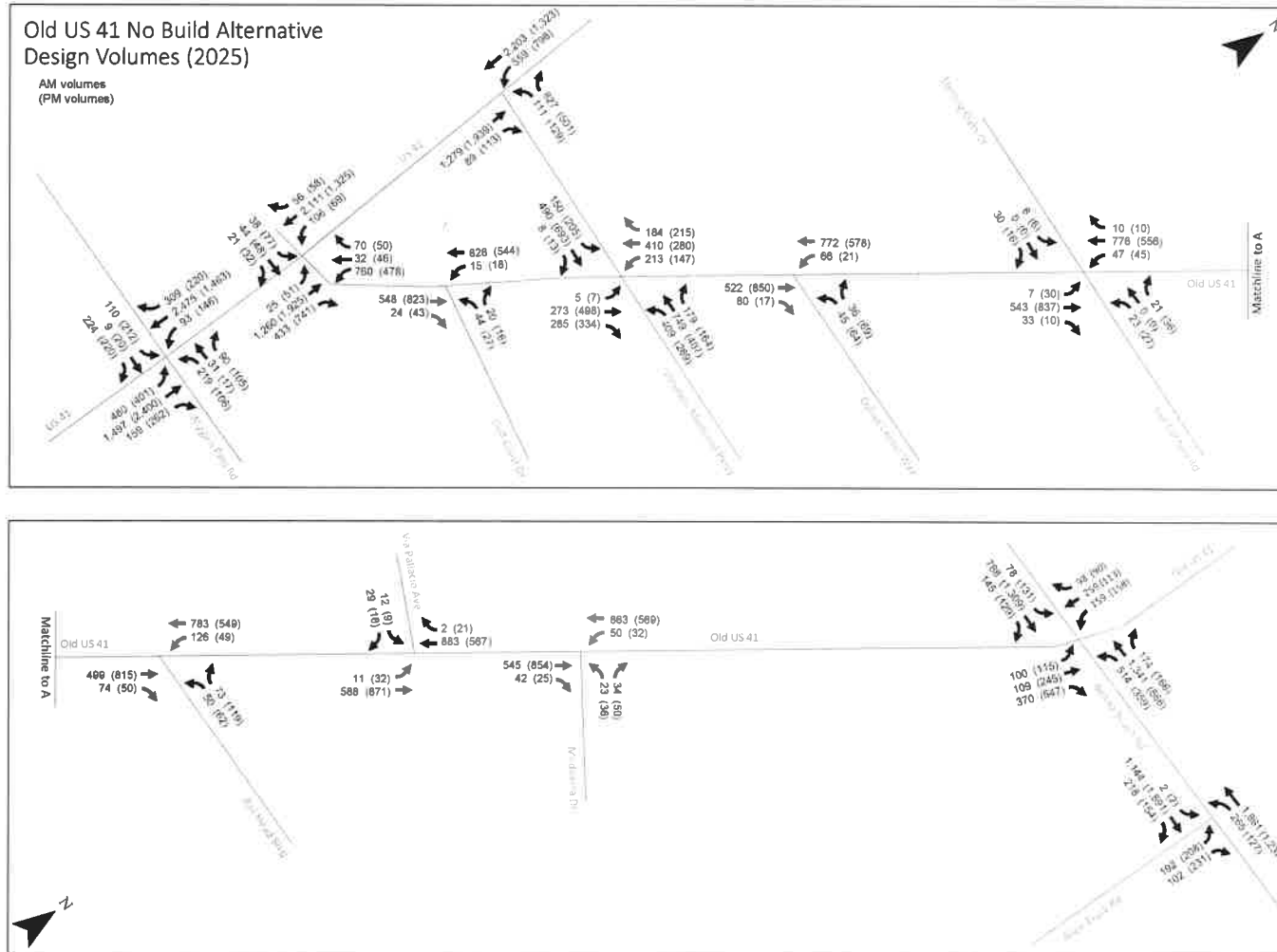
Florida Department of Transportation, District One

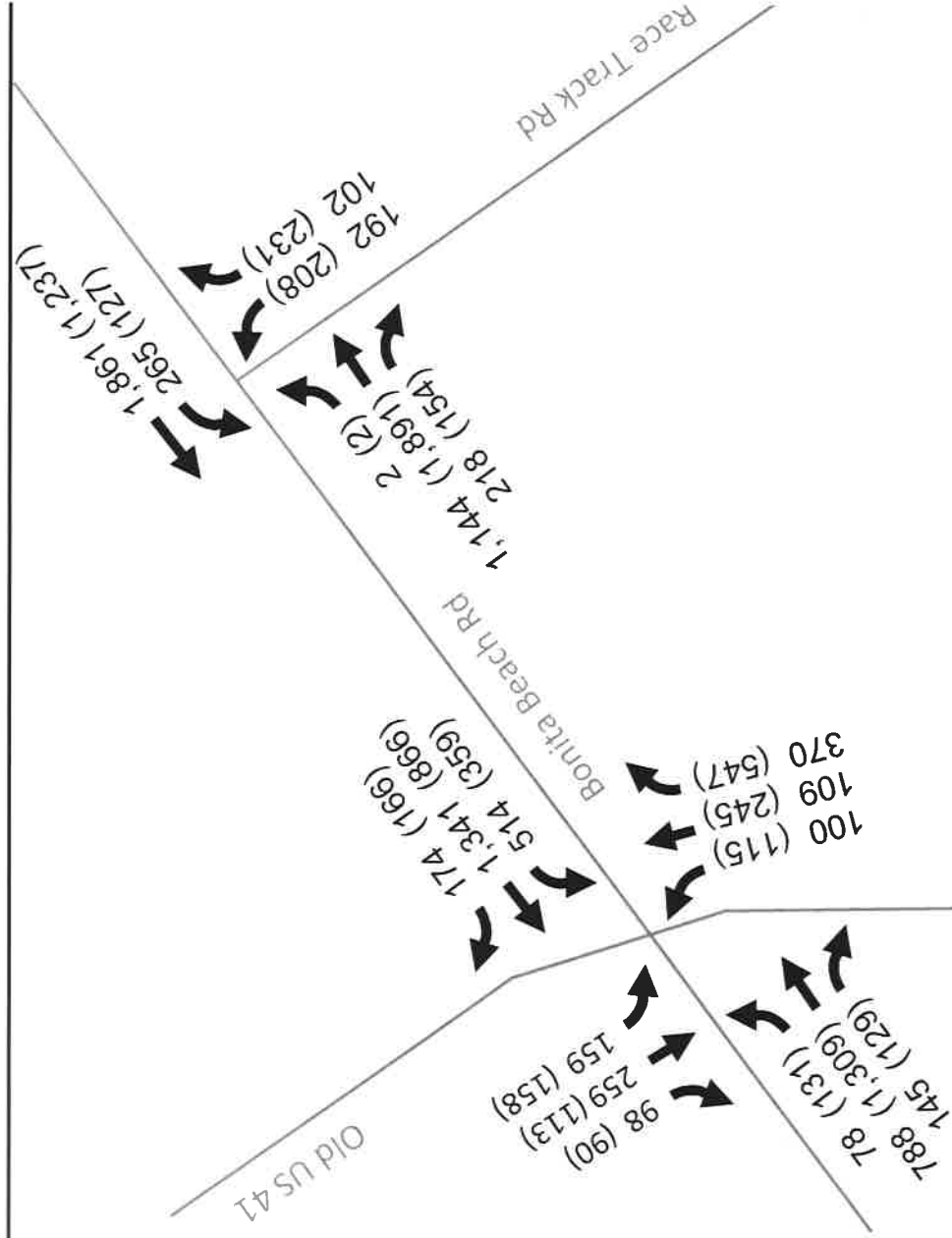


Prepared by:

Rummel, Klepper & Kahl, LLP
402 S Kentucky Ave, Suite 400
Lakeland, FL • 33801

Figure 6-1: No Build Design Hour Volumes (2025)





**LEE COUNTY DOT TRAFFIC SIGNAL
TIMING PLANS**

Ted Treesh

From: Coggins, Gregory <GCoggins@leegov.com>
Sent: Monday, August 11, 2025 5:11 PM
To: Ted Treesh; Skwara, Chester
Cc: Milian, Alex
Subject: RE: Bonita Beach Road @ Old 41 & Bonita Beach Road @ Race Track Road
Attachments: BonitaBch@Old41SignalTimings.pdf; BonitaBch@RaceTrackSignalTimings.pdf

Attached are pdf files with the current signal timing parameters

Both intersections run a plan 30 in the AM peak period, a plan 33 in the midday, and a plan 12 in the PM peak period

At Old 41, AM plan 30 lags the WBL phase 1

From: Ted Treesh <tbt@trtrans.net>
Sent: Monday, August 11, 2025 4:43 PM
To: Coggins, Gregory <GCoggins@leegov.com>; Skwara, Chester <CSkwara@leegov.com>
Cc: Milian, Alex <AMilian@leegov.com>
Subject: RE: Bonita Beach Road @ Old 41 & Bonita Beach Road @ Race Track Road

Caution: This email originated from an external source. Be cautious of attachments and links, and do not provide login information. Report suspicious activity to the Service Desk: servicedesk@leegov.com or 533-HELP.

Public Records Request Reference #:

Reference No: W038645-081125



Ted Treesh
TR Transportation Consultants, Inc.
2726 Oak Ridge Ct. STE 503
Fort Myers, FL 33901
239-278-3090 x 1 (o)
239-278-1906 (f)
239-292-6746 (c)
www.trtrans.net

Check out our New Website!!!!!!

Lee County, FL



MOVING TRAFFIC FORWARD

5411 - Bonita Bch & Race Track - - Econolite Type - ASC/3

Controller Timing Plan (MM) 2-1

Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	EBLT	WB		NB	WBLT	EB										
Min Green	5	20	0	8	5	20	0	0	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	7	0	7	0	0	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	0	0	34	0	24	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	2.0	5.0	0.0	3.0	2.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	7	40	0	15	10	40	0	0	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	4.8	4.0	4.0	4.0	4.8	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	2.0	2.0	1.0	2.3	3.0	2.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
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Lee County, FL

MOVING TRAFFIC FORWARD

5411 - Bonita Bch & Race Track - - Econolite Type - ASC/3

Coordination Pattern Data
Coordinator Pattern Data (MM) 3-2

PM Peak Hour

Coordinator Pattern # 12

Split Pattern	12	TS2 (Pat-Off)	3-3	Splits In	Percent
Cycle	150	Std (COS)	122	Offsets In	Percent
Offset Value	87%	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk	No	Sequence	0		
Rest					
Phase	No	Action Plan	0		
Reservice					
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description	EBLT	WB		NB	WBLT	EB										
Splits (Split Pat 12)	10	63	0	27	17	56	0	27	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	100%	100%	0%	0%

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X
Special Function Outputs																



MOVING TRAFFIC FORWARD

5412 - Bonita Bch & Old 41 - - Econolite Type - EOS

Controller Timing Plan (MM) 2-1

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	W-L	E-TR	S-L	N-TR	E-L	W-TR	N-L	S-TR	N	N	N	N	N	N	N	N
2-1-1	Minimum Green															
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Green	5	20	5	8	5	20	5	8	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Variable Initial															
Lane	False	False	False	False	False	False	False	False	False	False	False	False	False	False	False	False
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-1-2	Vehicle Passage															
Vehicle Ext	2.0	5.0	2.0	2.0	2.0	5.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Volume Occupancy															
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2-1-3	Max Green Data															
Max1	20	45	15	25	20	45	15	25	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Dynamic Max															
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2-1-4	Pedestrian															
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Delay Walk																
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Ped Clear	0	28	0	32	0	25	0	36	0	0	0	0	0	0	0	0
Alternate																
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrian Carry Over																
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Extension																
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hawk																
Ingress Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Travel Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-1-5	Clearance															
Pre-Clear	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.0	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	3.0	2.0	3.0	2.0	3.0	2.0	3.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Max Extension																
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Hawk Flash																
Yellow	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Red Delay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Plan 1 - ""Continued**Phase Recall (MM) 2-1-6**

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Lock Detector																
Vehicle Recall		X				X										
Ped Recall																
Max Recall																
Soft Recall																
No Rest																

Overlap (MM) 2-1-7

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Phase	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Leading																
Adv. Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Adv. Ped	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay FYA	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Trailing																
Lag Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Phase Outputs (MM) 2-1-8

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Double Serve																
Dbl Serv Ph.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Lee County, FL



MOVING TRAFFIC FORWARD

5412 - Bonita Bch & Old 41 - - Econolite Type - EOS

Time Base Event Plan
Event Plan (MM) 5-2

PM Peak Hour

Event Plan - 12 - "12" - Event Type: "Coord"

Cycle Length: 150 Offset Value: 92% Actuated Coord: Yes Splits In: Percent Offsets In: Percent

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description	W-L	E-TR	S-L	N-TR	E-L	W-TR	N-L	S-TR	N	N	N	N	N	N	N	N
Split	20	40	22	18	20	40	22	18	0	0	0	0	0	0	0	0

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Fixed Force Off	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Adaptive Split																
Veh Ext 2																
Vehicle Recall																
Walk 2																
Pedestrian Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit Phase									X	X	X	X	X	X	X	X

 Dwell/Add Time: 0
 Timing Plan: 0
 Sequence: 0
 Actuated Walk Rest: No
 Phase Reservice: No
 Max Select: MAXINH
 Max Transition: 0
 Ring Group Offset Disp: 0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Split Sum	100%	100%	0%	0%

	1	2	3	4
Ring Manual Permissive Period	0	0	0	0

 Veh Perm 1: 0 Veh Perm 2: 0
 Veh Perm 1: 2 Veh Perm 2: 0

SCP Strategy Plan: 0 Veh Detector Plan: 0

Outputs	1	2	3	4	5	6	7	8
Coord Patt Spec								
Func Outputs								

**DEVELOPMENT OF FUTURE YEAR
BACKGROUND TURNING VOLUMES**

Development of Future Year Background Turning Volumes

Intersection **Bonita Beach Rd & Old 41**
 Count Date 2025 Background Traffic From PD & E Report
 Build-Out Year 2029

	PM Peak Hour													
	NBL	NBT	NBR	SBL	SBT	SBR	EBLU	EBL	EBT	EBR	WBLU	WBL	WBT	WBR
RAW Turning Movement Counts	115	245	547	158	113	90	0	131	1,309	129	0	359	866	166
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	115	245	547	158	113	90	0	131	1,309	129	0	359	866	166
Growth Rate	4.86%	4.86%	4.86%	4.86%	4.86%	4.86%	8.16%	8.16%	8.16%	8.16%	0.00%	8.16%	8.16%	8.16%
Years to Build-out	4	4	4	4	4	4	3	4	4	4	4	4	4	4
2029 Background Turning Volumes	139	296	661	191	137	109	0	179	1,791	177	0	491	1,185	227
Project Turning Volumes	24	8		12	15				12	9			38	18
2029 Background + Project	163	304	661	203	152	109	0	179	1,803	186	0	491	1,223	245

Development of Future Year Background Turning Volumes

Intersection

Bonita Beach Rd & Race Track Road

Count Date

2025 Background Traffic From PD & E Report

Build-Out Year

2029

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	208	0	231	0	0	0	2	1,891	154	127	1,237	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	208	0	231	0	0	0	2	1,891	154	127	1,237	0
Growth Rate	4.86%	4.86%	4.86%	4.86%	4.86%	4.86%	8.16%	8.16%	8.16%	8.16%	8.16%	8.16%
Years to Build-out	4	4	4	4	4	4	4	4	4	4	4	4
2029 Background Turning Volumes	251	0	279	0	0	0	3	2,588	211	174	1,693	0
Project Turning Volumes	21		36						50	56		
2029 Background + Project	272	0	315	0	0	0	3	2,588	261	230	1,693	0

Development of Future Year Background Turning Volumes

Intersection **Old 41 & Race Track Access**
 Count Date
 Build-Out Year **2029**

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	907	0	0	601	0	0		0	0		0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	0	907	0	0	601	0	0	0	0	0	0	0
Growth Rate	0.00%	4.86%	0.00%	0.00%	4.86%	0.00%	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%
Years to Build-out	4	4	4	4	4	4	4	4	4	4	4	4
2029 Background Turning Volumes	0	1,097	0	0	727	0	0	0	0	0	0	0
Project Turning Volumes			46	33						30		32
2029 Background + Project	0	1,097	46	33	727	0	0	0	0	30	0	32

SYNCHRO SUMMARY SHEETS

**WEEKDAY PM PEAK HOUR
2029 BACKGROUND CONDITIONS**

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	179	1791	177	491	1185	227	139	296	661	191	137	109
Future Volume (vph)	179	1791	177	491	1185	227	139	296	661	191	137	109
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	580		530	800		630	510		620	620		625
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	3242	3505	1538	1752	1845	1509	1719	1845	1568
Flt Permitted	0.950			0.950			0.666			0.155		
Satd. Flow (perm)	1770	3539	1583	3242	3505	1538	1229	1845	1509	280	1845	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			155			236			310			141
Link Speed (mph)		45			45			45			40	
Link Distance (ft)		1017			1437			648			806	
Travel Time (s)		15.4			21.8			9.8			13.7	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	8%	3%	5%	3%	3%	7%	5%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	186	1866	184	511	1234	236	145	308	689	199	143	114
Shared Lane Traffic (%)												
Lane Group Flow (vph)	186	1866	184	511	1234	236	145	308	689	199	143	114
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	5	2		1	6		7	4		3	8	
Permitted Phases			2			6	4		4	8		8
Detector Phase	5	2	2	1	6	6	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.8	24.8	24.8	12.8	24.8	24.8	12.8	24.8	24.8	12.8	24.8	24.8
Total Split (s)	30.0	60.0	60.0	30.0	60.0	60.0	33.0	27.0	27.0	33.0	27.0	27.0
Total Split (%)	20.0%	40.0%	40.0%	20.0%	40.0%	40.0%	22.0%	18.0%	18.0%	22.0%	18.0%	18.0%
Maximum Green (s)	22.2	53.2	53.2	22.2	53.2	53.2	25.2	20.2	20.2	25.2	20.2	20.2
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.0	2.0	2.0	3.0	2.0	2.0	3.0	2.0	2.0	3.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.8	6.8	6.8	7.8	6.8	6.8	7.8	6.8	6.8	7.8	6.8	6.8
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	None
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Don't Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	19.6	53.2	53.2	22.2	55.8	55.8	40.4	27.0	27.0	48.4	31.0	31.0
Actuated g/C Ratio	0.13	0.35	0.35	0.15	0.37	0.37	0.27	0.18	0.18	0.32	0.21	0.21
v/c Ratio	0.81	1.49	0.28	1.07	0.95	0.33	0.38	0.93	1.31	0.75	0.38	0.26
Control Delay (s/veh)	88.4	258.5	8.5	125.3	44.1	1.4	38.6	93.9	178.8	54.8	55.8	5.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	88.4	258.5	8.5	125.3	44.1	1.4	38.6	93.9	178.8	54.8	55.8	5.2
LOS	F	F	A	F	D	A	D	F	F	D	E	A
Approach Delay (s/veh)		223.8			59.9			138.1			42.7	
Approach LOS		F			E			F			D	
Queue Length 50th (ft)	177	~1322	19	~290	551	0	101	300	~603	144	122	0
Queue Length 95th (ft)	#274	#1457	75	#410	#782	13	159	#566	#896	221	200	33
Internal Link Dist (ft)		937			1357			568			726	
Turn Bay Length (ft)	580		530	800		630	510		620	620		625
Base Capacity (vph)	261	1255	661	479	1304	720	495	331	525	338	381	435
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.71	1.49	0.28	1.07	0.95	0.33	0.29	0.93	1.31	0.59	0.38	0.26

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.49

Intersection Signal Delay (s/veh): 136.9

Intersection LOS: F

Intersection Capacity Utilization 118.0%

ICU Level of Service H

Analysis Period (min) 15

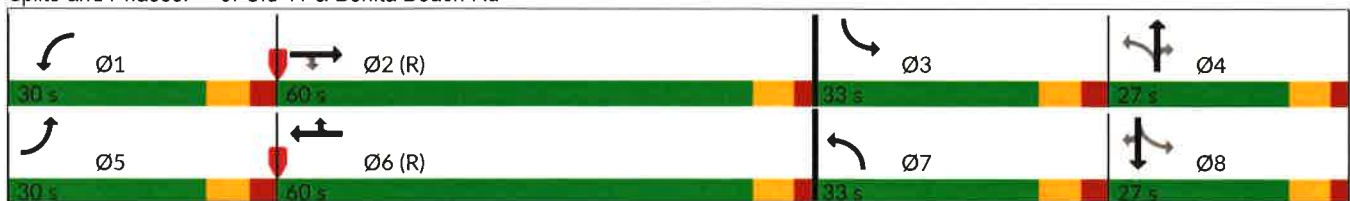
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Old 41 & Bonita Beach Rd



							
Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (vph)	3	2588	261	230	1693	272	315
Future Volume (vph)	3	2588	261	230	1693	272	315
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)		0%			0%	0%	
Storage Length (ft)	310		370	500		475	0
Storage Lanes	1		1	1		1	1
Taper Length (ft)	25			25		25	
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00
Ped Bike Factor							
Frt			0.850				0.850
Flt Protected	0.950			0.950		0.950	
Satd. Flow (prot)	1770	5085	1583	1770	5085	1770	1583
Flt Permitted	0.097			0.048		0.950	
Satd. Flow (perm)	181	5085	1583	89	5085	1770	1583
Right Turn on Red			Yes				Yes
Satd. Flow (RTOR)			218				156
Link Speed (mph)		45			45	30	
Link Distance (ft)		1437			929	1887	
Travel Time (s)		21.8			14.1	42.9	
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)		0%			0%	0%	
Adj. Flow (vph)	3	2668	269	237	1745	280	325
Shared Lane Traffic (%)							
Lane Group Flow (vph)	3	2668	269	237	1745	280	325
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Prot	Prot
Protected Phases	1	6		5	2	3	3
Permitted Phases	6		6	2			
Detector Phase	1	6	6	5	2	3	3
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.8	24.8	11.0	24.8	9.5	9.5
Total Split (s)	15.0	85.0	85.0	25.0	95.0	40.0	40.0
Total Split (%)	10.0%	56.7%	56.7%	16.7%	63.3%	26.7%	26.7%
Maximum Green (s)	9.0	78.2	78.2	19.0	88.2	35.5	35.5
Yellow Time (s)	4.0	4.8	4.8	4.0	4.8	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.8	6.8	6.0	6.8	4.5	4.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0

	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	Max	Max	Max	Max	Max	Max	Max
Walk Time (s)		7.0	7.0		7.0		
Flash Don't Walk (s)		11.0	11.0		11.0		
Pedestrian Calls (#/hr)		0	0		0		
Act Effect Green (s)	88.0	78.2	78.2	104.0	88.2	35.5	35.5
Actuated g/C Ratio	0.59	0.52	0.52	0.69	0.59	0.24	0.24
v/c Ratio	0.01	1.01	0.29	0.86	0.58	0.67	0.66
Control Delay (s/veh)	4.0	22.2	0.4	71.9	20.4	60.9	33.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	4.0	22.2	0.4	71.9	20.4	60.9	33.4
LOS	A	C	A	E	C	E	C
Approach Delay (s/veh)		20.2			26.5	46.1	
Approach LOS		C			C	D	
Queue Length 50th (ft)	0	~1012	0	177	376	251	152
Queue Length 95th (ft)	m0	m200	m0	#330	421	357	266
Internal Link Dist (ft)		1357			849	1807	
Turn Bay Length (ft)	310		370	500		475	
Base Capacity (vph)	201	2650	929	274	2989	418	493
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.01	1.01	0.29	0.86	0.58	0.67	0.66

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTU, Start of Green

Natural Cycle: 90

Control Type: Pretimed

Maximum v/c Ratio: 1.01

Intersection Signal Delay (s/veh): 25.3

Intersection LOS: C

Intersection Capacity Utilization 92.2%

ICU Level of Service F

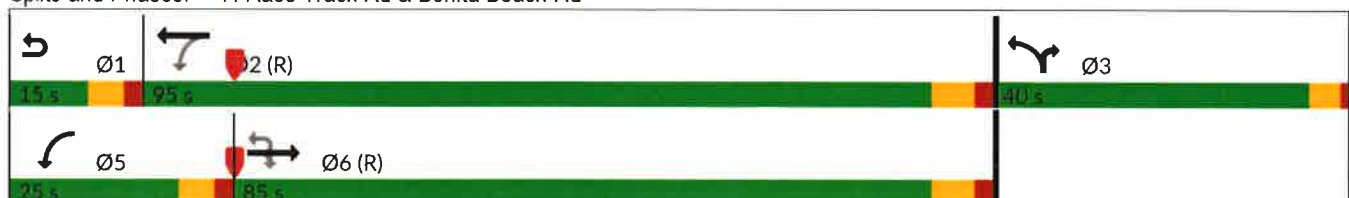
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 7: Race Track Rd & Bonita Beach Rd



**WEEKDAY PM PEAK HOUR
2029 BACKGROUND + PROJECT
TRIPS**

													
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	179	1803	186	491	1223	245	163	304	661	203	152	109	
Future Volume (vph)	179	1803	186	491	1223	245	163	304	661	203	152	109	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12	
Grade (%)	0%				0%				0%				
Storage Length (ft)	580			530	800			630	510			620	625
Storage Lanes	1			1	1			1	1			1	1
Taper Length (ft)	25			25			25			25			
Lane Util. Factor	1.00	0.95	1.00	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Ped Bike Factor													
Frt			0.850				0.850				0.850		
Flt Protected	0.950			0.950				0.950				0.950	
Satd. Flow (prot)	1770	3539	1583	3242	3505	1538	1752	1845	1509	1719	1845	1568	
Flt Permitted	0.950			0.950				0.612				0.137	
Satd. Flow (perm)	1770	3539	1583	3242	3505	1538	1129	1845	1509	248	1845	1568	
Right Turn on Red			Yes				Yes				Yes		
Satd. Flow (RTOR)			162				255				303		
Link Speed (mph)	45				45				45		40		
Link Distance (ft)	1017				1437				648		806		
Travel Time (s)	15.4				21.8				9.8		13.7		
Confl. Peds. (#/hr)													
Confl. Bikes (#/hr)													
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Heavy Vehicles (%)	2%	2%	2%	8%	3%	5%	3%	3%	7%	5%	3%	3%	
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0	
Parking (#/hr)													
Mid-Block Traffic (%)	0%				0%				0%		0%		
Adj. Flow (vph)	186	1878	194	511	1274	255	170	317	689	211	158	114	
Shared Lane Traffic (%)													
Lane Group Flow (vph)	186	1878	194	511	1274	255	170	317	689	211	158	114	
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	
Protected Phases	5	2	1		6	7		4	3		8		
Permitted Phases			2				6	4	4		8	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8	8	
Switch Phase													
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	12.8	24.8	24.8	12.8	24.8	24.8	12.8	24.8	24.8	12.8	24.8	24.8	
Total Split (s)	30.0	60.0	60.0	30.0	60.0	60.0	33.0	27.0	27.0	33.0	27.0	27.0	
Total Split (%)	20.0%	40.0%	40.0%	20.0%	40.0%	40.0%	22.0%	18.0%	18.0%	22.0%	18.0%	18.0%	
Maximum Green (s)	22.2	53.2	53.2	22.2	53.2	53.2	25.2	20.2	20.2	25.2	20.2	20.2	
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	
All-Red Time (s)	3.0	2.0	2.0	3.0	2.0	2.0	3.0	2.0	2.0	3.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.8	6.8	6.8	7.8	6.8	6.8	7.8	6.8	6.8	7.8	6.8	6.8	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	None
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Don't Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effect Green (s)	19.6	53.2	53.2	22.2	55.8	55.8	41.4	26.3	26.3	47.4	29.3	29.3
Actuated g/C Ratio	0.13	0.35	0.35	0.15	0.37	0.37	0.28	0.18	0.18	0.32	0.20	0.20
v/c Ratio	0.81	1.50	0.29	1.07	0.98	0.35	0.45	0.98	1.34	0.80	0.44	0.27
Control Delay (s/veh)	88.4	262.5	8.6	123.9	49.4	1.8	40.1	105.7	191.2	61.7	58.9	5.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	88.4	262.5	8.6	123.9	49.4	1.8	40.1	105.7	191.2	61.7	58.9	5.4
LOS	F	F	A	F	D	A	D	F	F	E	E	A
Approach Delay (s/veh)		226.4			62.1			146.3			47.5	
Approach LOS		F			E			F			D	
Queue Length 50th (ft)	177	~1334	21	~291	~633	0	120	313	~620	153	138	0
Queue Length 95th (ft)	#274	#1469	78	#410	#818	m18	184	#588	#909	247	223	33
Internal Link Dist (ft)		937			1357			568			726	
Turn Bay Length (ft)	580		530	800		630	510		620	620		625
Base Capacity (vph)	261	1255	665	479	1304	732	476	323	514	331	360	419
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.71	1.50	0.29	1.07	0.98	0.35	0.36	0.98	1.34	0.64	0.44	0.27

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.50

Intersection Signal Delay (s/veh): 139.8

Intersection LOS: F

Intersection Capacity Utilization 119.0%

ICU Level of Service H

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

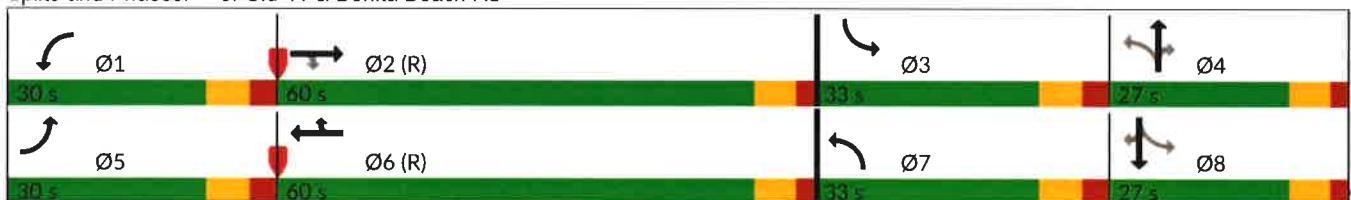
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Old 41 & Bonita Beach Rd



Scenario 2 2029 Weekday PM Peak Hour With Project 1:11 pm 08/12/2025 Baseline

Synchro 12 Report
Page 2

							
Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (vph)	3	2588	261	230	1693	272	315
Future Volume (vph)	3	2588	261	230	1693	272	315
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)		0%			0%	0%	
Storage Length (ft)	310		370	500		475	0
Storage Lanes	1		1	1		1	1
Taper Length (ft)	25			25		25	
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00
Ped Bike Factor							
Frt			0.850				0.850
Flt Protected	0.950			0.950		0.950	
Satd. Flow (prot)	1770	5085	1583	1770	5085	1770	1583
Flt Permitted	0.950			0.950		0.950	
Satd. Flow (perm)	1770	5085	1583	1770	5085	1770	1583
Right Turn on Red			Yes				Yes
Satd. Flow (RTOR)			218				186
Link Speed (mph)		45			45	30	
Link Distance (ft)		1437			929	1887	
Travel Time (s)		21.8			14.1	42.9	
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)		0%			0%	0%	
Adj. Flow (vph)	3	2813	284	250	1840	296	342
Shared Lane Traffic (%)							
Lane Group Flow (vph)	3	2813	284	250	1840	296	342
Turn Type	custom	NA	Perm	custom	NA	Prot	Prot
Protected Phases	1	6		5	2	4	4
Permitted Phases	1		6	5			
Detector Phase	1	6	6	5	2	4	4
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	24.8	24.8	9.5	24.0	24.8	24.8
Total Split (s)	15.0	85.0	85.0	25.0	95.0	40.0	40.0
Total Split (%)	10.0%	56.7%	56.7%	16.7%	63.3%	26.7%	26.7%
Maximum Green (s)	10.5	78.2	78.2	20.5	89.0	33.2	33.2
Yellow Time (s)	3.5	4.8	4.8	3.5	4.0	4.8	4.8
All-Red Time (s)	1.0	2.0	2.0	1.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	6.8	6.8	4.5	6.0	6.8	6.8
Lead/Lag	Lead	Lag	Lag	Lead	Lag		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0



Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	Max	Max	Max	Max	Max	Max	Max
Walk Time (s)		7.0	7.0		7.0	7.0	7.0
Flash Don't Walk (s)		11.0	11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0	0
Act Effct Green (s)	10.5	78.2	78.2	20.5	89.0	33.2	33.2
Actuated g/C Ratio	0.07	0.52	0.52	0.14	0.59	0.22	0.22
v/c Ratio	0.02	1.06	0.31	1.04	0.61	0.76	0.69
Control Delay (s/veh)	68.0	45.8	0.5	129.2	20.5	68.1	31.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	68.0	45.8	0.5	129.2	20.5	68.1	31.9
LOS	E	D	A	F	C	E	C
Approach Delay (s/veh)		41.7			33.5	48.7	
Approach LOS		D			C	D	
Queue Length 50th (ft)	2	~1121	3	~262	403	274	143
Queue Length 95th (ft)	m2	m228	m0	#442	449	#388	263
Internal Link Dist (ft)		1357			849	1807	
Turn Bay Length (ft)	310		370	500		475	
Base Capacity (vph)	123	2650	929	241	3017	391	495
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.02	1.06	0.31	1.04	0.61	0.76	0.69

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 150

Control Type: Pretimed

Maximum v/c Ratio: 1.06

Intersection Signal Delay (s/veh): 39.5

Intersection LOS: D

Intersection Capacity Utilization 92.9%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 7: Race Track Rd & Bonita Beach Rd



Intersection

Int Delay, s/veh 3.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		↑	↑	↓	↑
Traffic Vol, veh/h	30	32	1097	46	33	727
Future Vol, veh/h	30	32	1097	46	33	727
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	430	270	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	35	1192	50	36	790

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	2054	1192	0
Stage 1	1192	-	-
Stage 2	862	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	61	228	560
Stage 1	288	-	-
Stage 2	414	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	57	228	560
Mov Cap-2 Maneuver	57	-	-
Stage 1	288	-	-
Stage 2	387	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	110.23	0	0.52
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	93	560	-
HCM Lane V/C Ratio	-	0.725	0.064	-
HCM Ctrl Dly (s/v)	-	110.2	11.9	-
HCM Lane LOS	-	F	B	-
HCM 95th %tile Q(veh)	-	3.7	0.2	-

**LEE COUNTY ROADWAY LINK
SPECIFIC SERVICE VOLUME TABLE**

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

JUNE, 2016

PAGE 1

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR--PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
ALABAMA RD	SR 82	MILWAUKEE BLVD	3	1.9	2LN	110	260	440	590	990	210	490	820	1,100	1,840
	MILWAUKEE BLVD	HOMESTEAD RD	3	1.7	2LN	110	260	440	590	990	210	490	820	1,100	1,840
ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	3	2.3	2LN	120	290	480	660	990	230	540	890	1,230	1,840
	MILWAUKEE BLVD	LEELAND HEIGHTS	3	3.4	2LN	120	290	480	660	990	230	540	890	1,230	1,840
ALICO RD	US 41	DUSTY RD	4	0.5	4LD	0	1,930	1,980	1,980	1,980	0	3,720	3,800	3,800	3,800
	DUSTY RD	LEE RD	4	1.6	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	LEE RD	THREE OAKS PKWY	4	0.8	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	THREE OAKS PKWY	I-75	4	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	BEN HILL GRIFFIN PKWY	CORKSCREW RD	3	6.9	2LN	70	280	540	760	1,100	140	540	1,040	1,470	2,120
	CORKSCREW RD	FGCU ENTRANCE	3	2.2	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	3	1.8	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
	COLLEGE CLUB DR	ALICO RD	3	0.5	6LD	1,450	3,000	3,000	3,000	3,000	2,690	5,560	5,560	5,560	5,560
	ALICO RD	HICKORY BLVD	8	1.5	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
BONITA BEACH RD	VANDERBILT DR	US 41	8	0.7	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
	US 41	HACIENDA VILLAGE	8	0.7	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	HACIENDA VILLAGE	OLD 41	8	1.0	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	OLD 41	IMPERIAL ST	8	1.1	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
	IMPERIAL ST	I-75	8	0.7	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
	I-75	BONITA GRANDE DR	8	0.7	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
	BONITA GRANDE DR	END OF CO. MAINTAINED	8	1.0	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
BOYSCOUT RD	SUMMERLIN RD	CLAYTON CT	1	0.3	6LN	0	0	0	940	2,520	0	0	0	1,700	4,550
	CLAYTON CT	US 41	1	0.2	6LN	0	0	0	940	2,520	0	0	0	1,700	4,550
BUCKINGHAM RD	SR 82	ORANGE RIVER BLVD	3	7.8	2LN	60	190	430	620	990	120	360	820	1,170	1,870
	ORANGE RIVER BLVD	SR 80	3	2.6	2LN	60	190	430	620	990	120	360	820	1,170	1,870
BURN'T STORE RD	SR 78	VAN BUREN PKWY	5	3.6	4LD	870	1,490	2,100	2,660	2,950	1,530	2,620	3,690	4,670	5,180
	VAN BUREN PKWY	COUNTY LINE	5	6.3	2LN	150	390	640	880	1,140	270	690	1,130	1,550	2,010
BUSINESS 41	SR 80	N. END OF BRIDGE	2	1.2	6LB	1,440	2,440	3,450	4,420	5,120	2,220	3,760	5,310	6,800	7,880
	N. END OF BRIDGE	PONDELLA RD	2	0.5	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
	PONDELLA RD	SR 78	2	1.1	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
	SR 78	LITTLETON RD	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
	LITTLETON RD	US 41	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
CAPE CORAL BRIDGE	DEL PRADO BLVD	WEST END OF BRDG	4 & 5	0.4	4LD	0	0	1,340	1,900	1,900	0	0	2,280	3,230	3,230
	WEST END OF BRDG	McGREGOR BLVD	4 & 5	1.3	4LB	1,120	1,900	2,680	3,440	4,000	1,910	3,230	4,540	5,820	6,790
COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	WINKLER RD	WHISKEY CREEK DR	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	WHISKEY CREEK DR	SUMMERLIN RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	1	0.4	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	SUMMERLIN RD	US 41	1	0.7	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	US 41	FOWLER ST	1	0.5	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740

**LEE COUNTY ROADWAY
GENERALIZED LEVEL OF SERVICE
TABLE**

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

OLD 41

FDOT

PD & E DOCUMENTS



435347-1 Cost Estimates (Lee County)

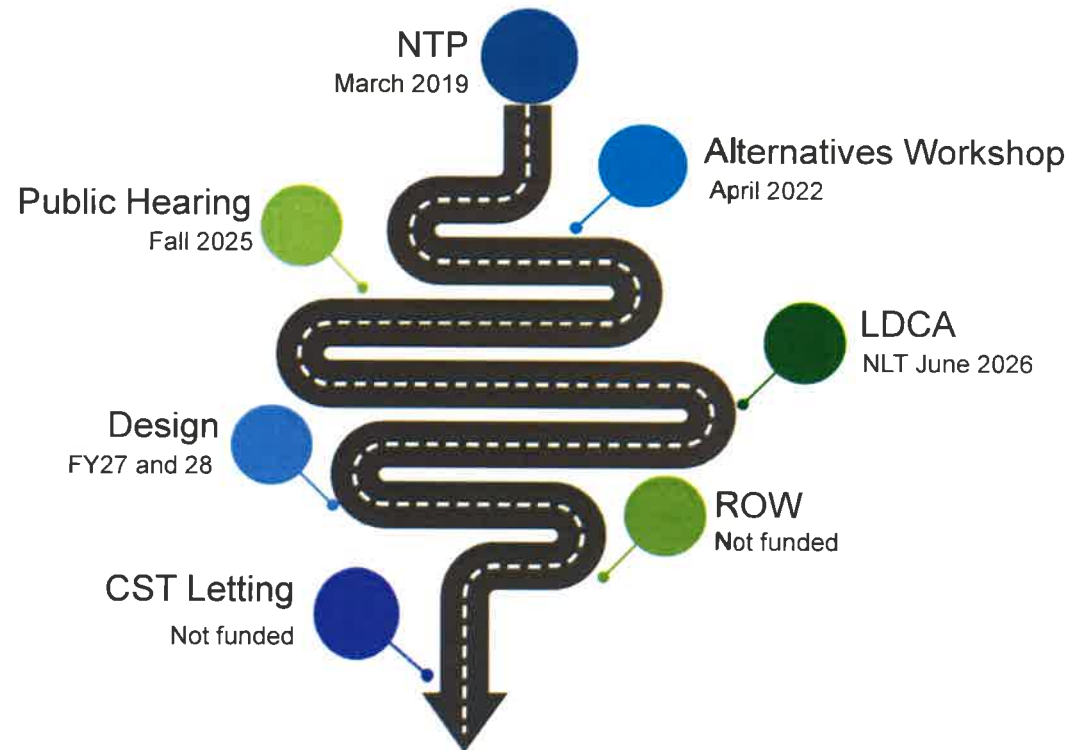
Phase	Status	Fiscal Year	FDOT Estimate	Lee LRTP
Planning	Complete			
PD&E	On-going	2019-2024	\$800K	N/A
Design	Programmed	2027	\$2.2 M (435374-2)	\$2.6 M (FY 26-30)
ROW	Not funded	2099	\$5 M	\$5.8 M (FY 26-30)
CEI	Not funded	2099	\$2.7 M	\$22.2 M (FY 31-35)
Construction	Not funded	2099	\$26.8 M	

435110-1 & 435347-1: CR 887 (Old 41)

Timeline

<u>Date</u>	<u>Milestone</u>
March 19, 2019	PD&E Start (NTP)
April 4, 2022 (In-Person) April 19, 2022 (Virtual)	Alternatives Workshop
Fall 2025	Public Hearing
NLT June 2026	LDCA

Schedule – subject to change



TRIP GENERATION

Land Use: 932

High-Turnover (Sit-Down) Restaurant

Description

This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal.

Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain a bar area for serving food and alcoholic drinks.

Fast casual restaurant (Land Use 930), fine dining restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window (Land Use 934) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Florida, Georgia, Indiana, Kentucky, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Ohio, Oklahoma, Oregon, Pennsylvania, South Carolina, South Dakota, Texas, Vermont, and Wisconsin.

Source Numbers

126, 269, 275, 280, 300, 301, 305, 338, 340, 341, 358, 384, 424, 432, 437, 438, 444, 507, 555, 577, 589, 617, 618, 728, 868, 884, 885, 903, 927, 939, 944, 961, 962, 977, 1048

High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 104

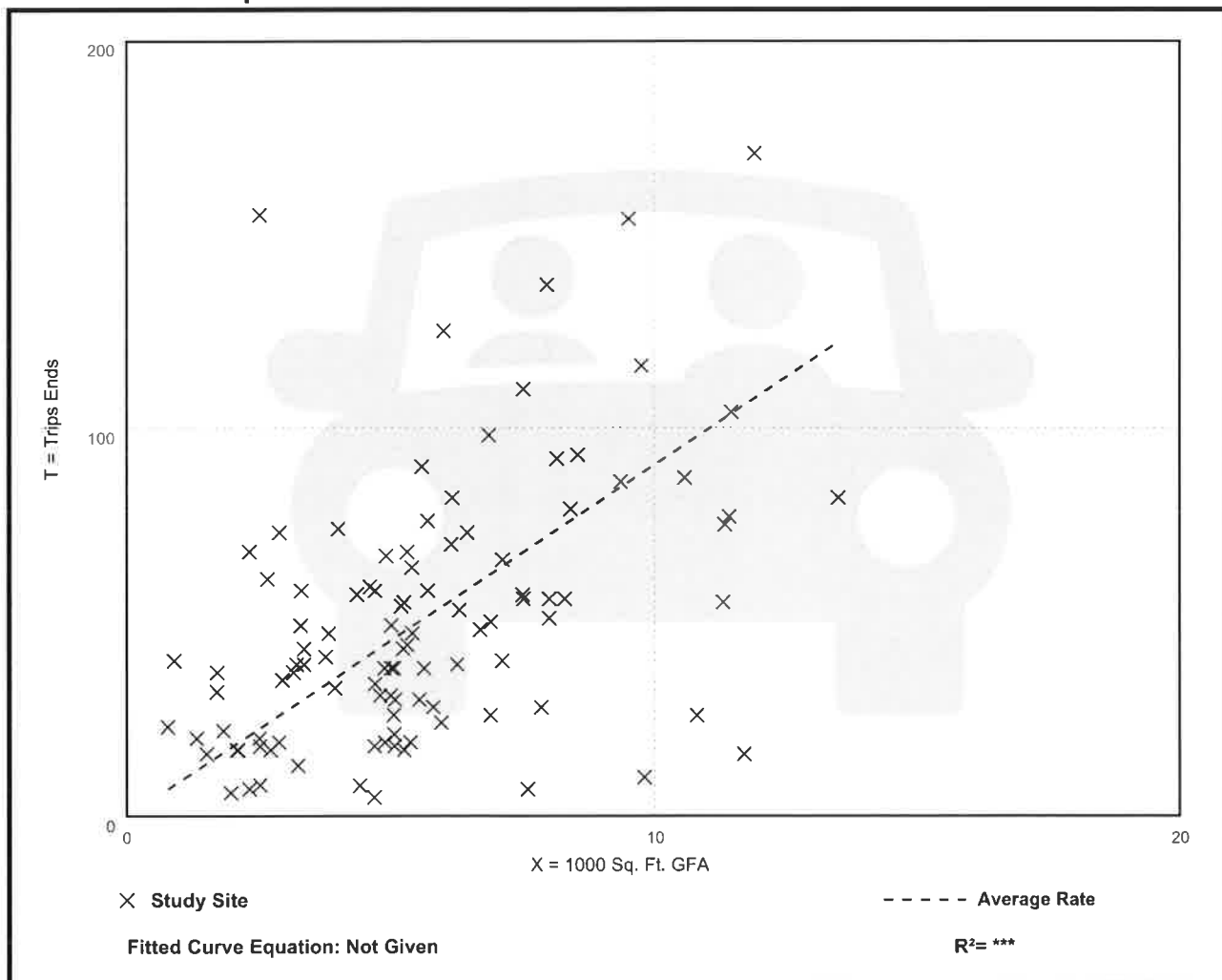
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.05	0.92 - 62.00	6.18

Data Plot and Equation





Attendance Expectations

Day time - Attendance amount will vary from 300 to 600 people during peak winter season.

Evening – Attendance amount again will vary depending upon season. But would expect 500-800 people.

Weekend nights- Attendance estimate would be 1000 to 1500 people.

Concerts/special events- attendance estimate could be 1500 to 2000

Occupancy/Square Footage (Please see attached floor plan highlighted to 9 separate areas & approx sq ft)

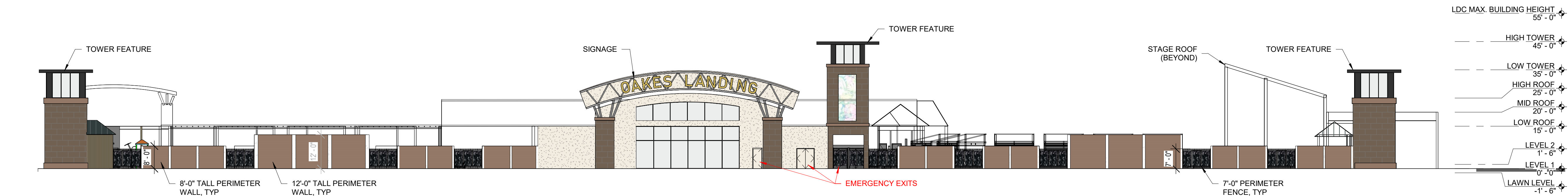
1. Main kitchen, Picnic area, kitchen storage and support. (11,410 sq ft)
2. Children play area/water park. (4,273 sq ft)
3. Game area/fire pit sitting/additional picnic areas. (6950 sq ft)
4. Main cabana/bar areas. (10,628 sq ft)
5. Lounge/sports bar. (3000 sq ft)
6. Country bar/speakeasy. (3000 sq ft)
7. North cabana area. (3,109 sq ft)
8. South cabana area. (3,130 sq ft)
9. Concert area. (9,733 sq ft)

Peak events

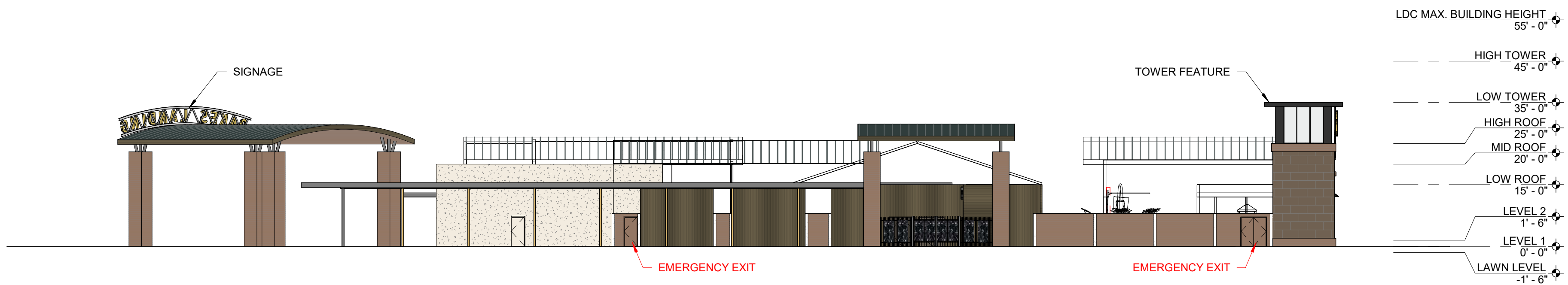
(additional facility services as required)

1. Parking attendance/ Valet
2. Security for interior, exterior, parking, etc.
3. Local law enforcement/security.
4. Additional parking to utilize sports America and Poker room & south parking areas. Shared Parking agreement.

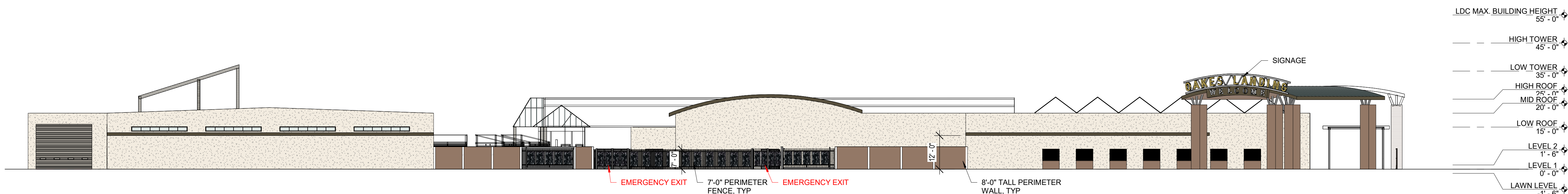
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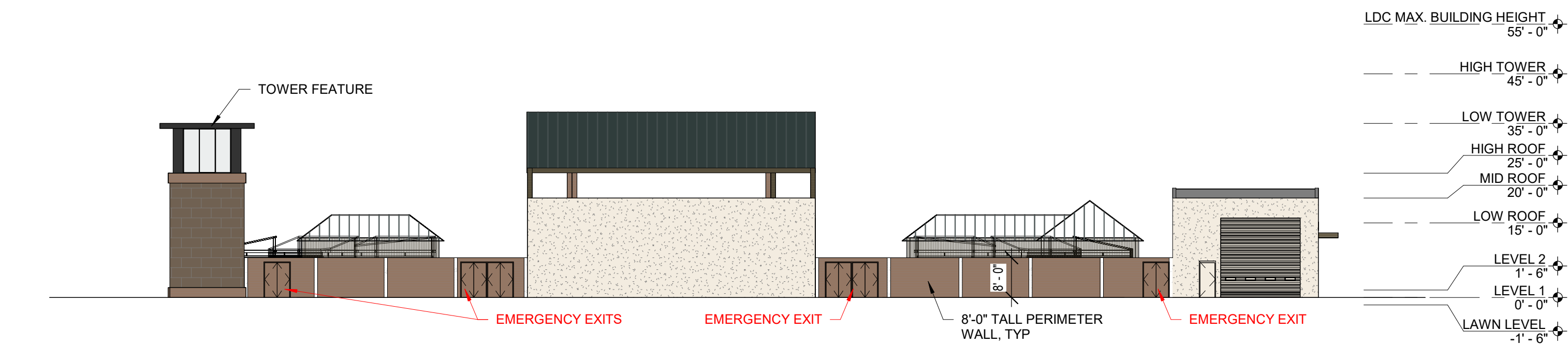
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION

NO.	DATE

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1 3D VIEW - LOOKING EAST FROM BONITA BEACH RD



3 3D VIEW - LOOKING SOUTH FROM OLD 41 RD



2 3D VIEW - LOOKING NORTH FROM OLD 41 RD

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studios

architecture & design
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JOLEEN DARRAGH, ARCHITECT
AR #02059
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OAKES LANDING

BONITA SPRINGS, FL

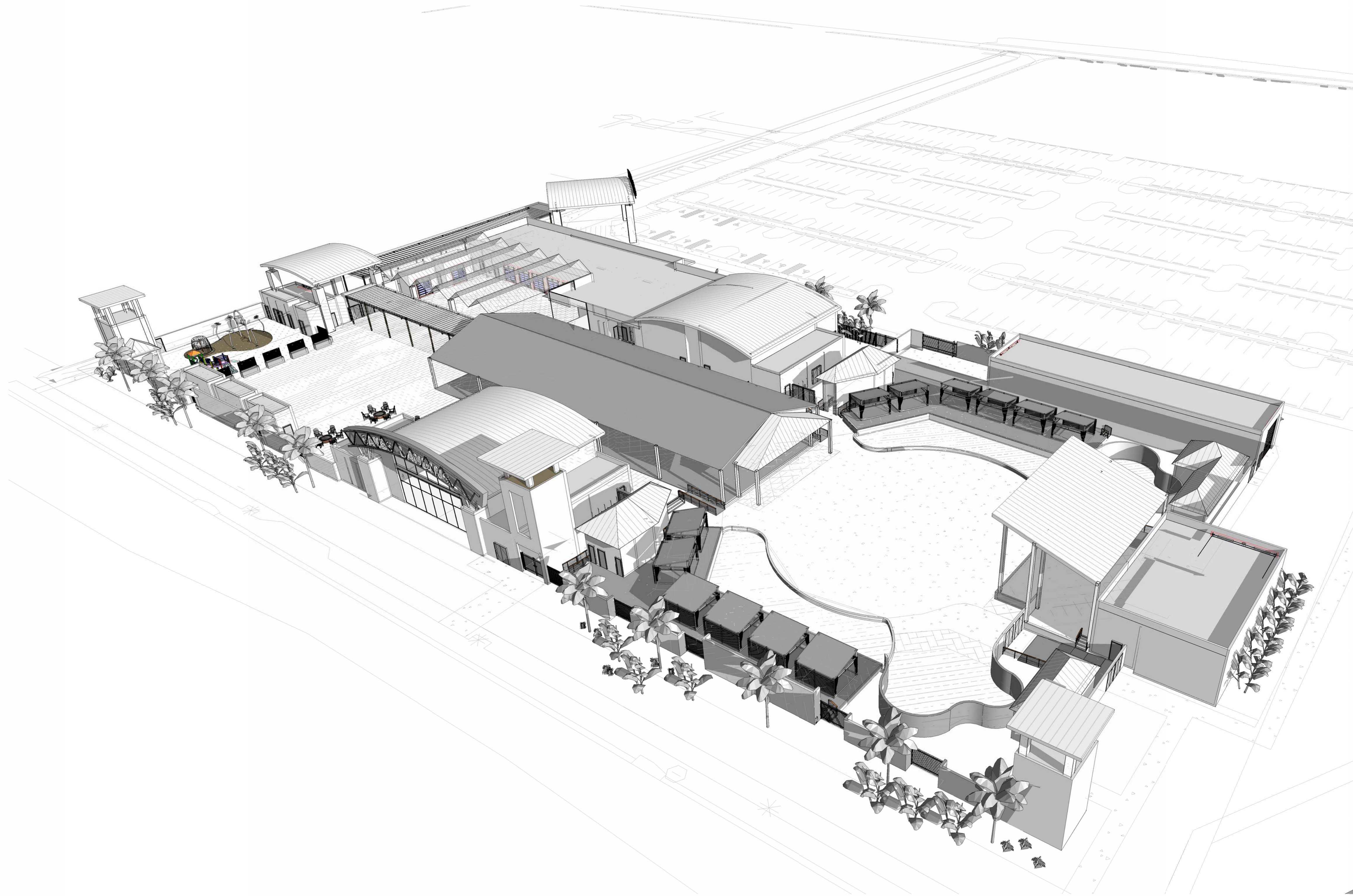
ISSUE DATE: 08/15/25
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REVISIONS

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A700

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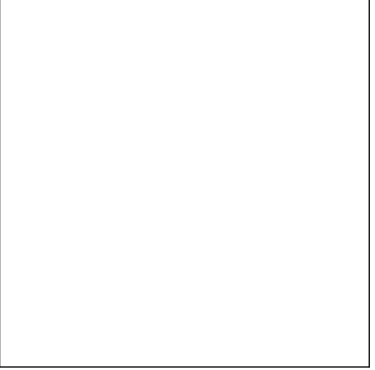
1 3D - BIRDS EYE VIEW

REVISIONS	
NO.	DATE

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① 3D VIEW - LOOKING EAST FROM BONITA BEACH RD

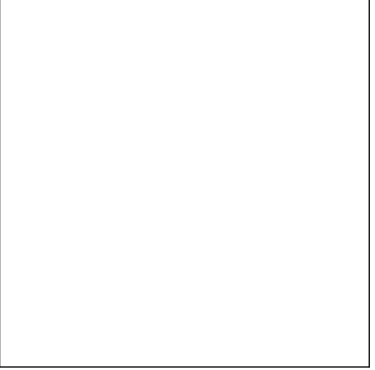


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① 3D VIEW - LOOKING SOUTH FROM BONITA BEACH RD



JOLEEN DARRAGH, ARCHITECT
AR #02059
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OAKES LANDING
BONITA SPRINGS, FL

ISSUE DATE: 08/15/25
JOB # 25-019
PERMIT #

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① 3D VIEW - LOOKING WEST FROM BONITA BEACH RD

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OAKES LANDING

BONITA SPRINGS, FL

ISSUE DATE: 08/15/25
JOB # 25-019
PERMIT #

REVISIONS

NO.	DATE
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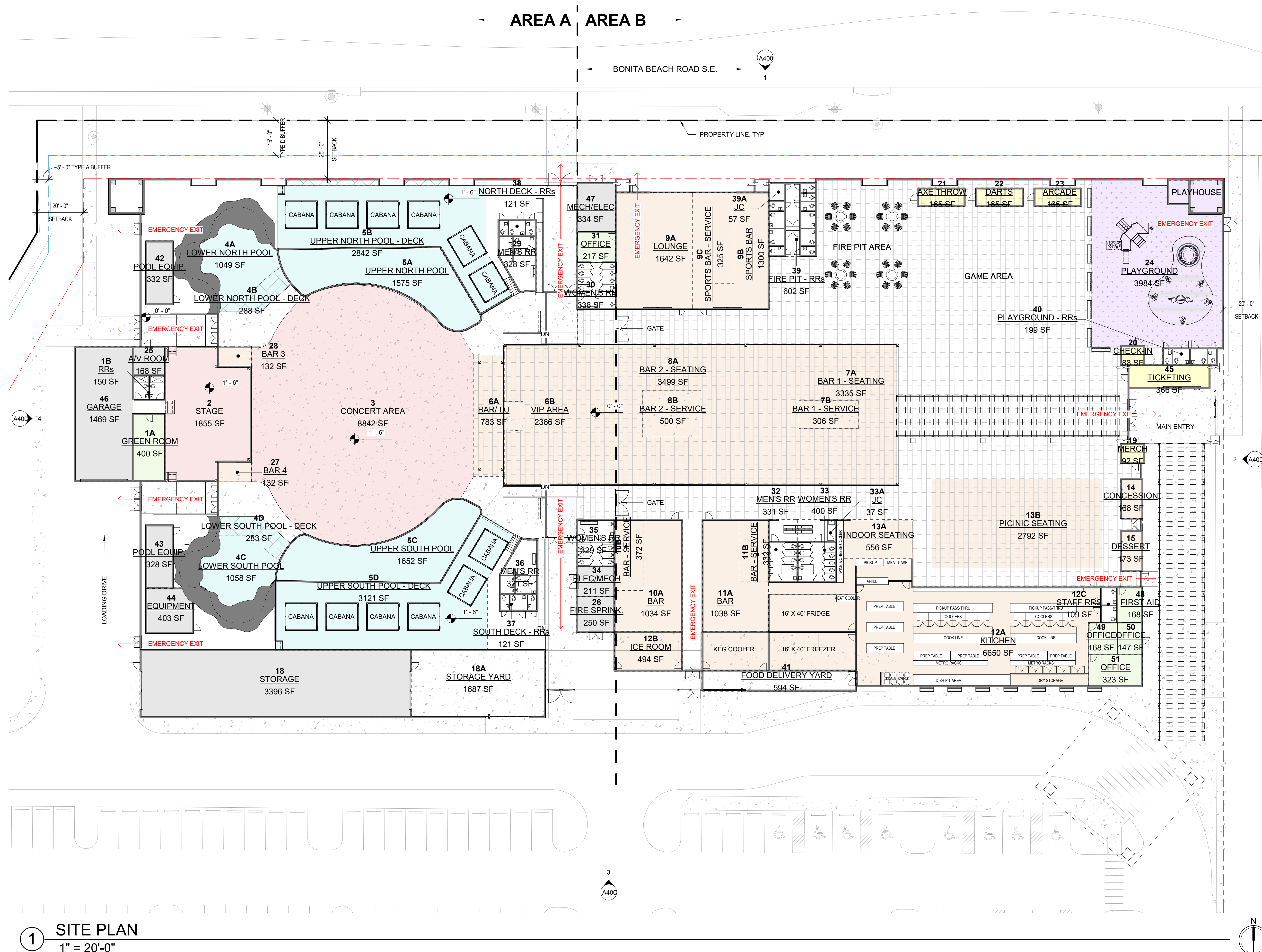
A903

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① 3D VIEW - ENTRY FROM PARKING

REVISIONS	
NO.	DATE



① SITE PLAN
1" = 20'-0"



Racetrack CPD – Phase 2

Exhibit IV-H: Schedule of Deviations and Justifications

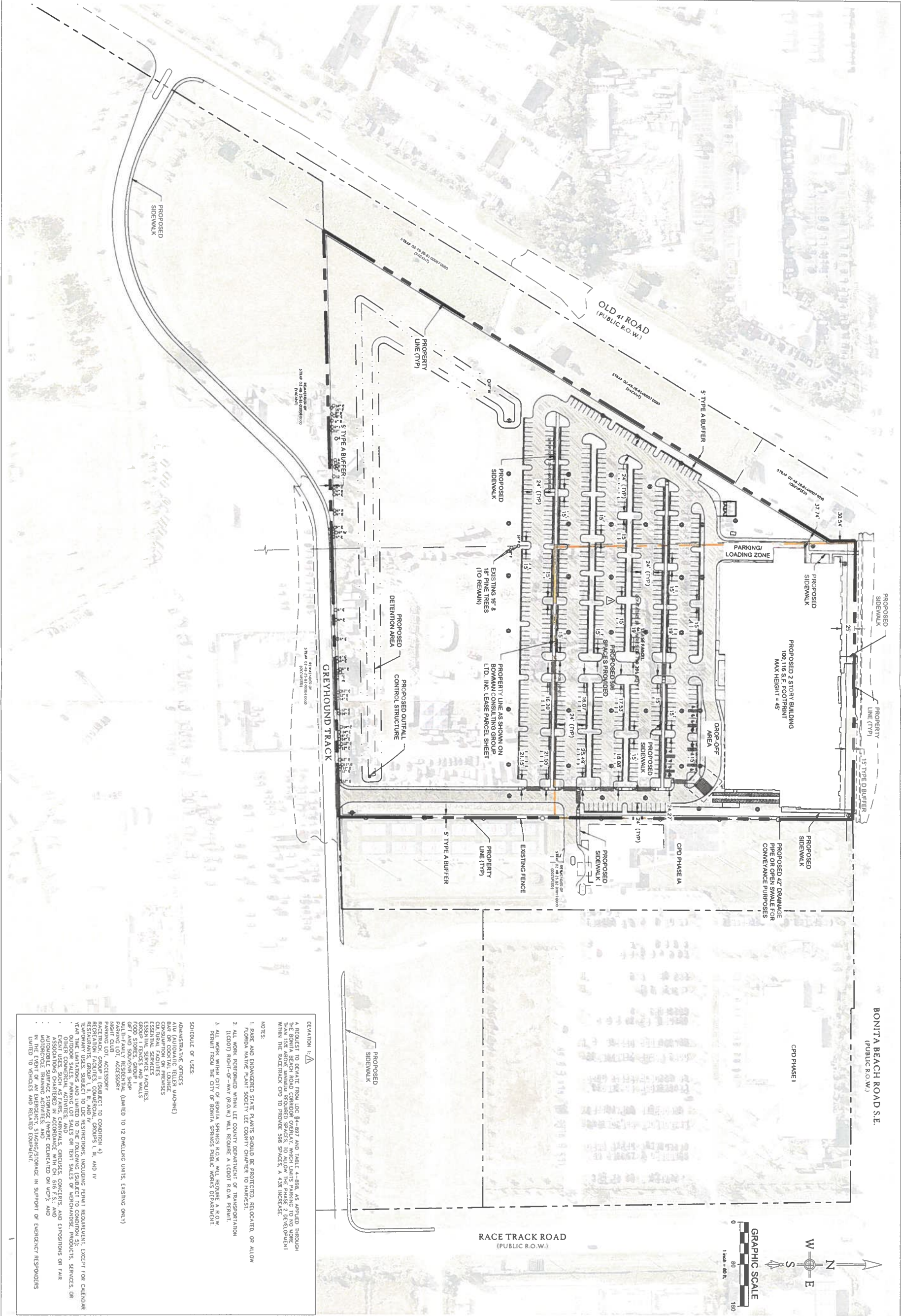
Deviation (1) requests a deviation from LDC §4-897 and Table 4-898, as applied through the Bonita Beach Road Corridor Overlay, which limits parking to no more than 15% above the minimum required spaces, to allow the Phase 2 development within the Racetrack CPD to provide 596 spaces, a 43% increase.

JUSTIFICATION: The proposed Racetrack CPD Phase 2 introduces a large-scale entertainment venue that includes performance areas, high-turnover food and beverage uses, family recreation amenities, event staffing needs, and operational load associated with live programming. While the Code has provided the parking requirements of 416, it is understood that these uses may generate parking demand beyond what is typically associated with standard commercial development and justify the additional spaces requested.

The Bonita Beach Road Corridor Overlay allows increases above minimum parking thresholds through a deviation when unique operational conditions warrant additional capacity. In this case, peak-hour demand associated with concerts, mixed-age recreation areas, and special events requires a larger parking supply to maintain safe and orderly site operations that will aid in avoiding overflow onto adjacent parcels, and compliance with the City's' expectations for large-venue management.

Additionally, the building design and placement will screen the parking areas in addition to the perimeter buffering to uphold the intent of the Corridor by maintaining attractive viewsheds.

The additional parking spaces utilize internal, impervious areas already programmed for circulation and loading, allowing the additional parking to be accommodated without expanding development footprint, impacting buffers, or reducing open space. No changes to site access, stormwater design, or public infrastructure are required to support the additional supply.



DEVIATION 1: A

A REQUEST TO DEVIATE FROM LOC 84-497 AND TABLE 4-898, AS APPLIED THROUGH THE BONITA BEACH ROAD CORRIDOR OVERLAY, WHICH LIMITS PARKING TO NO MORE THAN 100 SPACES PER ACRE, TO PROVIDE 598 SPACES, A 43% INCREASE, WITHIN THE RACETRACK CPD TO PROVIDE 598 SPACES, A 43% INCREASE.

NOTES:

1. RACE AND COUNCILED STATE PLANTS SHOULD BE PROTECTED, RELOCATED, OR ALLOWED TO REMAIN WITHIN THE RACETRACK CPD TO PROVIDE 598 SPACES, A 43% INCREASE.
2. ALL WORK PERFORMED WITHIN THE COUNTY DEPARTMENT OF TRANSPORTATION (CDOT) RIGHT-OF-WAY (ROW) WILL REQUIRE A CDOT ROW PERMIT.
3. ALL WORK WITHIN THE CITY OF BONITA SPRINGS ROW WILL REQUIRE A ROW PERMIT FROM THE CITY OF BONITA SPRINGS PUBLIC WORKS DEPARTMENT.

SCHEDULE OF USES:

ADMINISTRATIVE OFFICES
AIR (AUTOMATIC TELLER MACHINE)
BANK OR COCKTAIL LOUNGE
CATERING
CLOTHING STORES
CULTURAL FACILITIES
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES
GROUP 1 FENCES AND WALLS
FOOD STORES, GROUP 1
GROUP 1 FENCES AND WALLS
MULTI-FAMILY RESIDENTIAL (LIMITED TO 12 DWELLING UNITS, EXISTING ONLY)
PARKING LOT, ACCESSORY
RACETRACK, GROUP 1 (SUBJECT TO CONDITION 4)
RECREATION FACILITIES, COMMERCIAL, GROUPS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 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2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109,



Date: November 13, 2025

TRANSMITTAL

Attention: Michael Fiigon

To: City of Bonita Springs Community Development

From: Patty Kulak, RVI Planning + Landscape Architecture

CC:

Project Name: PD25-122564-BOS_Race Track CPD - Phase 2

- ☐ Messenger
- ☐ U.S. Mail
- ☐ Overnight
- ☐ Fax
- ☐ Hard Copy by Mail
- ☒ Hand Delivered

Please find three (3) hard copies of the following:

Response Letter

Environmental Report

Environmental Map Exhibits



November 13, 2025

Mike Fiigon II
Senior Planner
City of Bonita Springs Department of Community Development
9220 Bonita Beach Road SE, Suite 111
Bonita Springs, FL 34135

**RE: Race Track CPD - Phase 2
D25-122564-BOS– Submittal 3**

Dear Mr. Fiigon,

It is my pleasure to submit to you the attached revised documents related to the Race Track CPD - Phase 2 Commercial Planned Development. Please see the following RESPONSEs in **bold** to your comments received on October 7, 2025.

The following information has been provided to assist in your review of the petition:

- 1) Response Comment Letter;
- 2) Revised Environmental Assessment and Maps.

Planning and Zoning, Reviewer: Mike Fiigon II, Senior Planner

Sufficiency Comments

1. Staff appreciates the Applicant's willingness to provide additional parking spaces. Please note that since the property is located within the Bonita Beach Road Corridor Overlay, providing more than 15% above the minimum required parking will require a deviation request as part of this application. Please provide a deviation narrative and please key the deviation location on the Master Concept Plan, pursuant to LDC 4-295(6)(k).
 - a. Staff is considering a condition similar to existing Condition 8 in Ord. 22-02 which will require monitoring of the parking area and a conversion back to green space/open space if it is determined that the site is overparked.
 - b. Please clarify if any other deviations are being requested as part of this application.

RESPONSE: The Applicant agrees to the condition allowing future conversion of excess parking to green space/open space should it be determined that the site is overparked. Additionally, no deviations are being requested with this application.

Substantive Comments

1. No comments at this time. Additional comments may be provided upon additional information being submitted..

RESPONSE: Acknowledged.

BONITA SPRINGS Survey, Reviewer: Jay Sweet, PSM, AICP, City Surveyor

Sufficiency Comments

1. No comments at this time. Additional comments may be provided upon additional information being submitted.

RESPONSE: Understood.

BONITA SPRINGS Environmental, Reviewer: Laura Gibson, Environmental Specialist

Sufficiency Comments

1. Environmental assessment -
 - a. Revise the assessment, protected species survey, and associated Exhibits to include the roadway to be connected to Old 41.
 - b. Provide Exhibits at the same scale as the MCP.

RESPONSE: Please see the revised Environmental assessment and exhibits as requested.

2. A Tree Advisory Board hearing is required for removal of the tree and replacement with a 20' tall tree or equivalent is the typical mitigation required. Contact me for scheduling this hearing once the project is nearing sufficiency status.

RESPONSE: The applicant understands the needs for a Tree Advisory Board hearing and will begin coordination on a hearing date.

BONITA SPRINGS Bike-Ped/Multimodal, Reviewer: Sean Gibbons, Bike-Ped Coordinator

Substantive Comments

1. The Applicant shall coordinate with the City of Bonita Springs Public Works Department for any/all work impacting city-maintained rights-of-way for any additional/separate permitting, design requirements, and inspections.

RESPONSE: The applicant agrees to coordinate with the City of Bonita Springs Public Works Department at the time of the local Development Order for any work within or connecting to City-maintained Rights-of-Way, including any additional permitting, design requirements, and inspections.

2. At 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 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 Bicycle Long Range Pedestrian Master Plan, and the Bonita Beach Road Corridor Design Standards, as applicable; as well as all 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).

RESPONSE: The applicant acknowledges and agrees that all required multimodal facilities will comply with the applicable design standards outlined in Chapters 3 and 4 of the City's Land Development Code, the City of Bonita Springs Bicycle and Pedestrian Master Plan, and the Bonita Beach Road Corridor Design Standards, or alternatively, a funds-in-lieu contribution will be provided at the time of local Development Order.

BONITA SPRINGS Public Works, Reviewer: Joel Langaney, Public Works Project Manager

Substantive Comments

1. Any work done within a public right of way will require the review and approval of a right-of-way permit from the City of Bonita Springs Public Works Department.

RESPONSE: Understood.

Thank you in advance for your consideration of the above information. If you have any further questions, please do not hesitate to contact me directly at (239) 908-3408 or PKulak@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture



Patty Kulak
Project Manager

RACE TRACK CPD – PHASE 2

ENVIRONMENTAL ASSESSMENT & SPECIES SURVEY REPORT

Lee County STRAP #: 02-48-25-B1-00008.0000

November 2024

Updated November 2025

Prepared For:

Exceptional Engineering
c/o: Jason White
PO Box 2980
Fort Myers, FL 33902
Phone: (239) 340-9816
E-mail: jasonw@exceptionaleng.com

Prepared By:



BearPaws Environmental Consulting
1599 Covington Circle East
Phone: (239) 340-0678
Email: BearPaws.Env.Consulting@GMail.com

Introduction

An updated environmental assessment and species survey was conducted on the Race Track CPD – Phase 2 property on July 31, 2025 November 18, 2024. The 10.14± acre site is located in Section 2, Township 48S, and Range 25E, of Lee County, Florida. More specifically, the site is located immediately south of Bonita Beach Road, west of Race Track Road, and east of Old 41 Road, in Bonita Springs, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl (*Athene cunicularia floridana*) burrows, as well as locating any potential Florida bonneted bat (*Eumops floridanus*) cavity trees, and any bald eagle (*Haliaeetus leucocephalus*) nests.

The project's surrounding land uses are a mixture of commercial and industrial developments, undeveloped vacant land, and forested land. The survey was conducted in the mid-morning; the temperatures were in the low-mid 80's, with light breezes, and mostly cloudy skies.

Background

The ACOE, DEP, and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP, and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Methodology

The protected species survey methodology consisted of overlapping parallel transects performed for all FLUCFCS communities on-site. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum coverage requirements. This method is comprised of a several step process; the vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the City's Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species.

An intensive pedestrian survey is conducted using parallel belt transects that are approximately 10-20 feet apart, depending upon both the thickness of vegetation and visibility, as a means of searching for plants and animals. In addition, periodic "stop-look-listen" and quiet stalking methods are conducted for animals. Signs or sightings of these species are then recorded. The table at end of the report lists the FLUCFCS communities found on the parcel and the corresponding species which have a probability of occurring in them.

Existing Site Conditions

Boundary – The project boundary was obtained from Exceptional Engineering and is assumed to be approximately 18.35± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Brynwood fine sand, wet-urban land complex (NRCS #64; hydric) soil. Brynwood fine sand, wet-urban land complex soil is considered hydric. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. During the initial site assessment, we did not identify any wetlands or "other surface water" communities on-site.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

Uplands

The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

FLUCFCS 310 Herbaceous – 16.81± Acres

This upland habitat type occupies approximately 16.81± acres. This community contains several shallow ditches/swales that were part of the previous historical land use of the property as agricultural fields. The canopy and sub-canopy is mostly open with widely scattered slash pine (*Pinus elliotti*), and live oak (*Quercus virginiana*). Other common mid-story species include scattered Brazilian pepper (*Schinus terebinthifolius*), and cabbage palm (*Sabal palmetto*). The groundcover is dominated by bahia grass (*Paspalum notatum*), with Spanish needle (*Bidens alba*), tickseed (*Coreopsis floridana*), rosy camphorweed (*Pluchea rosea*), false buttonweed (*Spermacoce floridan*), musky mint (*Hyptis alata*), Florida loosestrife (*Lythrum flagellare*), spadeleaf (*Centella asiatica*), ragweed (*Ambrosia artemisiifolia*), dollarweed (*Hydrocotyle umbellata*), broomsedge (*Andropogon virginicus*), caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), and smutgrass (*Sporobolus sp.*), with other various opportunistic weedy species. This community should be considered uplands by regulatory agencies.

FLUCFCS 814 Road Right of Way – 0.05± Acres

This upland community type includes both a grass and paved access road to the property off Old 41 Road, which occupies 0.05± acres of the property. The canopy and sub-canopy is open. The groundcover along the edges included bahia grass (*Paspalum notatum*), with broom sedge (*Andropogon virginicus*), Spanish needle (*Bidens alba*), ragweed (*Ambrosia artemisiifolia*), caesar weed (*Urena lobata*), and other opportunistic weedy species. Commonly observed vines include grapevine (*Vitis munsoniana*). This community would be considered uplands by the regulatory agencies.

FLUCFCS 8146 Primitive Gravel Road/Trail – 0.45± Acres

This upland community type includes an unpaved gravel access road to the property off Old 41 Road and parking lot up along Bonita Beach Road, which occupies 0.45± acres of the property. The canopy and sub-canopy is open. The groundcover along the edges included bahia grass (*Paspalum notatum*), with broom sedge (*Andropogon virginicus*), Spanish needle (*Bidens alba*), ragweed (*Ambrosia artemisiifolia*), caesar weed (*Urena lobata*), and other opportunistic weedy species. Commonly observed vines include grapevine (*Vitis munsoniana*). This community would be considered uplands by the regulatory agencies.

Other Surface Waters (OSW)

The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.

FLUCFCS 510 Ditch/Swale – 1.04± Acres

This habitat type occupies approximately 1.04± acres of the property. This community includes a ditch located in the eastern portion of the site. The canopy and sub-canopy is open with widely scattered Carolina willow (*Salix caroliniana*) and Brazilian pepper (*Schinus terebinthifolius*) with saltbush (*Baccharis halimifolia*), and wax myrtle (*Myrica cerifera*). along the edges. The ground cover contains scattered cattail (*Typha latifolia*), maidencane (*Panicum hemitomon*), spikerush (*Eleocharis spp.*), dotted smartweed (*Polygonum punctatum*), torpedo grass (*Panicum repens*), water hyssop (*Bacopa monnieri*), and asiatic pennywort (*Centella asiatica*). This community would be considered other surface waters by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
310	Herbaceous	Upland	16.81± Ac.
510	Ditch	OSW	1.04± Ac.
814	Road Right of Way	Upland	0.05± Ac.
8146	Primitive Gravel Road/Trail	Upland	0.45± Ac.
Total			18.35± Ac.

Species Survey Results

During our field survey for protected species on the property, we did not observe any protected species or signs thereof. There were no gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl (*Athene cunicularia floridana*) burrows identified. We did identify some Florida loosestrife (*Lythrum flagellare*) in the open field and along the ditch, which is a state-listed, endangered, wildflower endemic to the west-central peninsula. The client will reach out to the Florida Native Plant Society Lee County Chapter to harvest them if possible. There was also a heritage slash pine (*Pinus elliotti*) identified in the central portion of the property. This tree measured 21.49 DBH at breast height. A hearing with the Tree Advisory Board will be scheduled regarding its removal and it has been proposed that this tree will be replaced with a 20' tall tree or equivalent.

There were several non-listed species identified while conducting the protected species survey, among those were several mourning doves (*Zenaida macroura*), an eastern cottontail rabbit (*Sylvilagus floridanus*), and several black racers (*Coluber constrictor*). The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table. Please see the attached Protected Species Map (Exhibit E).

Summary

In general, this site does not contain much native, undisturbed community types in which protected species would typically inhabit. Due to the disturbed nature of the site, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide habitat for protected species. Community locations were drawn using non-rectified aerial images with approximate property boundaries; hence their location, aerial extent, and acreage is approximate.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. The on-site conditions can vary throughout the year; therefore, the findings of this survey were based upon the site conditions at the time of the inspection. It is not possible for BearPaws Environmental Consulting to guarantee the outcome of such determinations; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the client and their consultants, together with information gathered in the course of the study. No other guarantee, expressed or implied, is made.

Table 2: Listed Species by Habitat with Current Status

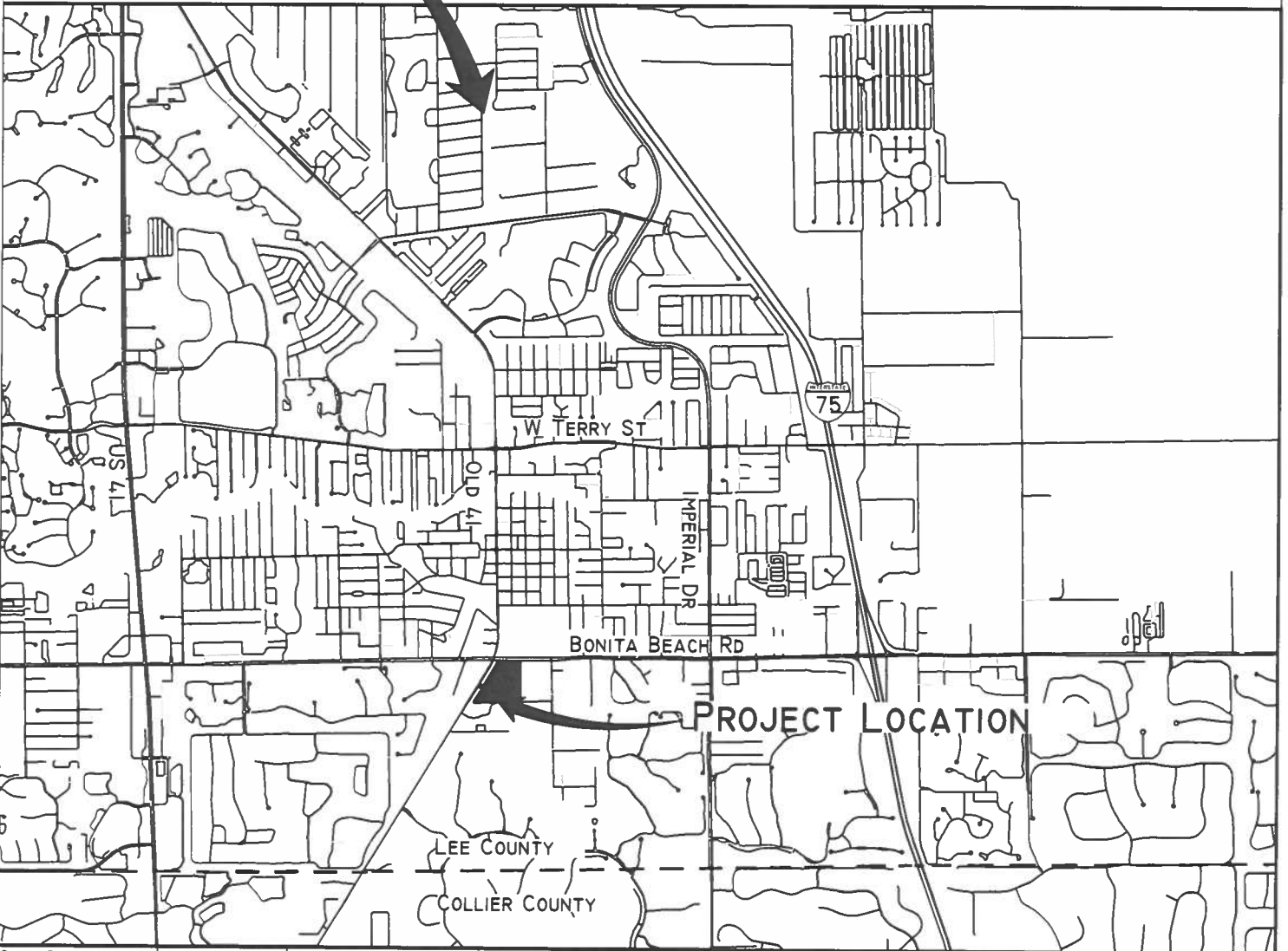
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Observed	USDA	FDA&CS	FWS	FWC
310	Herbaceous	Florida Sandhill crane	<i>Grus canadensis pratensis</i>	--	--	--	--	T
		Gopher tortoise	<i>Gopherus polyphemus</i>	--	--	--	T	T
		Burrowing owl	<i>Athene cucularia floridana</i>	--	--	--	--	SSC
		Florida loosestrife	<i>Lythrum flagellare</i>	X	--	--	--	E
		American alligator	<i>Alligator mississippiensis</i>	--	--	--	SAT	SSC
500	Other Surface Water	Everglades mink	<i>Mustela vison evergladensis</i>	--	--	--	--	T
		Limpkin	<i>Aramus guarana</i>	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	--	--	--	--	SSC
		Reddish egret	<i>Egretta rufescens</i>	--	--	--	--	SSC
		Roseate spoonbill	<i>Ajaia ajaja</i>	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	--	--	--	--	SSC
		N/A	--	--	--	--	--	--
814	Road Right of Way	N/A	--	--	--	--	--	--
8146	Primitive Gravel Road/Trail	N/A	--	--	--	--	--	--

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

EXHIBIT A

Project Location Map



DRAWN BY:	DATE:	CATEGORY:
BWS	8/2/25	LOCATION
JOB NUMBER		SCALE:
S/T/R		NTS
2/48S/25E		COUNTY
		LEE

Race Track CPD - Phase 2 Location Map



EXHIBIT B

FLUCFCS Map with Aerial



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
310	Herbaceous	16.81
510	Ditch	1.04
814	Road Right of Way	0.05
8146	Primitive Gravel Road/Trail	0.45
Total		18.35

Legend



Surface Waters (1.04± Ac)

NOTES:

FLUCFCS lines estimated from 1"-200' aerial photographs and locations approximated

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1998)

Aerial photographs were acquired from the Lee County GIS Dept and have a flight date of 2023

Revisions	Date:	Drawn By:	Date:	Race Track CPD - Phase 2		Category	Page
						FLUCFCS	-
				Aerial FLUCFCS Map		Scale:	Exhibit
						1" = 200'	-
						County	
						Lee	



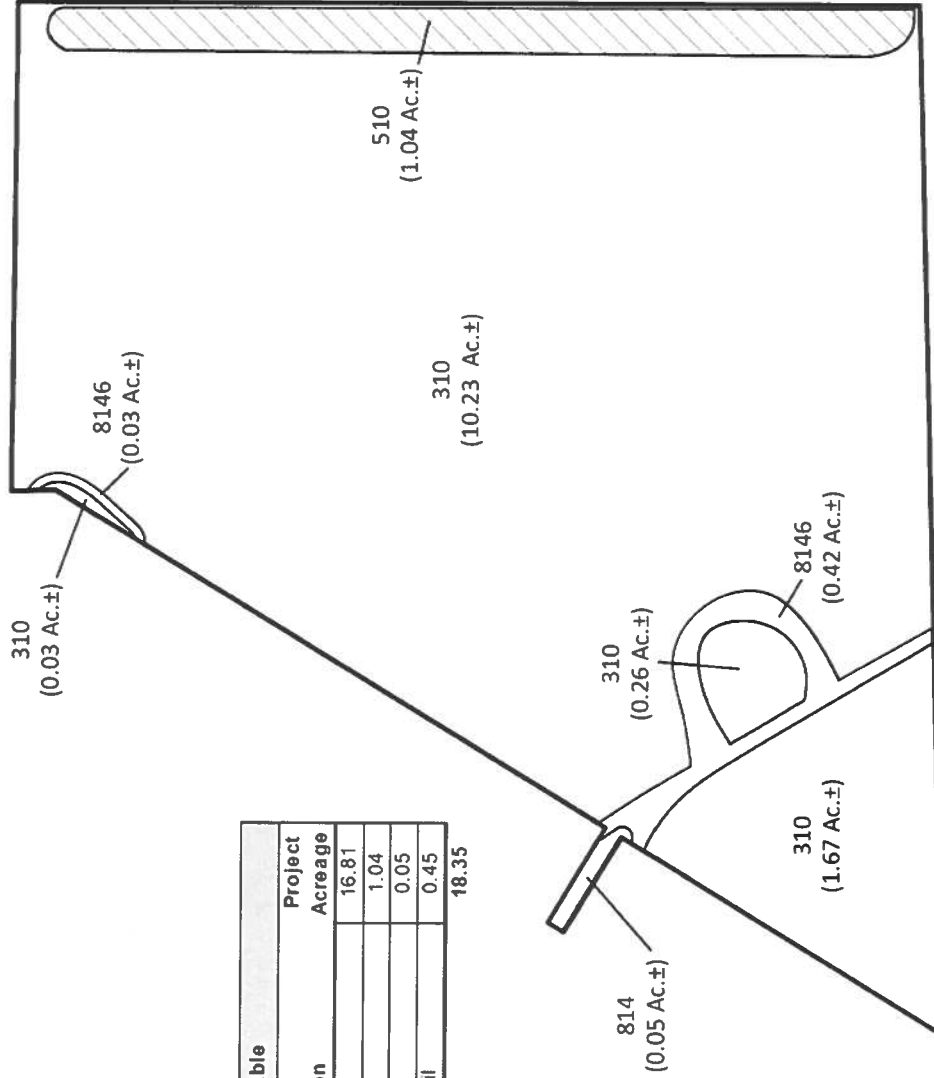
EXHIBIT C

FLUCFCS Map



Scale: 1" = 200'

FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
310	Herbaceous	16.81
510	Ditch	1.04
814	Road Right of Way	0.05
8146	Primitive Gravel Road/Trail	0.45
Total		18.35



Legend



Surface Waters (1.04± Ac)

NOTES:

FLUCFCS lines estimated from 1" = 200' aerial photographs and locations approximated

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1899)

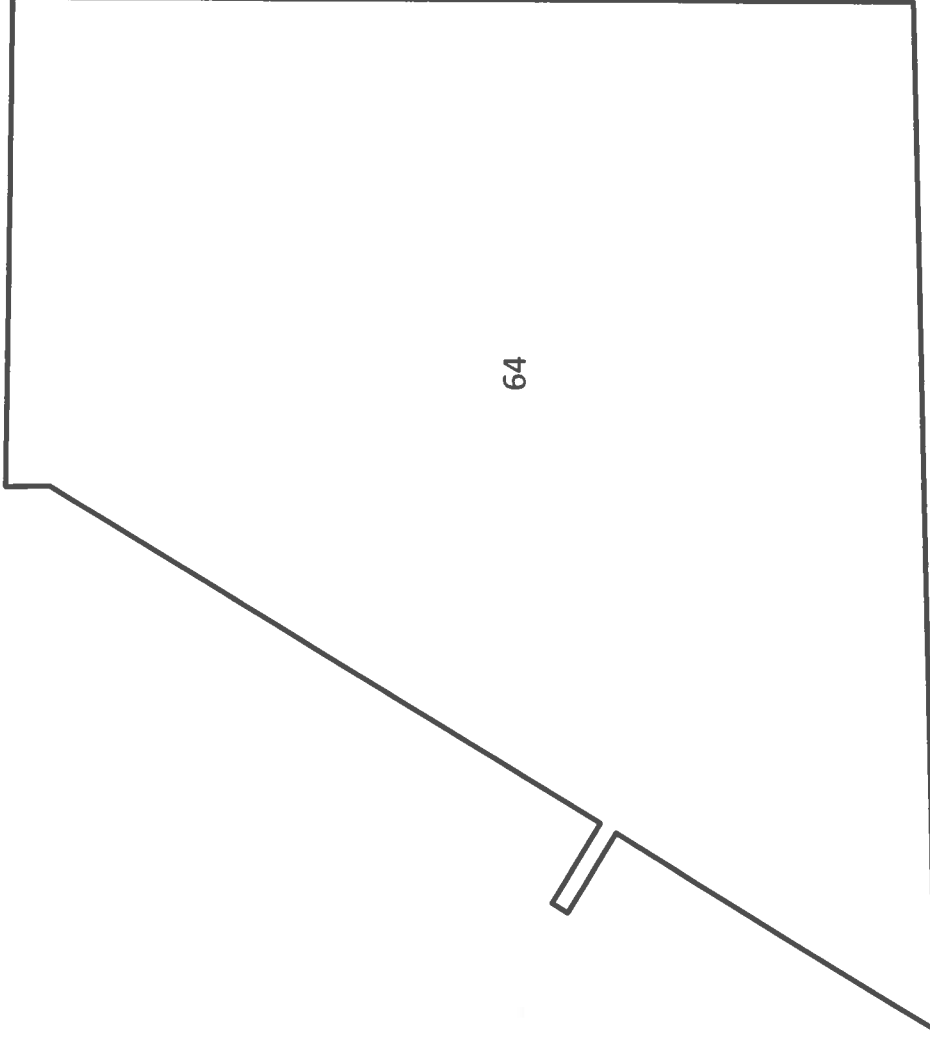
Revisions	Date	Drawn By: BWS	Date: 8/2/25	Race Track CPD - Phase 2 FLUCFCS Map		Category FLUCFCS		Page
						Scale 1" = 200'		-
						County Lee		Exhibit
								-
								-

EXHIBIT D

NRCS Soils Map



Scale: 1" = 200'



64

NRCS Soils Table			
Soils No.	Name		Hydric
64	Brynwood Fine Sand, Wet-Urban Land Complex, 0 To 2 Percent Slopes		Yes

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By: BWS	Date: 8/2/25	Race Track CPD - Phase 2 Soils Map		Category	Page
						Soils	-
						Scale: 1" = 200'	Exhibit
			Job Number			County	
			S/T/R			Lee	
			2/48S/25E				



BEARPAWS
ENVIRONMENTAL CONSULTING

1599 Cowogee Circle East, Fort Myers, FL 33919
(239) 346-6078 bearpawsenv.com/bearpaws@gmail.com

EXHIBIT E

Protected Species Survey Map



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
310	Herbaceous	16.81
510	Ditch	1.04
814	Road Right of Way	0.05
8146	Primitive Gravel Road/Trail	0.45
Total		18.35

Legend

- Surface Waters (1.04± Ac)
- Heritage Tree (1)
- Protected Species Survey Transects

Notes

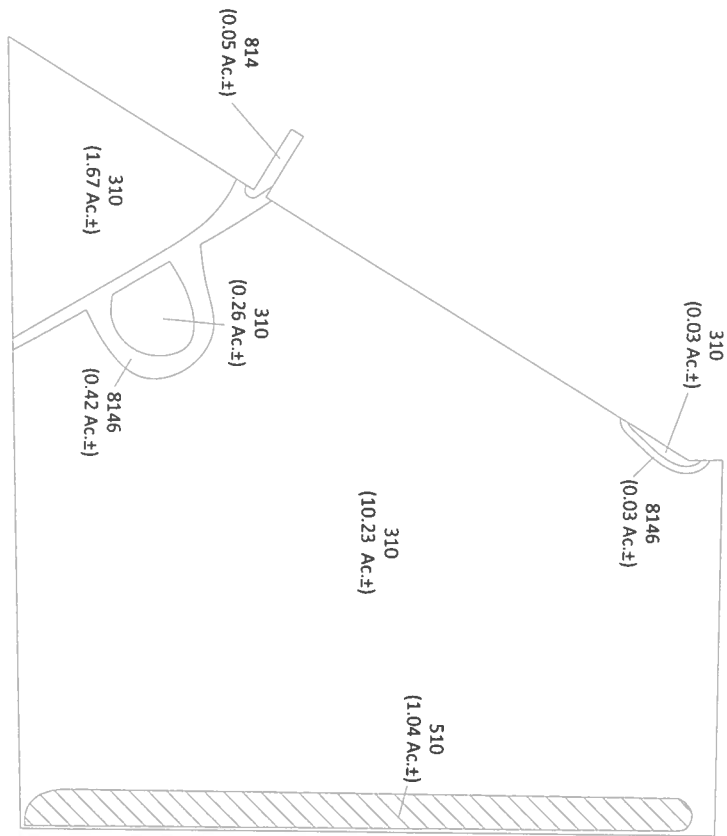
FLUCFCS lines estimated from 1"-200' aerial photographs and locations approximated

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999)

Aerial photographs were acquired from the Lee County GIS Dept and have a flight date of 2023

Race Track CPD - Phase 2 Aerial PSS Map		Category PSS Scale: 1" = 200' County Lee	Page 1994 Computer Circle East Fort Myers, FL 33919 888-888-8888 1994-2023, beepays.com consulting a general contractor
Revisions	Date: BWS 8/2/25 Job Number	S/T/R 2/485/25E	Exhibit -

[illegible]



Scale: 1" = 100'

FLUCFCS	FLUCFCS Title
Client	FLUCFCS
Project	Race Track CPD - Phase 2
Location	Bonita Springs, Florida
Scale	1" = 100'
Author	JLM
Check	JLM
Date	08-02-20

LEGEND
 Surface Map (11.04 Ac.±)
 1. All areas shown on this map are based on the latest available aerial photography and field data.
 2. The boundaries shown on this map are approximate and should not be used for legal purposes.
 3. The area shown on this map is not to be used for any other purpose without the written consent of BEARPAWS Environmental Consulting.

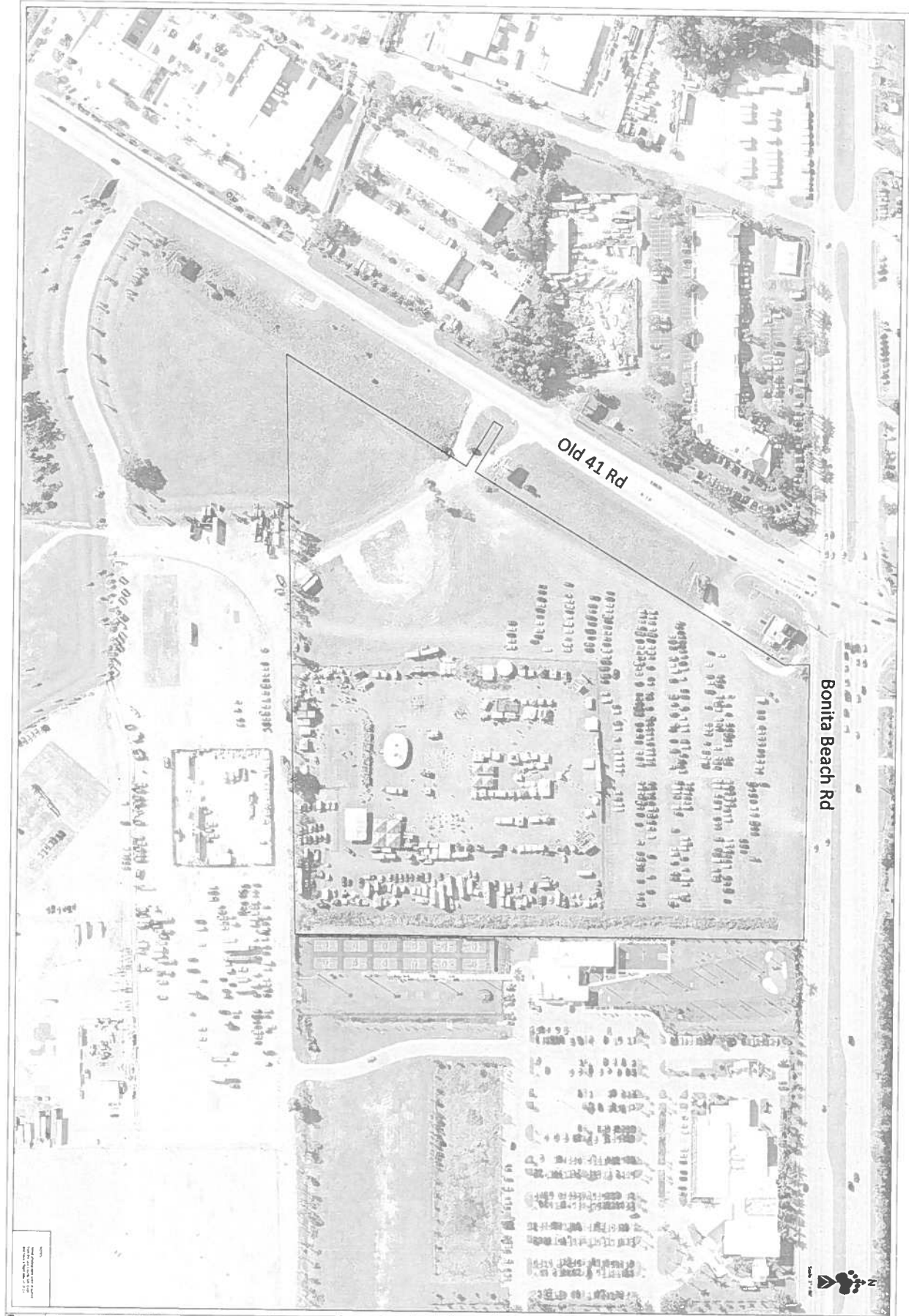
FLUCFCS MAP
 Race Track CPD - Phase 2
 BONITA SPRINGS, FLORIDA
 BONITA-FT MYERS CORP.
 401 NW 38TH COURT, MIAMI, FLORIDA 33126

Date: 08-02-20
 Scale: 1" = 100'
 Author: JLM
 Check: JLM
 S/N: 27485/256



DATE	REVISION DESCRIPTION

JOB # 2484
 FOR REVIEW ONLY



JOB # 2444
 FOR REVIEW ONLY

AERIAL VICINITY MAP
 Race Track CPD - Phase 2
 BONITA SPRINGS, FLORIDA
 BONITA-FT MYERS CORP.
 401 NW 38TH COURT, MIAMI, FLORIDA 33126

Date: 08-02-23
 Drawn by: BAW
 Checked by: ALK
 Scale: 1/8" = 100'



DATE	REVISION DESCRIPTION



Bonita Beach Rd

Old 41 Rd



Scale: 1" = 80'

NOTES:
Aerial photographs were acquired
from the Lee County GIS Dept.
and have a flight date of 2023

DATE	REVISION	DESCRIPTION

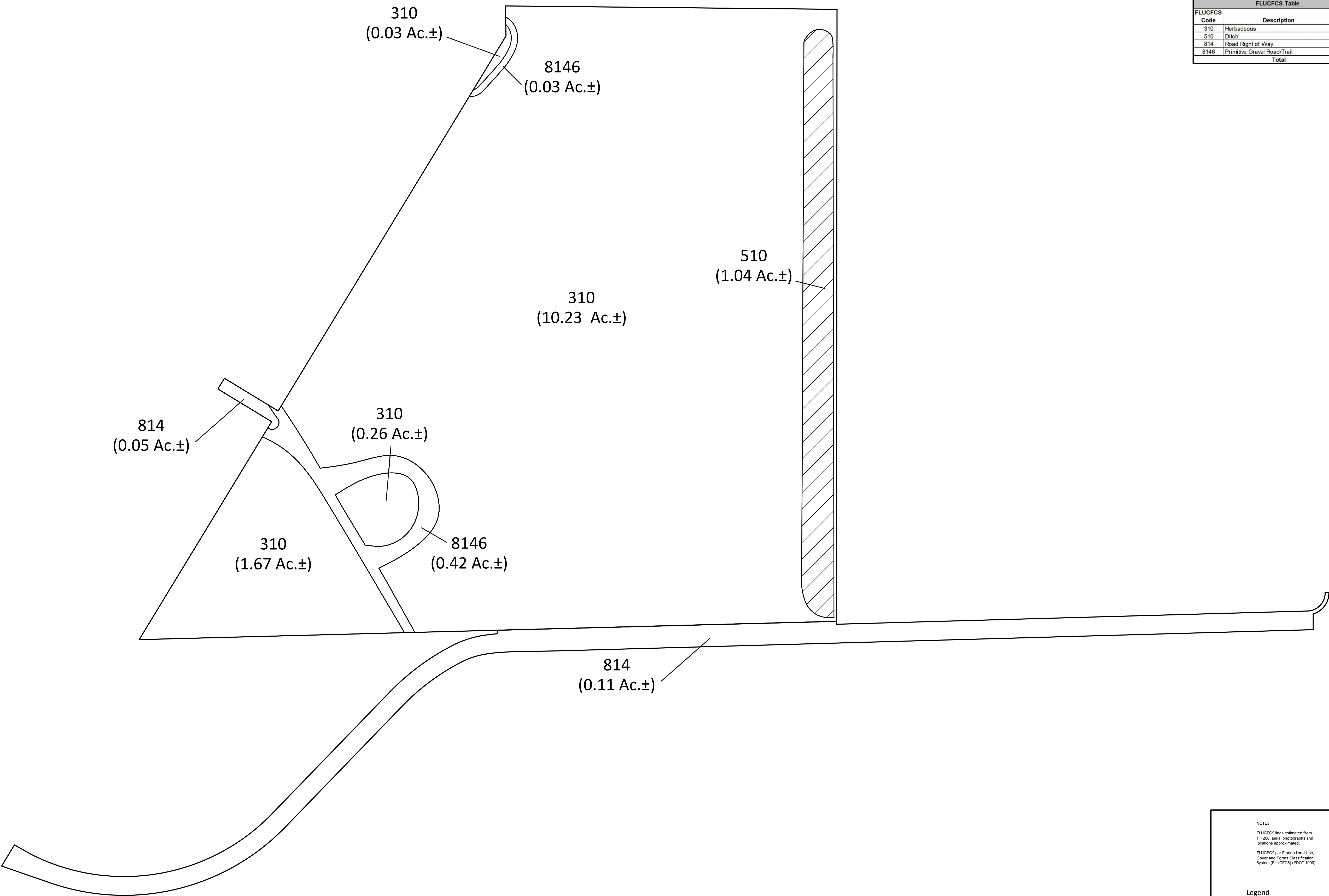


Date : 08-02-25
Scale : 1" = 80'
Drawn : BWS
Category: AERIAL
County : Lee
S/T/R : 2/48S/25E

AERIAL VICINITY MAP
Race Track CPD - Phase 2
BONITA SPRINGS, FLORIDA
BONITA-FT MYERS CORP.
401 NW 38TH COURT, MIAMI, FLORIDA 33126

SHEET #

JOB # 24-64
FOR REVIEW ONLY



Scale: 1" = 80'

FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
310	Herbaceous	16.81
510	Ditch	1.04
814	Road Right of Way	0.16
8146	Primitive Gravel Road/Trail	0.45
Total		18.46



1594 Cowpens Circle, Fort Myers, FL 33919
(239) 340-0678, bearpaws.env.consulting@gmail.com

Date : 08-02-25
Scale : 1" = 80'
Drawn : BWS
Category: FLUCFCS
County : Lee
S/T/R : 2/48S/25E

FLUCFCS MAP
Race Track CPD - Phase 2
BONITA SPRINGS, FLORIDA
BONITA-FT MYERS CORP.
401 NW 38TH COURT, MIAMI, FLORIDA 33126

NOTES:
FLUCFCS lines estimated from
1"x200' aerial photographs and
locations approximated.
FLUCFCS per Florida Land Use,
Cover and Form Classification
System (FLUCFCS) (FDOT 1999).

Legend
 Surface Waters (1.04± Ac.)

REVISION DESCRIPTION

DATE

SHEET #

JOB # 24-64
FOR REVIEW ONLY



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
310	Herbaceous	18.81
510	Ditch	1.04
814	Road Right of Way	0.16
8146	Primitive Gravel Road/Trail	0.45
Total		18.46

DATE	REVISION	DESCRIPTION



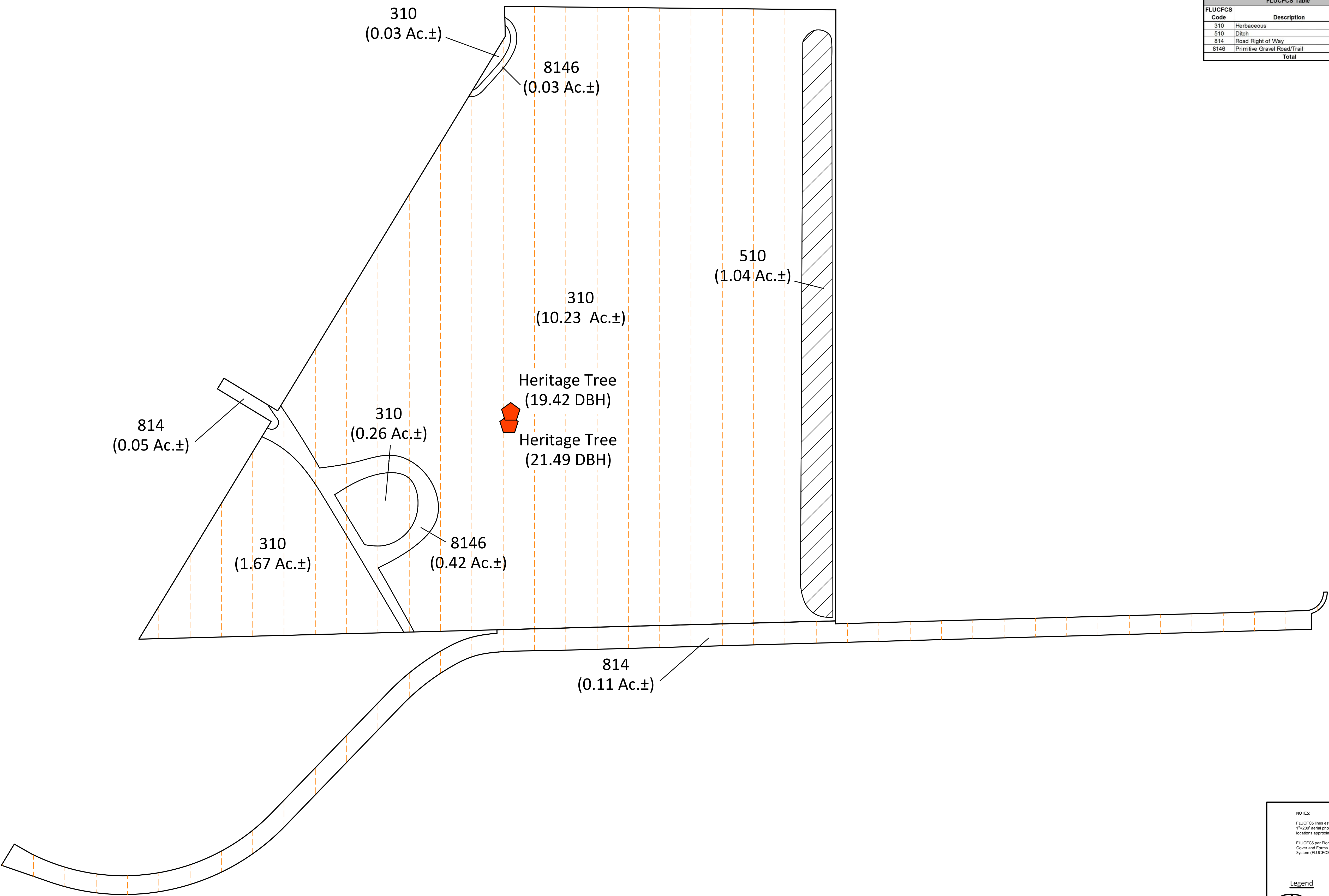
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Scale : 1" = 120'
Drawn : BWS
Category: FLUCFCS
County : Lee
S/T/R : 2/48S/25E

AERIAL FLUCFCS MAP
Race Track CPD - Phase 2
BONITA SPRINGS, FLORIDA
BONITA-FT MYERS CORP.
401 NW 38TH COURT, MIAMI, FLORIDA 33126

SHEET #
JOB # 24-64
FOR REVIEW ONLY

NOTES:
FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.
FLUCFCS per Florida Land Use, Cover and Form Classification System (FLUCFCS) (FDOT 1999).
Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of 2023.

Legend
 Surface Waters (1.04± Ac.)



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
310	Herbaceous	16.81
510	Ditch	1.04
814	Road Right of Way	0.16
8146	Primitive Gravel Road/Trail	0.45
Total		18.46



Scale: 1" = 80'

- NOTES:
- FLUCFCS lines estimated from 1"-200' aerial photographs and locations approximated.
- FLUCFCS per Florida Land Use, Cover and Form Classification System (FLUCFCS) (FDOT 1999).
- Legend**
- Surface Waters (1.04± Ac)
 - Heritage Tree (2)
 - Protected Species Survey Transects



Date : 08-02-25
Scale : 1" = 80'
Drawn : BWS
Category: PSS
County : Lee
S/T/R : 2/48S/25E

PSS MAP
Race Track CPD - Phase 2
BONITA SPRINGS, FLORIDA
BONITA-FT MYERS CORP.
401 NW 38TH COURT, MIAMI, FLORIDA 33126

SHEET #
JOB # 24-64
FOR REVIEW ONLY



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
310	Herbaceous	16.81
510	Ditch	1.04
814	Road Right of Way	0.16
8146	Primitive Gravel Road/Trail	0.45
Total		18.46

DATE	REVISION	DESCRIPTION



Date : 08-02-25
Scale : 1" = 80'
Drawn : BWS
Category: PSS
County : Lee
S/T/R : 2/48S/25E

AERIAL PSS MAP
Race Track CPD - Phase 2
BONITA SPRINGS, FLORIDA
BONITA-FT MYERS CORP.
401 NW 38TH COURT, MIAMI, FLORIDA 33126

SHEET #

JOB # 24-64
FOR REVIEW ONLY



NRCS Soils Table		
Soils No.	Name	Hydric
64	Brynwood Fine Sand, Wet-Urban Land Complex, 0 To 2 Percent Slopes	Yes

NOTES
Soils were acquired from LABINS and are from the NRCS.



1594 Cowpens Circle, Fort Myers, FL 33919
(239) 340-0678, bearpaws.env.consulting@gmail.com

Date : 08-02-25
Scale : 1" = 80'
Drawn : BWS
Category: SOILS
County : Lee
S/T/R : 2/48S/25E

SOILS MAP
Race Track CPD - Phase 2
BONITA SPRINGS, FLORIDA
BONITA-FT MYERS CORP.
401 NW 38TH COURT, MIAMI, FLORIDA 33126

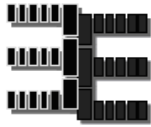
SHEET #

JOB # 24-64
FOR REVIEW ONLY

DATE

REVISION

DESCRIPTION



Exceptional Engineering, Inc.

P.O. Box 2980, Ft. Myers, Fl 33902

Tel. (239) 340-9816

JasonW@exceptionaleng.com

Business Cert # 25968

OAKES LANDING

SURFACE WATER MANAGEMENT ENGINEERING REPORT

March 2026

Jason P. White, State of Florida, Professional Engineer, License No. 70920.

This item has been digitally signed and sealed by Jason P. White on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Prepared By:
Jason P. White, P.E.



Exceptional Engineering, Inc.

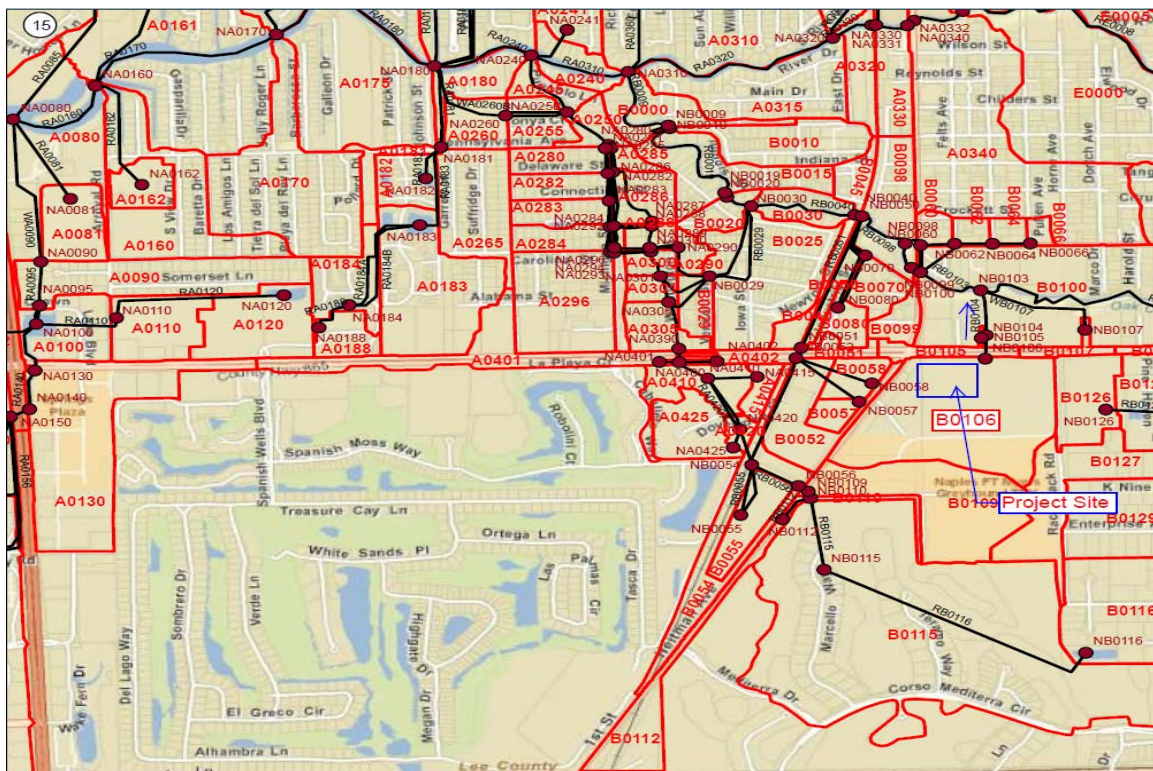
SFWM Drainage Overview

Oakes Landing

PROJECT DESCRIPTION

The subject property is a 18.35 acre site located at 28191 Old 41 Road, Bonita Springs, Florida. The vacant expansion site land is previously disturbed land that was not included within any previous SFWM permitted development. There are no wetlands mapped within the areas to be disturbed, but there are other surface waters connecting open borrow areas which appeared to have been constructed in the 1970's as part of the original Greyhound Track. These lands drain to Bonita Beach Road (Lee County right-of-way -refer to SFWM applications 061020-3 and 080811-3) to an inlet structure that crosses the Bonita Beach Road via a 60" RCP and ultimately drains northerly to Imperial River. The Bonita Beach Road drainage storm runoff is treated and then combines with the 60" RCP to discharge directly to Imperial River via an open swale.

The proposed project consists of a 100,116 square foot entertainment building footprint area with associated site improvements including parking lot, sidewalks, drainage system including a dry retention area on the south side of the project that discharges into existing swale located along the east side of the site.





Exceptional Engineering, Inc.

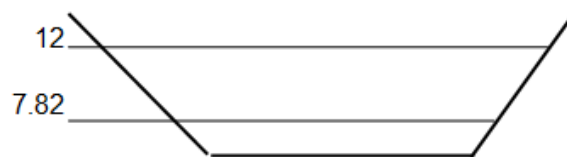
WATER QUALITY

The project stormwater treatment system will be a dry retention system. Minimum water quality storage was analyzed based on the governing value of dry retention storage of either the first 1" over the entirety of the basin area, 2.5" over percent of increased impervious area, or the TMDL review of the FDEP Nutrient Analysis. The project area drains to Imperial River (WBID 3258E) which has been classified as an impaired water for Dissolved Oxygen. Therefore, the dry retention also considers a 50% increase of water quality storage.

Retention Water Quality Provided:

CALCULATED TREATMENT

RETENTION BOTTOM ELEV.=	7.82 NAVD	AREA=	21364 SF
TOP OF TREATMENT ELEV.=	12.00 NAVD	AREA=	52430 SF



TOTAL VOLUME FROM TOT TO BOTTOM= 154229.46 CF= 3.540621 Ac-Ft.

CONTROL ELEVATION

This application proposes the same control elevation of 6.82 ft NAVD (8.00 ft NGVD) as permitted in ERP 36-101858-P (application #190604-1481) will be used.

The proposed control elevation for the site is 6.82' NAVD. This is based on comparison of several factors including:

- The existing Bonita Beach Road outfall structure for the Greyhound Track property has a V-notch at 5.90' NAVD and weir at 7.67' NAVD. Stain marks on the existing control structure support wet season water levels around 6.82' NAVD.
- The surrounding SFWMD permits issued for the adjacent Greyhound Square permit #36-00290-S development east of Racetrack Road has a control elevation of 6.82' NAVD.

Review of that site water management system operation indicates the wet season water table used is suitable.

DESIGN RAINFALL EVENTS

Stormwater Plan will be evaluated in the ICPR modeling with their corresponding precipitation amounts:

- 2 Year - 1 Hour: 2.50"



Exceptional Engineering, Inc.

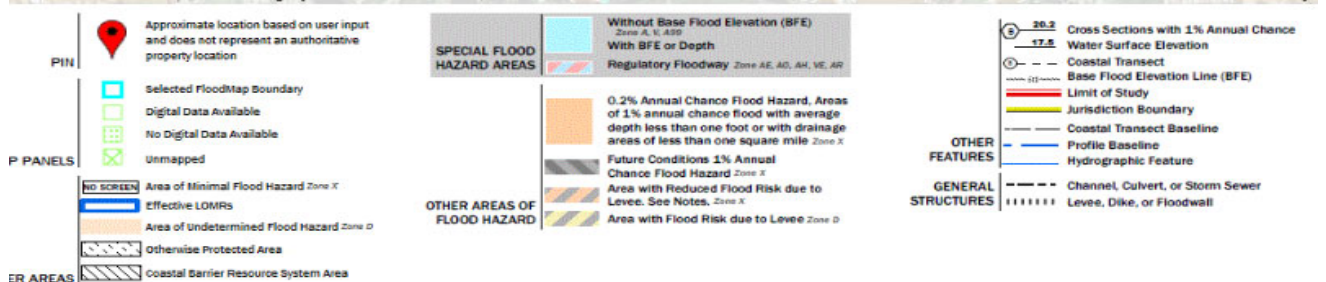
- 5 Year - 24 Hour: 5.50"
- 10 Year - 24 Hour: 6.50"
- 25 Year - 72 Hour: 11.25"
- 100 Year - 72 Hour: 14.27"

ALLOWABLE DISCHARGE RATE

The land is located within the Imperial River watershed, which has an allowable discharge rate of 59.00 CSM. This site allowable discharge is 1.7 CFS. The outfall for this project is located on the southeast corner of the project that outfalls into the existing swale on the east side of the site. The existing swale flows north toward Bonita Beach Road.

FEMA/FLOOD PLAIN

The project is not located within a floodway. The project is located within FIRM Zone X, based on FEMA Flood Insurance Rate Map 12071C0659G dated November 17, 2022.





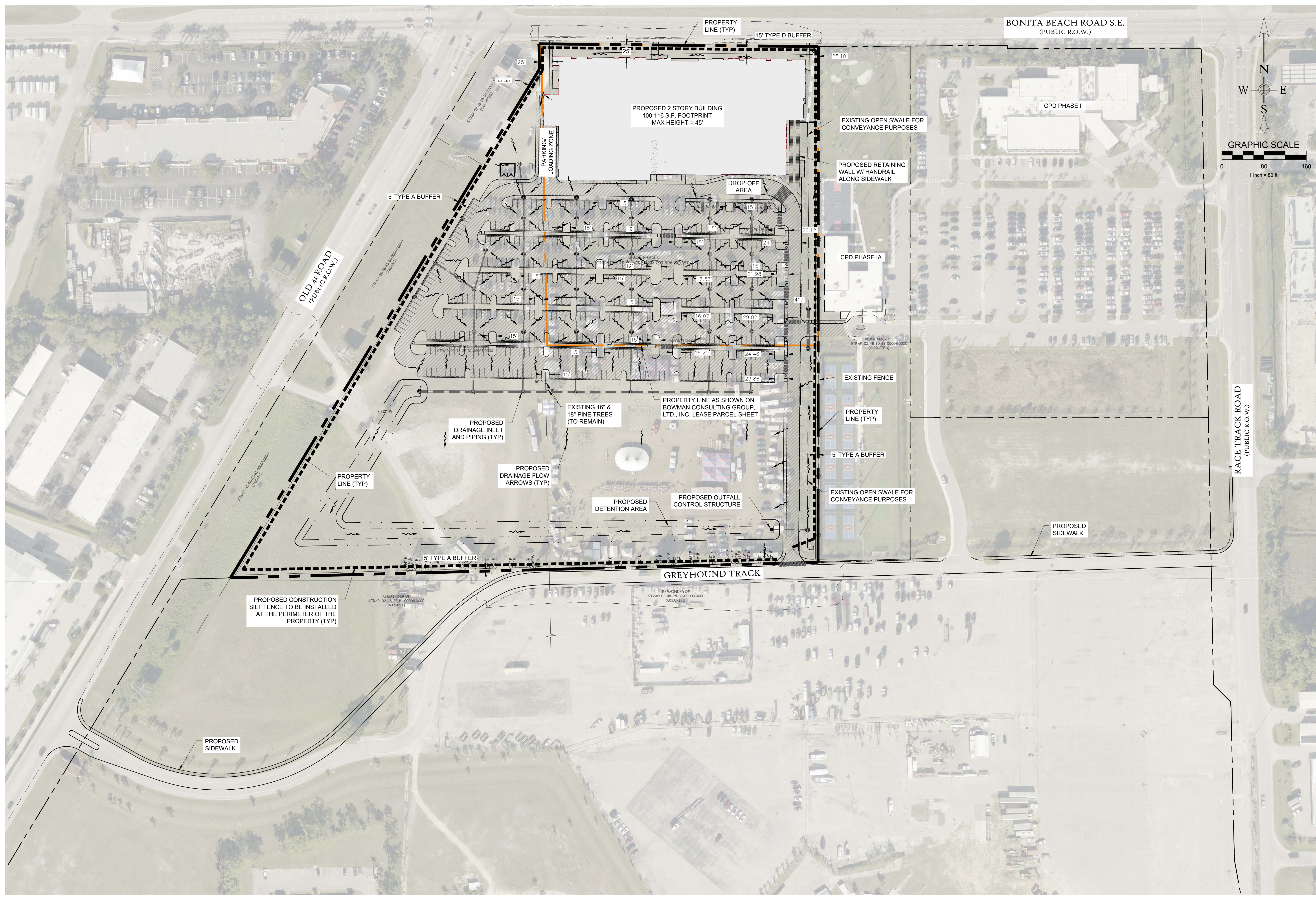
Exceptional Engineering, Inc.

IRRIGATION

A water use permit 36-07923-W App#121030-16 will be modified for increase to irrigation.

DEWATERING

The site utility work and storm sewer construction will not require a dewatering permit as those improvements are generally shallow and any dewatering will be in compliance with the short- term dewatering "No Notice" conditions per Section 2.5.1 of the BOR. The construction dewatering will be less than 90 days, will pump less than 5 million gallons per day, will not exceed a total of 100 million gallons, will be retained within the confines of the property, is not within 1000 feet of saline water, is not located within 100 feet of an existing wastewater plant, and is not within one-mile of a landfill or known contamination.



REVISION DESCRIPTION	
DATE	DESCRIPTION

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

JASON P. WHITE
FLA. REG. P.E. #70920

DATE:

INFORMATIONAL COPY ONLY. UNLESS NOTED OTHERWISE, ALL INFORMATION IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

Exceptional Engineering, Inc.
P.O. Box 2980, Ft. Myers, FL 33902
Tel. (339) 340-9816 | Fax. (339) 347-6992
Jason.W@exceptionaleng.com
Business Cert # 25968

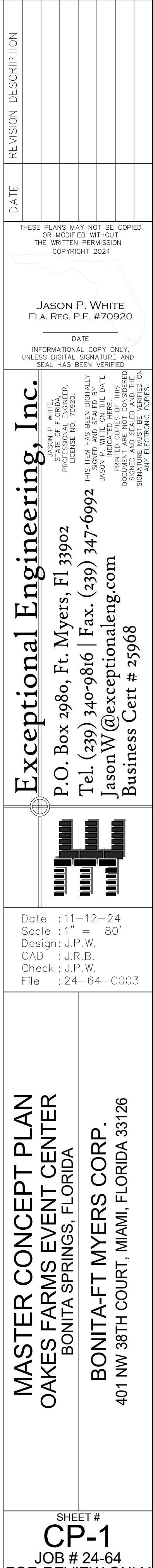


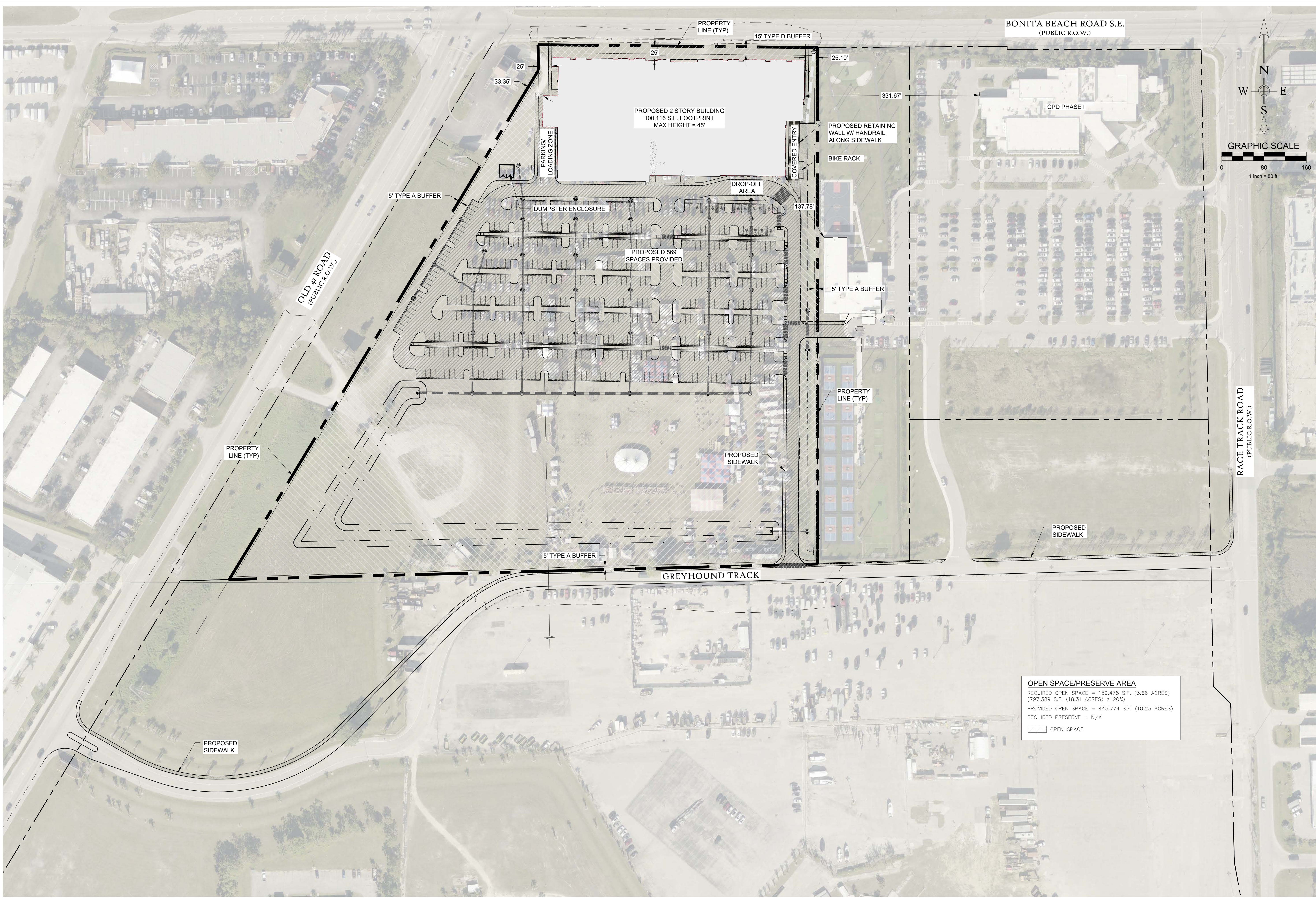
Date: 11-12-24
Scale: 1" = 80'
Design: J.P.W.
CAD: J.P.B.
Check: J.P.W.
File: 24-64-C004

SURFACE WATER MANAGEMENT PLAN
OAKES FARMS EVENT CENTER
BONITA SPRINGS, FLORIDA

BONITA-FT MYERS CORP.
401 NW 38TH COURT, MIAMI, FLORIDA 33126

SHEET #
SW-1
JOB # 24-64
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DATE	

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FLA. REG. P.E. #70920

DATE:

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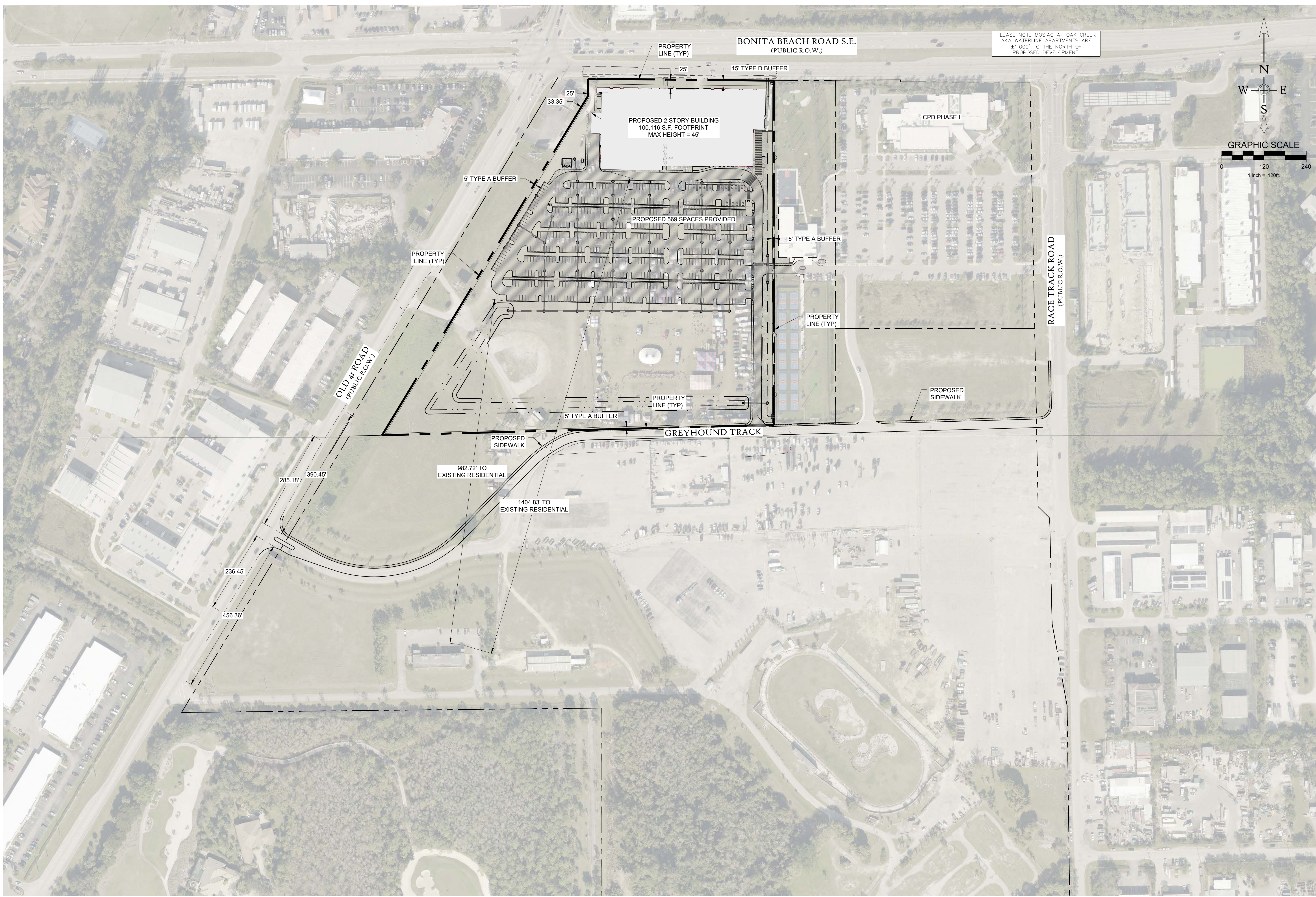
JASON P. WHITE
ST. JOHNS COUNTY
PROFESSIONAL ENGINEER
EXCEPTIONAL ENGINEERING, INC.
P.O. Box 2980, Ft. Myers, FL 33902
Tel. (339) 340-9816 | Fax. (339) 347-6992
Jason.W@exceptionaleng.com
Business Cert # 25968

DATE : 11-12-24
SCALE : 1" = 80'
DESIGN : J.P.W.
CAD : J.R.B.
CHECK : J.P.W.
FILE : 24-64-C003

OPEN SPACE EXHIBIT
OAKES FARMS EVENT CENTER
BONITA SPRINGS, FLORIDA

BONITA-FT MYERS CORP.
401 NW 38TH COURT, MIAMI, FLORIDA 33126

SHEET #
CP-3
JOB # 24-64
FOR REVIEW ONLY



REVISION DESCRIPTION	
DATE	DESCRIPTION

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JASON P. WHITE
FLA. REG. P.E. #70920

DATE:

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Exceptional Engineering, Inc.
P.O. Box 2980, Ft. Myers, FL 33902
Tel. (339) 340-9816 | Fax. (339) 347-6992
Jason.W@exceptionaleng.com
Business Cert # 25968

EE

Date : 11-12-24
Scale : 1" = 120'
Design: J.P.W.
CAD: J.R.B.
Check: J.P.W.
File : 24-64-C003

DRIVEWAY & RESIDENTIAL SEPERATION
OAKES FARMS EVENT CENTER
BONITA SPRINGS, FLORIDA

BONITA-FT MYERS CORP.
401 NW 38TH COURT, MIAMI, FLORIDA 33126

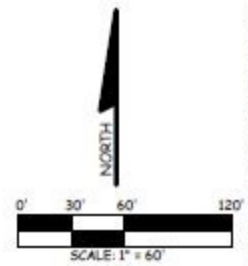
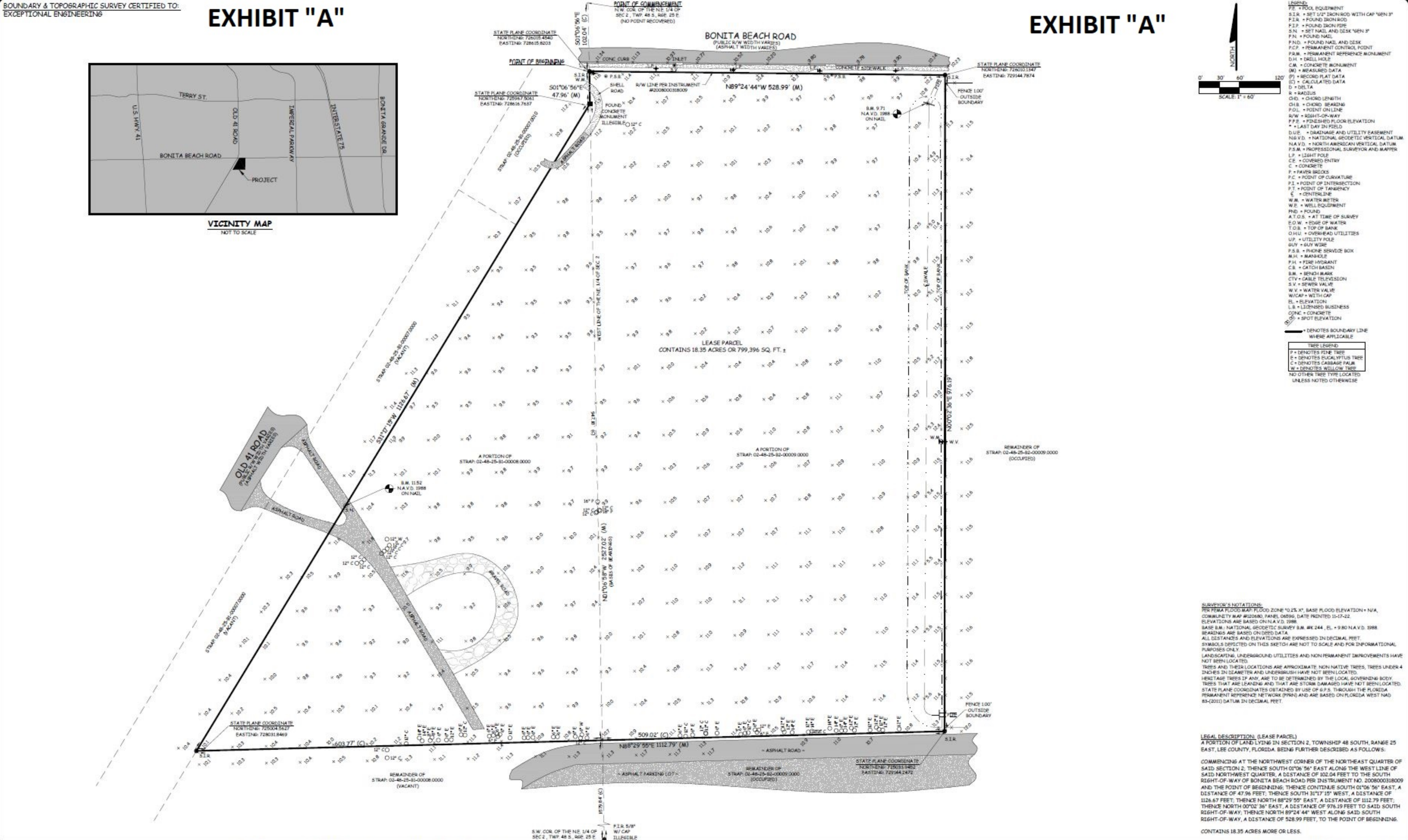
SHEET #
CP-4
JOB # 24-64
FOR REVIEW ONLY

EXHIBIT "A"

EXHIBIT "A"



VICINITY MAP
NOT TO SCALE



- LEGEND**
- S.I.R. = SET 1/2" IRON ROD WITH CAP 1/2" NEN 3"
 - F.I.R. = FOUND IRON ROD
 - S.N. = SET NAIL AND DISK 1/2" NEN 3"
 - F.N. = FOUND NAIL
 - F.N.D. = FOUND NAIL AND DISK
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - D.H. = DRILL HOLE
 - C.M. = CONCRETE MONUMENT
 - (M) = MEASURED DATA
 - (P) = RECORD PLAT DATA
 - (C) = CALCULATED DATA
 - D = DELTA
 - R = RADIUS
 - C.H.B. = CHORD LENGTH
 - C.H.B. = CHORD BEARING
 - P.O.L. = POINT ON LINE
 - R/W = RIGHT-OF-WAY
 - F.F.E. = FINISHED FLOOR ELEVATION
 - + = LAST DAY IN FIELD
 - D.U.E. = DRAINAGE AND UTILITY EASEMENT
 - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 - N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 - L.P. = LIGHT POLE
 - C.E. = COVERED ENTRY
 - C. = CONCRETE
 - F. = FENCE
 - P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - P.T. = POINT OF TANGENCY
 - E. = CENTERLINE
 - W.M. = WATER METER
 - W.E. = WELL EQUIPMENT
 - P.N.D. = FOUND
 - A.T.O.S. = AT TIME OF SURVEY
 - E.O.W. = EDGE OF WATER
 - T.O.B. = TOP OF BANK
 - O.H.U. = OVERHEAD UTILITIES
 - U.P. = UTILITY POLE
 - G.U.Y. = GUY WIRE
 - P.S.B. = PHONE SERVICE BOX
 - M.H. = MANSOLE
 - F.H. = FENCE HYDRANT
 - C.B. = CATCH BASIN
 - B.M. = BENCH MARK
 - CTV = CABLE TELEVISION
 - S.V. = SEWER VALVE
 - W.V. = WATER VALVE
 - W/CAP = WITH CAP
 - E.L. = ELEVATION
 - L.B. = LICENSED BUSINESS
 - CONC. = CONCRETE
 - SPOT = SPOT ELEVATION
- DENOTES BOUNDARY LINE WHERE APPLICABLE
- TREE LEGEND**
- P = DENOTES PINE TREE
 - S = DENOTES SCALYBARK TREE
 - C = DENOTES CABBAGE PALM
 - W = DENOTES WILLOW TREE
 - NO OTHER TREE TYPE LOCATED UNLESS NOTED OTHERWISE

SURVEYOR'S NOTATIONS:
PER FEMA FLOOD MAP: FLOOD ZONE 10.25 X', BASE FLOOD ELEVATION + N/A, COMMUNITY MAP #220480, PANEL 06590, DATE PRINTED 11-17-22. ELEVATIONS ARE BASED ON N.A.V.D. 1988.
BASE B.M. NATIONAL GEODETIC SURVEY B.M. #W 244, E.L. + 9.80 N.A.V.D. 1988.
BEARINGS ARE BASED ON DEED DATA.
ALL DISTANCES AND ELEVATIONS ARE EXPRESSED IN DECIMAL FEET.
SYMBOLS DEPICTED ON THIS SKETCH ARE NOT TO SCALE AND FOR INFORMATIONAL PURPOSES ONLY.
LANDSCAPING, UNDERGROUND UTILITIES AND NON PERMANENT IMPROVEMENTS HAVE NOT BEEN LOCATED.
TREES AND THEIR LOCATIONS ARE APPROXIMATE. NON NATIVE TREES, TREES UNDER 4 INCHES IN DIAMETER AND UNDERBUSH HAVE NOT BEEN LOCATED.
HERITAGE TREES IF ANY ARE TO BE DETERMINED BY THE LOCAL GOVERNING BODY.
TREES THAT ARE LEANING AND THAT ARE STORM DAMAGED HAVE NOT BEEN LOCATED.
STATE PLANE COORDINATES OBTAINED BY USE OF 6 P.S. THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK (PRRN) AND ARE BASED ON FLORIDA WEST NAD 83 (2011) DATUM IN DECIMAL FEET.

LEGAL DESCRIPTION: (LEASE PARCEL)
A PORTION OF LAND LYING IN SECTION 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2, THENCE SOUTH 01°06' 56" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 102.04 FEET TO THE SOUTH RIGHT-OF-WAY OF BONITA BEACH ROAD PER INSTRUMENT NO. 2008000318009 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°06' 56" EAST, A DISTANCE OF 47.96 FEET; THENCE SOUTH 31°17' 15" WEST, A DISTANCE OF 1126.67 FEET; THENCE NORTH 88°29' 55" EAST, A DISTANCE OF 1112.79 FEET; THENCE NORTH 00°02' 36" EAST, A DISTANCE OF 976.19 FEET TO SAID SOUTH RIGHT-OF-WAY; THENCE NORTH 89°24' 44" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 528.99 FEET, TO THE POINT OF BEGINNING.
CONTAINS 18.35 ACRES MORE OR LESS.

Gen³ LAND SURVEYING INC.
17840 TOLEDO BLVD, SUITE B, PORT CHARLOTTE, FL, 33948
info@gen3survey.com
(941)-629-6801 L.B. # 8460

NOTE: THE UNDERSIGNED AND GEN³ LAND SURVEYING, INC. MAKE NO WARRANTIES, GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS, EXCEPT PLATTED EASEMENTS WHERE APPLICABLE. DETERMINATION OR RESEARCH FOR THE ABILITY OR INABILITY TO USE THIS PARCEL OF LAND FOR ANY PURPOSE IS NOT INCLUDED IN THIS SURVEY. THE SURVEY SKETCH AS SHOWN WAS MADE WITHOUT BENEFIT OF A TITLE REPORT UNLESS NOTED OTHERWISE. THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND AN EMBOSSED SURVEYOR'S SEAL. ANY ADDITIONS AND/OR DELETIONS TO THIS SKETCH OR DUPLICATION OF THIS SKETCH, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE PARTY OR PARTIES LISTED ABOVE. USE OF THIS SURVEY BY OTHERS FOR LENDING, DESIGN, CONSTRUCTION, OR ANY OTHER REASON, WILL BE AT THE SOLE RISK OF THE USER WHERE APPLICABLE. FLOOD ZONE INFORMATION HAS BEEN DETERMINED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAPS AS A COURTESY TO THE CLIENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE FLOOD ZONE INFORMATION AND ANY APPLICABLE BASE FLOOD ELEVATION REQUIREMENTS WITH THE LOCAL GOVERNING BODY AND THE REGIONAL EMERGENCY MANAGEMENT AGENCY FOR A FINAL DETERMINATION WHERE APPLICABLE. SPOT ELEVATIONS AND THEIR LOCATIONS ARE APPROXIMATE. UNLESS NOTED OTHERWISE, ONLY MINIMUM TOPOGRAPHY HAS BEEN OBTAINED. TOPOGRAPHY BETWEEN SPOT ELEVATIONS MAY VARY GREATLY. THIS SHOULD BE CONSIDERED IF SPOT ELEVATIONS ARE TO BE USED FOR DESIGN AND FILL CALCULATION PURPOSES. ADDITIONAL TOPOGRAPHY MAY BE NECESSARY.

BOUNDARY & TOPOGRAPHIC SURVEY

REVISION:	DATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 472.027, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R.J. Strickland, Jr., P.S.M.
P.S.M. Florida Registration #6144
Date: 2025.02.07 15:07:29 -05'00'

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGN AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



February 9, 2026

Ms. Patty Kulak
RVI Planning & Landscape Architecture
28100 Bonita Grande Dr, Ste 305
Bonita Springs, FL 34135

Re: Race Track Commercial Planned Development – Phase 2 – PD25-122564-BOS, Sufficiency

Dear Ms. Kulak:

The Zoning Division has reviewed the information provided and supplemented for the above-referenced planned development request. The Application has been found sufficient and the following language is being drafted for the request:

An amendment to Phase 2 of a Commercial Planned Development (CPD) schedule of uses to allow for an indoor/outdoor entertainment venue and to establish development regulations, and to request one (1) deviation.

Please review the proposed language carefully and notify me in writing no later than February 13, 2026, if the above stated language is sufficient or if changes are requested.

Staff has provided additional substantive comments for consideration (below). Please review them accordingly and contact Staff if you have any questions.

Pursuant to LDC Sec. 4-28, a post-sufficiency neighborhood meeting shall be held within 30 days of the date of sufficiency. A notice of the meeting shall be provided to the City.

Please note that City of Bonita Springs Ordinance 22-03 (attached) has updated the public noticing requirements, where it is now the responsibility of the Applicant to send notices to the surrounding property owners of the hearing dates. These notices are required and are no longer a courtesy. A copy of the notice to be mailed will be provided by Staff to the Applicant, but it remains the Applicant's responsibility to mail the notices in accordance with the adopted regulations. Please review Ordinance 22-03 for additional information.

Please feel free to contact me if you have any questions.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Zoning Division

Mike Fiigon II
Senior Planner

Copy:
Brent Spain, Theriaque & Spain
Derek Rooney, City Attorney
John Dulmer, AICP, Community Development Director
Jacqueline Genson, AICP, Planning and Zoning Manager
Jay Sweet, AICP, PSM, City Surveyor
Laura Gibson, Senior Environmental Specialist
Sean Gibbons, Bike-Ped Coordinator
Stuart Smith, Development Engineer
Tom Ross, Transportation Engineer
Joel Langaney, Public Works

9220 Bonita Beach Road
Suite 111
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Mike Gibson
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Jim Fitzpatrick
Council Member
District Six

Arlen M. Hunter
City Manager
(239) 949-6267

Derek P. Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Code Enforcement
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

February 9, 2026

Ms. Patty Kulak

PD25-122564-BOS: Race Track Commercial Planned Development – Phase 2

Page 2

BONITA SPRINGS Zoning

1. The applicant shall provide a revised MCP and stormwater narrative that clearly demonstrates that the existing conveyance will remain in place. These revised documents shall be submitted along with the required post-sufficiency Neighborhood Information Meeting documentation. Failure to provide these documents may result in the delay of scheduling public hearings for this application and may affect the Staff recommendation.

Please contact: Mike Fiigon II, Senior Planner

Phone: 239.444-6151

Email: mfiigon@cityofbonitaspringscd.org

BONITA SPRINGS Environmental

1. Environmental assessment -
 - a. Revise the assessment, protected species survey, and associated Exhibits to include the roadway to be connected to Old 41. Please refer to the MCP showing improvements to the internal Greyhound Track road. There is no connection proposed to Old 41 internal to the project.
 - b. Provide all Exhibits at the same scale as the MCP.
2. A Tree Advisory Board hearing will be scheduled for removal of the heritage tree and replacement with a 20' tall tree or equivalent is the typical mitigation required.

Please contact: Laura Gibson, Environmental Specialist

Phone: 239.444.6142

Email: lgibson@cityofbonitaspringscd.org

**Racetrack CPD
Post Sufficiency Neighborhood Meeting
March 11, 2026 at 5:30 p.m.
Bonita Springs Fire Department Station 24
27701 Bonita Grande Dr, Bonita Springs, FL 34135**

The Applicant and consultant team conducted a Neighborhood Information Meeting for the Racetrack Commercial Planned Development on Wednesday, March 11, 2026, at 5:30 p.m. at Bonita Springs Fire Department Station 24, located at 27701 Bonita Grande Drive, Bonita Springs, Florida 34135.

Notices were mailed to the property owners listed in Exhibit “A,” and the meeting notice was published in the *News-Press* on February 6, 2026. A copy of the proof of publication is included as Exhibit “B.”

A sign-in sheet is provided as Exhibit “C,” indicating that thirteen residents attended the meeting. Patty Kulak, the project agent, welcomed attendees, introduced the project and consultant team, and presented a PowerPoint presentation (attached as Exhibit “D”).

The following questions were raised by attendees and responses provided:

- Are there specific times for concerts?
Concerts will occur within the approved hours of operation outlined in the Schedule of Uses and will comply with the City’s noise ordinance.
- Will access be provided from the south?
Yes, access will be provided via Greyhound Track.
- When is the project expected to be completed?
The current timeline anticipates construction beginning by the end of 2026, with a projected grand opening in late 2027.
- Will there be retail or shopping uses on the site?
No retail or shopping uses are proposed within the Master Concept Plan.
- What improvements are planned for Old 41 related to traffic concerns?
There was discussion regarding funding requirements for FDOT improvements. A potential traffic signal at the intersection of Old 41 and Greyhound Track is under discussion with FDOT for a future date.



Oakes Farm Bonita

NIM Summary

Exhibit A

Property Owners Listed

Subjects: 1	Affected: 340	Buffer: 1000	Date: 2/4/2026 12:00:00 AM	List Size: 341		
OwnerName	OwnerName2	MailAddress	MailAddress2	MailCity	MailState	MailZip
1017 INVESTMENT HOLDINGS OF SW		19971 BARLETTA LN		ESTERO	FL	33928
10301 BBR LLC		95 S FEDERAL HWY #100		BOCA RATON	FL	33432
10911 BONITA BEACH 203 LLC		10911 BONITA BEACH RD SE #203		BONITA SPRINGS	FL	34135
10911 HARMONY PARK LLC		10711 STRIKE LANE		BONITA SPRINGS	FL	34135
10915-1141 LLC	OTT INSURANCE AGENCY LLC	10915 BONITA BEACH RD #1141		BONITA SPRINGS	FL	34135
10928 AND 10940 ENTERPRISE AVE		27171 HOMEWOOD DR		BONITA SPRINGS	FL	34135
1ST CHOICE PAYROLL SOLUTIONS I		10911 BONITA BEACH RD SE #1011		BONITA SPRINGS	FL	34135
27925 INDUSTRIAL LLC		4712 SWORDFISH STREET		BONITA SPRINGS	FL	34134
27975 OLD 41 ROAD LLC		808 WIGGINS PASS RD #201		NAPLES	FL	34110
28001 BONITA LLC		1318 VIA PORTOFINO		NAPLES	FL	34108
28181 PINE HAVEN LLC		50 MERRICK AVE #321		EAST MEADOW	NY	11554
28200 OLD 41 LLC		28200 OLD 41 RD #204		BONITA SPRINGS	FL	34135
28280 OLD 41 M18-M19 LLC		28280 OLD 41 RD #M18		BONITA SPRINGS	FL	34135
376 N 3RD LLC		PO BOX 1050		NAPLES	FL	34106
ADEMAJ AMARILDO		10915 BONITA BEACH RD SE #113		BONITA SPRINGS	FL	34135
AIG NAPLES LLC		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135
ALL FIRESHIELD AND INSULATION		28190 OLD 41 RD #104		BONITA SPRINGS	FL	34135
ALLEN CHARLES CARROLL IV &		27870 MARCO DR		BONITA SPRINGS	FL	34135
AMND INVESTMENTS LLC		2909 LEE BLVD		LEHIGH ACRES	FL	33971
BAN ONE HOLDINGS LLC		3265 STURGEON BAY CT		NAPLES	FL	34120
BARLOTTA DENNIS A		28221 PINE HAVEN WAY #160		BONITA SPRINGS	FL	34135
BARON CHARLENE		28281 PINE HAVEN WAY #186		BONITA SPRINGS	FL	34135
BARTKIENE EGLE +		28231 PINE HAVEN WAY #165		BONITA SPRINGS	FL	34135
BERNHARDT LOGAN ROBERT CHASE		28131 PINE HAVEN WAY #113		BONITA SPRINGS	FL	34135
BEVIER MICHAEL CLIFTON		4345 GLEN ESTE WITHAMSVILLE RD	#240	CINCINNATI	OH	45245
BLACK POND DEVELOPMENT CORP		20 EAST ST		HANOVER	MA	2339
BOCA HOLDINGS SWFL LLC		1335 SADLIER CIR E DR		INDIANAPOLIS	IN	46239
BOEHR MICHAELA		AM BORBIG 22		EPPSTEIN		65817
BOND GROUP LLC		481 17TH AVE S		NAPLES	FL	34102
BONITA BUSINESS PARK ASSN		2338 IMMOKALEE RD		NAPLES	FL	34110
BONITA INSURANCE AGENCY LLC		10911 BONITA BEACH RD SE #104		BONITA SPRINGS	FL	34135
BONITA MOTOR CONDOS LLC		719 HICKORY RD		NAPLES	FL	34108
BONITA TRADE CENTER LLC		4505 SE COUNTY RD 760		ARCADIA	FL	34266
BONITA TREASURES INC	PATRICK MC BRIDE	10915 BONITA BEACH RD SE #2151		BONITA SPRINGS	FL	34135
BONITA-FT MYERS CORP		401 NW 38TH CT		MIAMI	FL	33126
BROOKFORD GROUP LLC		10834 EST CORTILE CT		NAPLES	FL	34110
BRUCE HOGUE LLC		27771 TENNESSEE ST		BONITA SPRINGS	FL	34135
BRUTUS ILBERTO LUIS		28121 PINE HAVEN WAY #107		BONITA SPRINGS	FL	34135
CANUY HOLDINGS LLC		108-425	2430 VANDERBILT BEACH RD	NAPLES	FL	34109
CAPASSO LAWRENCE A &		14846 PINNACLE PL		NAPLES	FL	34119
CAPAX VISIO INC		28201 PINE HAVEN WAY #150		BONITA SPRINGS	FL	34135
CARGO COURT LLC		3838 TAMiami TRAIL N #416		NAPLES	FL	34103
CARGO COURT PROPERTIES LLC	JEFF FLEGEL	1430 SABAL PALM DR		BOCA RATON	FL	33432
CASTELLANOS JENNIFER TR		40 HEDGE LN		WESTBURY	NY	11590
CASTOR CHRISTOPHER		8418 MATANZAS RD		FORT MYERS	FL	33967
CAUSEWAY #20 HOLDINGS COMPANY		10116 NORTH GOLDEN ELM DR		ESTERO	FL	33928
CAUSEWAY 17 HOLDING COMPANY LL		28280 OLD 41 RD #M17		BONITA SPRINGS	FL	34135
CAUSEWAY COMMERCE BUILDING CON		808 WIGGIN'S PASS RD #200		NAPLES	FL	34110
CAUSEWAY COMMERCE PARK CONDOMI		3375 PINE RIDGE RD #206		NAPLES	FL	34109
CHAZIN CARA		11191 EVERBLADES PKWY #202		ESTERO	FL	33928
CHRISTENSEN CHRISTINA		28181 PINE HAVEN WAY #144		BONITA SPRINGS	FL	34135
CIRCLE K STORES INC		PO BOX 52085 - DC17		PHOENIX	AZ	85072
CISNEROS DOMINICK		28131 PINE HAVEN WAY #118		BONITA SPRINGS	FL	34135
CKV REAL ESTATE LLC		28280 OLD 41 RD #M4		BONITA SPRINGS	FL	34135
CLUB AT MEDITERRA INC		15755 CORSO MEDITERRA CIR		NAPLES	FL	34110
CM MINI FARMS LTD		8 VALLEYWEST RD		BRAMPTON	ON	L6P 2S9
CODE REALTY NO 4 LLC		27785 OLD 41 RD		BONITA SPRINGS	FL	34135
COLLINSON ANTHONY D		28161 PINE HAVEN WAY #132		BONITA SPRINGS	FL	34135
CONTOIS ROBERT E &		784 PATTY LN		WEBSTER	NY	14580
CROWN CASTLE GT COMPANY LLC		PMB 353	4017 WASHINGTON RD	MCMURRAY	PA	15317
D PIZZUTI LLC	SCOTT TRUE	308 SPIDER LILY LN		NAPLES	FL	34119
DANGELO CONSTANCE +		28221 PINE HAVEN WAY #153		BONITA SPRINGS	FL	34135
DANIELSON DENNIS ARNOLD		28201 PINE HAVEN WAY #145		BONITA SPRINGS	FL	34135
DEEP BLUE HOLDINGS GROUP LLC		3895 5TH AVE SW		NAPLES	FL	34117
DELIZIOSI LLC		12801 COMMERCE LAKES DR #14		FORT MYERS	FL	33913
DEPIETRI WILLIAM A TR		15 PRESIDENTIAL DR		SOUTHBOROUGH	MA	1772
DIESEL BLDG LLC	JIM SHARP	30 DOLPHIN CIR		NAPLES	FL	34113
DIESEL DRIVE LLC		16047 COLLINS AVE #503		SUNNY ISLES BEACH	FL	33160
DM PHOTO LLC		28210 OLD 41 RD #310		BONITA SPRINGS	FL	34135
DUJARDIN RICK		6139 ISLAND PARK CT		FORT MYERS	FL	33908
EAMES ROBYN		16496 NINTH LN		STUFVILLE	ON	L4A 7X7
ESTERO SHOWER & GLASS INC		25150 BERNWOOD DR #1		BONITA SPRINGS	FL	34135
FAKHOURY REAL ESTATE LLC	PAOLA FAKHOURY	5220 SEAHORSE AVE		NAPLES	FL	34103
FAUCONNEAU GUY & KITT		25140 RIDGE OAK DR		BONITA SPRINGS	FL	34134
FIRST CHOICE MOTORS INC		PO BOX 990642		NAPLES	FL	34120
FIVE K LLC		28280 OLD 41 RD #M1		BONITA SPRINGS	FL	34135
FL28101 LLC		18331 PINES BLVD		PEMBROKE PINES	FL	33029

Subjects: 1	Affected: 340	Buffer: 1000	Date: 2/4/2026 12:00:00 AM	List Size: 341		
FOWLIE RANDOLPH C		29061 MARCELLO WAY		NAPLES	FL	34110
FRAZA LLC		28131 PINE HAVEN WAY #115		BONITA SPRINGS	FL	34135
GAME B LLC		8841 W TERRY ST		BONITA SPRINGS	FL	34135
GAULT CAMPBELL		10341 MORNINGSIDE LANE		BONITA SPRINGS	FL	34135
GILBERT FRANK P		8 LINDEN AVE #C		GREENWOOD LAKE	NY	10925
GOAT INDUSTRIES LLC		27275 PATRICK ST		BONITA SPRINGS	FL	34135
GOEDE JOHN C TR		29090 TERAMO WAY		NAPLES	FL	34110
GREYHOUND COMMERCE PARK LLC PR	GREYHOUND COMMERCE PARK	2025 LAGUNA WAY		NAPLES	FL	34109
GREYHOUND PARK LLC	GEORGE FISHER	508 CARICA RD		NAPLES	FL	34108
GREYHOUND SQUARE LAND CONDOMIN		28011 PERFORMANCE LANE		BONITA SPRINGS	FL	34135
GROTE ACQUISITION HOLDINGS LLC	RICK GROTE	701 S INDIAN CAVE RD		MADISON	IN	47250
GSP HOLDINGS LLC		6270 HUNTINGTON LAKES CIR #202		NAPLES	FL	34119
GULF COAST ALUMINUM RE LLC		16751 LINK CT		FORT MYERS	FL	33912
HANNA ASSIM W TR		113 VALLEY VIEW DR		BASTROP	TX	78602
HANNA ASSIM W TR		113 VALLEY VIEW DR		BASTROP	TX	78602
HERITAGE PROPERTY HOLDINGS LLC		3561 PLOVER AVE		NAPLES	FL	34117
HERNANDEZ MARIA FERNANDEZ +		855 104TH AVE N #B		NAPLES	FL	34108
HICKORY HOMES INC		10981 BONITA BEACH RD SE		BONITA SPRINGS	FL	34135
HIGH ROAD HOLDINGS LLC		360 WARWICK WAY		NAPLES	FL	34110
HINES JEFFREY & DEBRA		28252 ISLET TRL		BONITA SPRINGS	FL	34135
HURLEY MARIALISA &		28201 PINE HAVEN WAY #152		BONITA SPRINGS	FL	34135
HUTCHINSON RA'SHACY +		4161 66TH AVE NE		NAPLES	FL	34120
INTEGRITY CHURCH INC		10421 PENNSYLVANIA AVE		BONITA SPRINGS	FL	34135
INVESTMENT BROS LLC		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135
IRISH TIDE VENTURES LLC		10957 K NINE DR		BONITA SPRINGS	FL	34135
ISLAND RESPITE LLC		8010 VIA SARDINIA ST #208		ESTERO	FL	33928
JAFFE SCOTT H TR		4402 SILVER FOX DR		NAPLES	FL	34119
JAYDE COURTNEY LLC		28730 DIAMOND DR #202		BONITA SPRINGS	FL	34134
JMP OF SOUTHWEST FLORIDA INC		3821 BONITA BEACH RD		BONITA SPRINGS	FL	34134
JOHN J SHAUGHNESSY III TRUST +		29080 TERAMO WAY		NAPLES	FL	34110
JOHNSON RODERIC TR		5515 W 130TH ST		CRESTWOOD	IL	60418
JOSEPH AND NICOLE GOLDING REAL		3240 MIDDLE RD #B2		COLUMBUS	IN	47203
K NINE INDUSTRIAL PROP I LLC		10964 K NINE DRIVE		BONITA SPRINGS	FL	34135
KAUTSKY NORMAN E &		1518 FOREST LAKES BLVD		NAPLES	FL	34105
KELLEY ANGELA M L/E		28231 PINE HAVEN WAY #166		BONITA SPRINGS	FL	34135
KENNEDY PAUL A & LILLIAM J		28689 ALESSANDRIA CIR		BONITA SPRINGS	FL	34135
KERSZULIS JOHN E & DAWN E		12339 DANIELLE DR		SOUTH LYON	MI	48178
LADY FLIPPERZ LLC		10911 BONITA BEACH RD SE #1041		BONITA SPRINGS	FL	34135
LATARSKI HENRY &		28233 SUNSET DR		BONITA SPRINGS	FL	34134
LAVOIE JOANNE H		28251 PINE HAVEN WAY # 171		BONITA SPRINGS	FL	34135
LEAHEY MATTHEW		28151 PINE HAVEN WAY #127		BONITA SPRINGS	FL	34135
LEE COUNTY		PO BOX 398		FORT MYERS	FL	33902
LEE FOUNDERS WAY LLC	JULIE GEORGE	2120 POWERS FERRY RD SE #300		ATLANTA	GA	30339
LEON RICARDO & DONTINA A		28231 PINE HAVEN WAY #168		BONITA SPRINGS	FL	34135
LIBERTY YOUTH RANCH LLC		PO BOX 366206		BONITA SPRINGS	FL	34136
LUCKY DOG LLC		28510 LA PLUMA WAY		BONITA SPRINGS	FL	34135
LXTK LLC		10821 FURLONG ST		BONITA SPRINGS	FL	34135
MALLOY MICHAEL K		28585 CLINTON LANE		BONITA SPRINGS	FL	34135
MANGER FAMILY LIMITED PARTNERS		29711 CROWN LAKE BLVD #200		BONITA SPRINGS	FL	34135
MARANO STEVEN		3447 VALENTIA WAY		NAPLES	FL	34119
MARDAN REALTY LLC		131 36 20TH AVE		COLLEGE POINT	NY	11356
MARKU TONIN & ARDIANE		15680 CANAL RD		CLINTON TOWNSHIP	MI	48038
MASON DAVID SCOTT +		1054 FOREST LAKES DR #108		NAPLES	FL	34105
MCKERNON KENT		31 NORTHWOODS RD		LAKE LUZERNE	NY	12846
MCWILLIAMS EAMON + KIMBERLY		240 25TH ST SW		NAPLES	FL	34117
MECH MICHAEL		11216 CARLINGFORD RD		FORT MYERS	FL	33913
MEDINA JOSE & YOLANDA D		1130 39TH ST SW		NAPLES	FL	34117
MEDITERRA COMMUNITY ASSN INC		15735 CORSO MEDITERRA CIR		NAPLES	FL	34110
MEDITERRA NORTH CDD		2300 GLADES RD #410W		BOCA RATON	FL	33431
MED-MAR LLC		1 CENTRAL PARK W # 34G		NEW YORK	NY	10023
MENG XIUXIA D/B/A XJS LLC		10070 MONTEVINA DR		ESTERO	FL	33928
MENZO LLC		28200 OLD 41 RD #205		BONITA SPRINGS	FL	34135
MINATEL ENRICO & LINDA		37 ANGELINA AVE		WOODBRIIDGE	ON	L4L 8N9
MIRANDA EDUARDO		12651 WATER OAK DR		ESTERO	FL	33928
MUIR ERNEST J & JOAN M		29071 MARCELLO WAY		NAPLES	FL	34110
MULLEN JAMES E		28161 PINE HAVEN WAY #136		BONITA SPRINGS	FL	34135
MY BONITA LLC		1101 LAS PALMAS DR		SANTA BARBARA	CA	93110
NELSON BEN L JR TR		10923 ENTERPRISE AVE		BONITA SPRINGS	FL	34135
NESTER MATTHEW TRISTIN		28251 PINE HAVEN WAY #170		BONITA SPRINGS	FL	34135
NICKERSON HOLDINGS LLC		PO BOX 266		BONITA SPRINGS	FL	34133
NIROOMAND DONNA J		28151 PINE HAVEN WAY #128		BONITA SPRINGS	FL	34135
NOBLES RITA AZARIANS L/E		28251 PINE HAVEN WAY #175		BONITA SPRINGS	FL	34135
NUCETE JEANNETTE CECLILA		28181 PINE HAVEN WAY #140		BONITA SPRINGS	FL	34135
OAK CREEK CHARTER SCHOOL OF BO		28011 PERFORMANCE LANE		BONITA SPRINGS	FL	34135
OLD BARN STORAGE LLC		10948 K NINE DR		BONITA SPRINGS	FL	34135
OLEARY JOHN &		28221 PINE HAVEN WAY #158		BONITA SPRINGS	FL	34135
PATRICH JACOB		3120 SEASONS WAY #305		ESTERO	FL	33928
PEDRA CHRISTI M TR		29010 MARCELLO WAY		NAPLES	FL	34110

Subjects: 1	Affected: 340	Buffer: 1000	Date: 2/4/2026 12:00:00 AM	List Size: 341		
PHBS 111 LLC		2316 PINE RIDGE RD #390		NAPLES	FL	34109
PIKE ANDREW J & SUSAN		29070 TERAMO WAY		NAPLES	FL	34110
PINE HAVEN BONITA SPRINGS 109		2316 PINE RIDGE RD #390		NAPLES	FL	34109
PINE HAVEN CONDO ASSN	RESORT MANAGEMENT	2685 HORESHOE DR S #215		NAPLES	FL	34101
PINE HAVEN PLAZA CONDO ASSN		10981 BONITA BEACH RD		BONITA SPRINGS	FL	34135
PINEAPPLE VISIONS LLC		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135
PRECISION PROSTHODONTICS DENTA		3753 SE 3RD AVE		CAPE CORAL	FL	33904
PRESSTIGE BUILDING LLC		10940 HARMONY PARK DR		BONITA SPRINGS	FL	34135
PROTONENTIS THOMAS &		90 LAURELWOOD RD		BRICK	NJ	8724
PUOPOLO DAVID F & MARY F		27772 KINGS KEW		BONITA SPRINGS	FL	34134
QUALITY STATE INVESTMENT LLC	BONITA STORAGE INN	8841 W TERRY ST		BONITA SPRINGS	FL	34135
R&W DISTRIBUTORS INC		2231 ORIOLE DR		SARASOTA	FL	34239
RACE TRACK REAL ESTATE LLC		PO BOX 701		BONITA SPRINGS	FL	34133
RACETRAC INC	PROPERTY TAX DEPT	200 GALLERIA PKWY SE #900		ATLANTA	GA	30339
RADIAN MANAGEMENT INC		16170 CARTWRIGHT LN		NAPLES	FL	34110
RANDALL JAMES H & RITA J		1917 CALL ST		LAKE LUZERNE	NY	12846
RE NAPLES HOLDINGS LLC		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135
REUTER SVEN		WALTER KOLB STRASSE 13B		FRANKFURT		60594
RJWFL LLC		23 BROOK WAY		DEMAREST	NJ	7627
RODGERS PETER H		28201 PINE HAVEN WAY #151		BONITA SPRINGS	FL	34135
RODRIGUEZ CARMEN		134 BURNT PINE DR		NAPLES	FL	34119
ROMANO THOMAS A TR		6625 N AVONDALE AVE		CHICAGO	IL	60631
S+R PROPERTIES OF FLORIDA LLC		26350 SUMMER GREENS DR		BONITA SPRINGS	FL	34135
SAGE CARLA JEAN		28101 PINE HAVEN WAY #101		BONITA SPRINGS	FL	34135
SALAS MICHAEL A &		10929 CHILDERS ST		BONITA SPRINGS	FL	34135
SAYAN DIEGO		28161 PINE HAVEN WAY # 135		BONITA SPRINGS	FL	34135
SCHLACKS SUSAN J TR		29055 TERAMO WAY		NAPLES	FL	34110
SG FL INVESTMENTS LLC	GERARD RIPO	1823 HANSON ST		FORT MYERS	FL	33901
SHANDY REAL ESTATES INC		4003 UPOLO LN		NAPLES	FL	34119
SHURTLEFF CRIAG W TR		702 OCEAN MEADOWS		FAIRHAVEN	MA	2719
SILVERFIELD JOHN I TR	HOLMES FRASER PA	711 5TH AVE S #200		NAPLES	FL	34102
SINCLAIR DAVID N & CAROL L		29095 TERAMO WAY		NAPLES	FL	34110
SNOVELROBERTSON REAL ESTATE LL		792 ASHBURTON DR		NAPLES	FL	34110
SNYDER REAL ESTATE HOLDINGS LL		28200 OLD 41 RD #208		BONITA SPRINGS	FL	34135
SOCCORSO RONALD & KATHY		405 ALLEN AVENUE		FRANKLIN SQUARE	NY	11010
SOTELO MANUEL F &		8118 ALMERIA RD		FORT MYERS	FL	33967
SOUTHWEST HOLDINGS LLC	PETER SMILANICH	PO BOX 110968		NAPLES	FL	34108
SPRINGHILL GROUP		900 PARISH ST		PITTSBURGH	PA	15220
SRC INVESTMENTS OF		28200 OLD 41 RD #209		BONITA SPRINGS	FL	34135
STOLL RENEE RITA		28161 PINE HAVEN WAY # 134		BONITA SPRINGS	FL	34135
SUNSTREAM HOTELS & RESORTS LLC		6620 ESTERO BLVD		FORT MYERS BEACH	FL	33931
SUTTON SANDRA		1030 N LEWIS ST		COLUMBUS	WI	53925
TALLINGER ELIZABETH		28281 PINE HAVEN WAY #190		BONITA SPRINGS	FL	34135
THOMPSON MICHELLE D		28231 PINE HAVEN WAY #163		BONITA SPRINGS	FL	34135
TMC CONNORS LLC		25272 PAPILLION DR		BONITA SPRINGS	FL	34135
TRULY HANDY LLC		28280 OLD 41 RD #M6		BONITA SPRINGS	FL	34135
TRUNTZ ANTHONY M +		28121 PINE HAVEN WAY #110		BONITA SPRINGS	FL	34135
TSIARESHKA ALIAKSEI		121 N COMPASS WAY #518		DANIA	FL	33004
TUCIOS REYES LLC		27060 BELLE RIO DR		BONITA SPRINGS	FL	34135
TUTTLE AGENCY SOUTH LLC		19 NEW HAVEN RD		SEYMOUR	CT	6483
VALOR PROPERTIES LLC		10971 BONITA BEACH RD SE #3		BONITA SPRINGS	FL	34135
VASINIUS DEVELOPMENT INC		14841 SW 154TH TER		MIAMI	FL	33187
VOSS KENNETH TR		26430 SUMMER GREENS DR		BONITA SPRINGS	FL	34135
VULTAGGIO JACK & ADELE		152 DU NIAGARA ST		KIRKLAND	QC	H9J 2Y9
WACKER SCOTT		28151 PINE HAVEN WAY #125		BONITA SPRINGS	FL	34135
WALTER MCKEE PROPERTIES LLC	MIKE E MCKEE	16210 OLD 41 N		NAPLES	FL	34110
WANG FANG		4575 KEY LARGO LANE		BONITA SPRINGS	FL	34134
WARD DONNA		624 KYLE RD		YORK	PA	17404
WARD DONNA		2053 VILLAGE CIR E		YORK	PA	17404
WBG SW FLORIDA INC		27800 OLD 41 RD		BONITA SPRINGS	FL	34135
WEGMAN CHRISTOPHER		28181 PINE HAVEN WAY	#141	BONITA SPRINGS	FL	34135
WEHMAN ZACHARY DOUGLAS &		28121 PINE HAVEN WAY # 111		BONITA SPRINGS	FL	34135
XJS LLC		10070 MONTEVINA DR		ESTERO	FL	33928
YLB INVESTMENTS LLC		4910 MAHOGANY RIDGE DR		NAPLES	FL	34119
ZAVADA INC		14691 TRIPLE EAGLE CT		FORT MYERS	FL	33912



Oakes Farm Bonita

NIM Summary

Exhibit B
Proof of Publication

AFFIDAVIT OF PUBLICATION

RVi Planning + Landscape Archi
28100 Bonita Grande Drive Suite 305
Bonita Springs FL 34135

STATE OF WISCONSIN, COUNTY OF BROWN

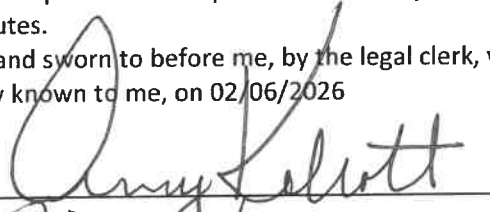
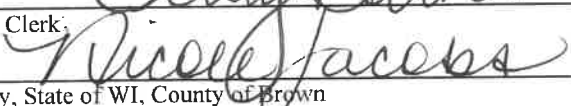
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 02/06/2026
FNP news-press.com 02/06/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/06/2026

Legal Clerk:



Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$137.20	
Tax Amount:	\$0.00	
Payment Cost:	\$137.20	
Order No:	12064265	# of Copies:
Customer No:	1582866	0
PO #:	LSAR0454198	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Wednesday, March 11, 2026
TIME: 5:30 PM

ADDRESS: Bonita Springs Fire
Department Station 24, 27701
Bonita Grande Dr, Bonita Springs,
FL 34135

In accordance with the requirements of the Bonita Springs Land Development Code, the Applicant, Oakes Farms, Inc., will be presenting information to the public on the following request:

An amendment to the existing Race-track Commercial Planned Development to modify the list of uses and master concept plan to allow for indoor and outdoor commercial recreational facilities, as well as ancillary restaurant and bar/lounge uses. The property is located at 10601 Bonita Beach Road, Bonita Springs, Florida (STRAP Numbers 02-48-25-B2-00009.0000).

The meeting will be held at 5:30 p.m. on Wednesday, March 11, 2026, at Bonita Springs Fire Department Station 24, 27701 Bonita Grande Dr, Bonita Springs, FL 34135.

For questions please contact:

RVi Planning + Landscape Architecture, Inc. c/o Patty Kulak
28100 Bonita Grande Drive, Suite
305, Bonita Springs, FL 34135
(239) 908-3408 OR PKulak@
RViPlanning.com

February 6 2026
LSAR0454198



Exhibit C List of Participants

Neighborhood Information Meeting

Project: Wave at Richards

Date: 02/25/2026

Name	Address	Email	Phone Number
1. Patrick Hess	10466 Ventura Ave	Patrick.Hess@wave.yahoo.com	239-2387329
2. Greg Baill	10610 Immokalee RD	Gregball70@yahoo.com	239-938-6950
3. Jody Anderson	2260 Richards St	andjode@yahoo.com	
4. Mirleena Parley	10466 Ventura Ln	mrgfor@yahoo.com	
5. Eric Maslany	2060 Krape Rd	marykay2000@aol	239-455-1686
6. Eric Maslany	2060 Krape Rd	marykay2000@aol	239-455-1686
7. Eric Maslany	2060 Krape Rd	marykay2000@aol	239-455-1686
8. Eric Maslany	2060 Krape Rd	marykay2000@aol	239-455-1686
9. Eric Maslany	2060 Krape Rd	marykay2000@aol	239-455-1686
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24.			

Neighborhood Information Meeting

Project: Wave at Richards

Date: 02/25/2026

Name	Address	Email	Phone Number
1. CHUCK STANLEY	761 MUNDAI	CHUCK STANLEY	CHUCK STANLEY
2. Carter Straws	761 Munda	Carter Straws 222@gmail.com	
3. TED MURRAY	10467 Ventura Dr	TEDMURRAY315@yahoo.com	
4. MAE TIGHEAS	10463 Ventura Ave	MAE TIGHEAS	MAE TIGHEAS
5. Debra Spizurza	2312 Grenadiers		
6. David Spizurza	Wey	dspizurza@gmail.com	
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Oakes Farm Bonita

NIM Summary

Exhibit D

PowerPoint Presentation

Race Track CPD – Phase 2

Neighborhood Information Meeting

March 11, 2026

All images are conceptual and illustrative only. Final design subject to change.



RVi

Project Team

Property Owner	Bonita – Fort Myers Corporation
Applicant	Oakes Farm, Inc.
Land Use Attorney	Rich Yovanovich; Coleman, Yovanovich & Koester
Land Use Planners	Patty Kulak & Alexis Crespo, AICP; RVi Planning + Landscape Architecture
Project Engineers	Jason White, P.E.; Exceptional Engineering
Architect	Joleen Darragh; Southview Studios
Traffic Consultant	Ted Treesh, P.E.; TR Transportation Consultants, Inc.
Environmental Consultant	BearsPaws Environmental Consulting
Construction	Dan Hemmer; Hemmer Construction
Acoustical Engineer	Michael Keane, P.E.; Keane Acoustics, Inc.



Project Location



Property Overview

- **Address:** 10601 Bonita Beach Road
- **Zoning District:** Commercial Planned Development (CPD)
- **Overlay District:** Bonita Beach Road Corridor
- **Access:** Old 41 Road & Bonita Beach Road



Property Overview

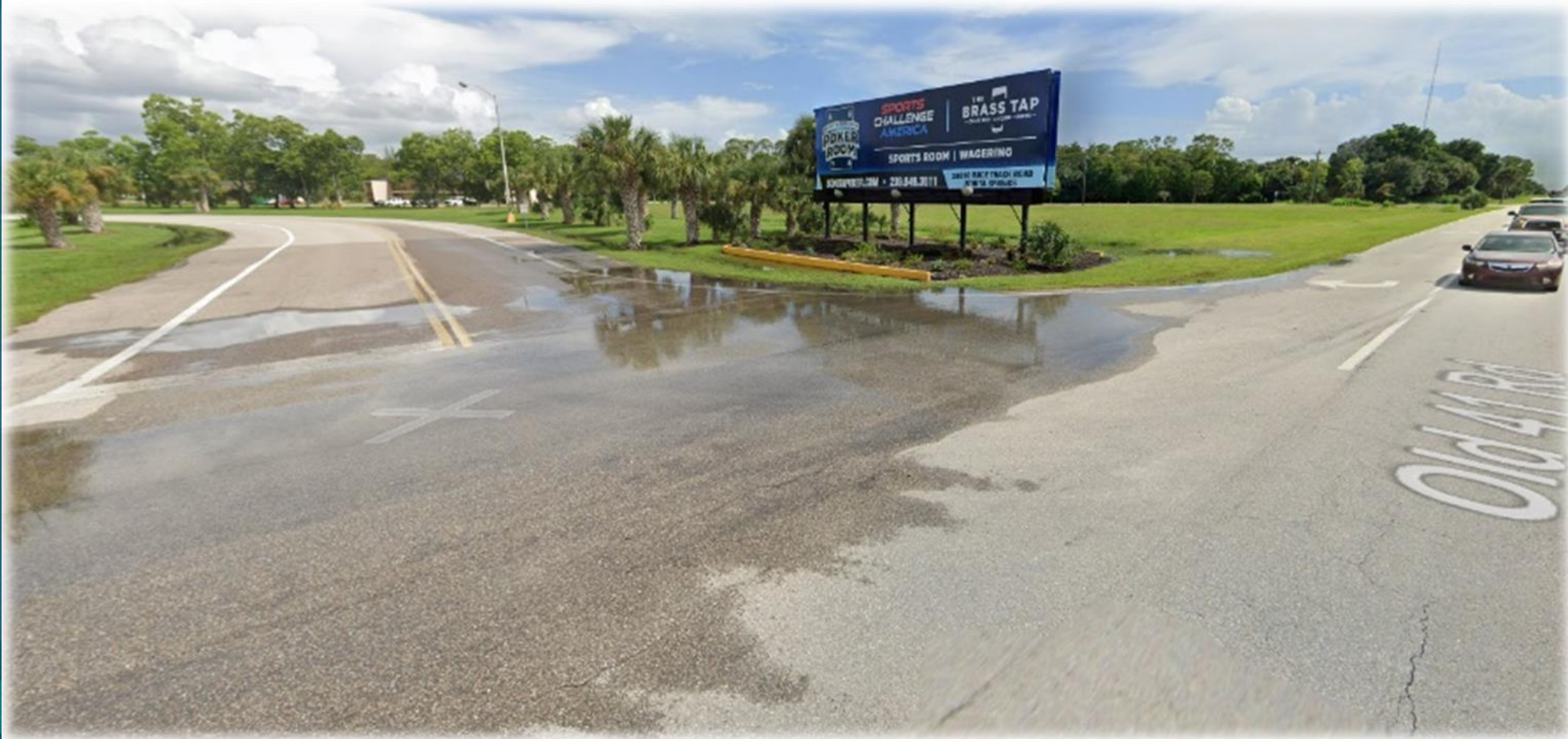
- Mosiac at Oak Creek Waterline Apartments:
1,000+/- Feet to the North
- Mediterra Community:
2,040+/- Feet to the South
- Pine Haven Condominiums:
1,550+/- Feet to the East



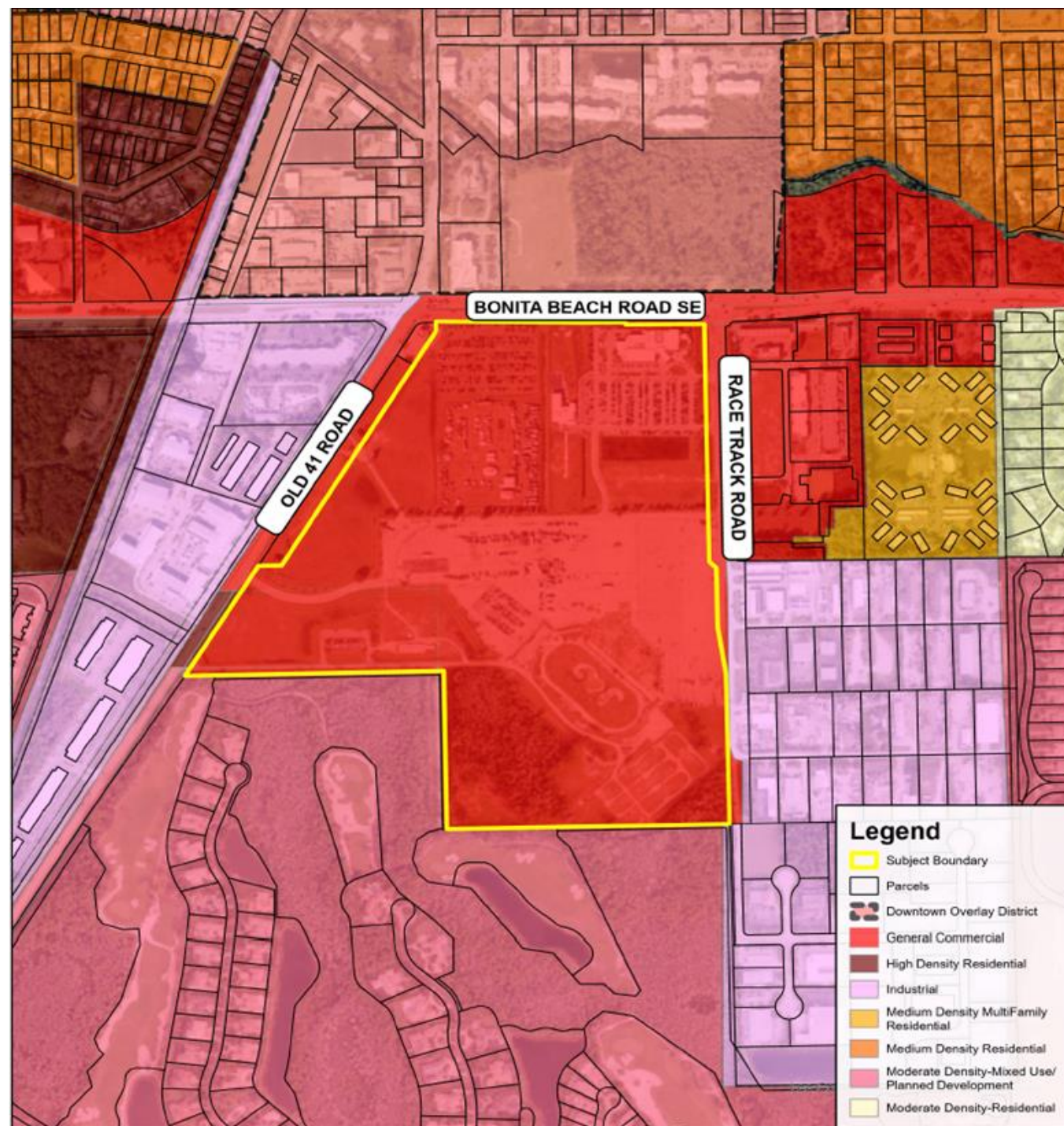
**Property
View:
Eastbound
on Bonita
Beach
Road**



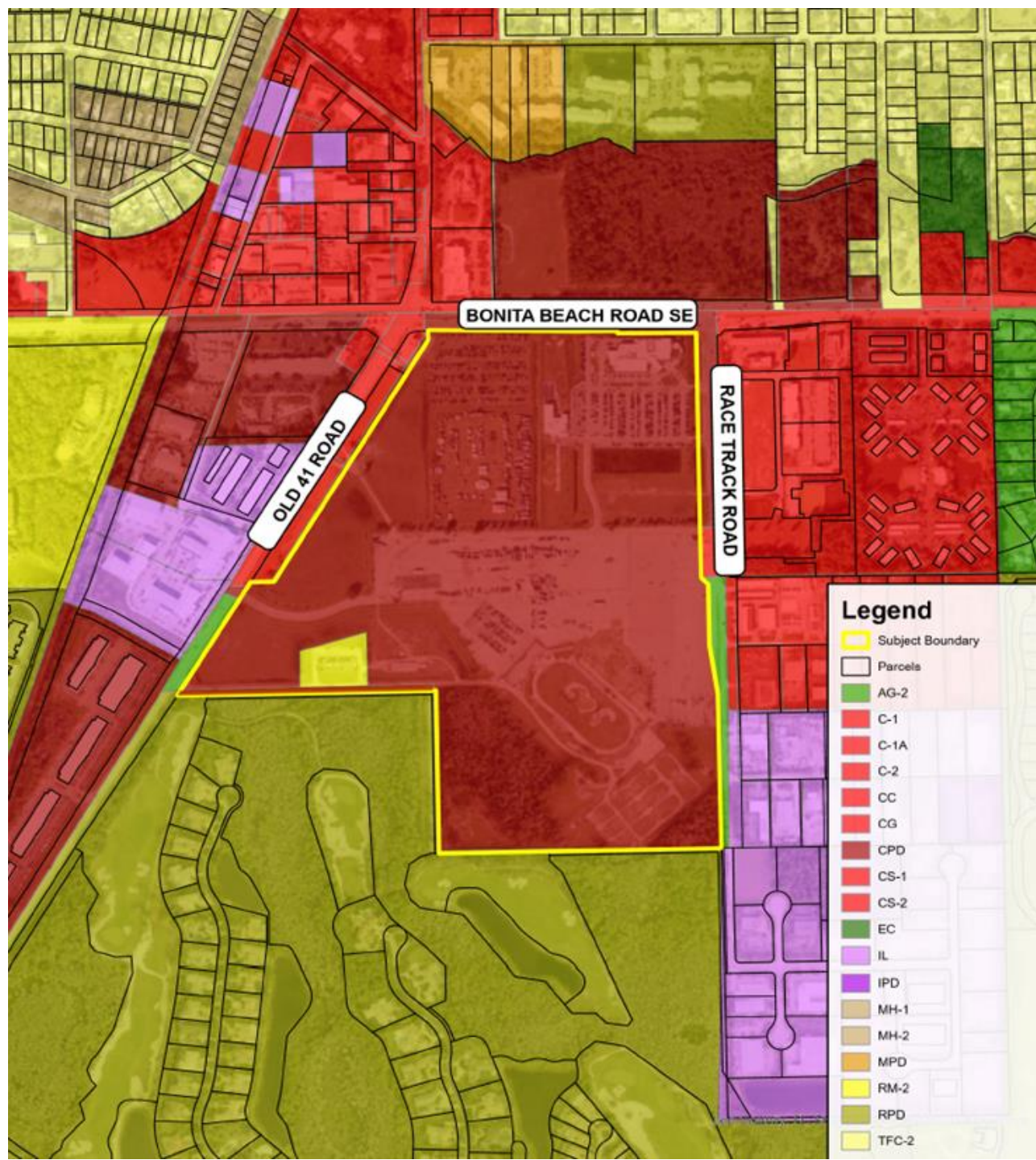
Property View: Eastbound Old 41



Future Land Use Map



Zoning Map



Existing Approval: Race Track CPD

Ordinance 2019-02:

- Rezoned from AG-2, RM-2, C-2, and CPD zoning districts to a Commercial planned development (CPD) to allow for a two phased zoning approval.
- Condition of Approval states “*No new development for Phase 2 is authorized by this zoning. Any expansion and/or new uses in Phase 2 shall require an amendment to the CPD or rezoning to a new CPD*”.
- Findings and Conclusion by Council agreed the requested planned development was consistent with the intensities and general uses set forth in the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.

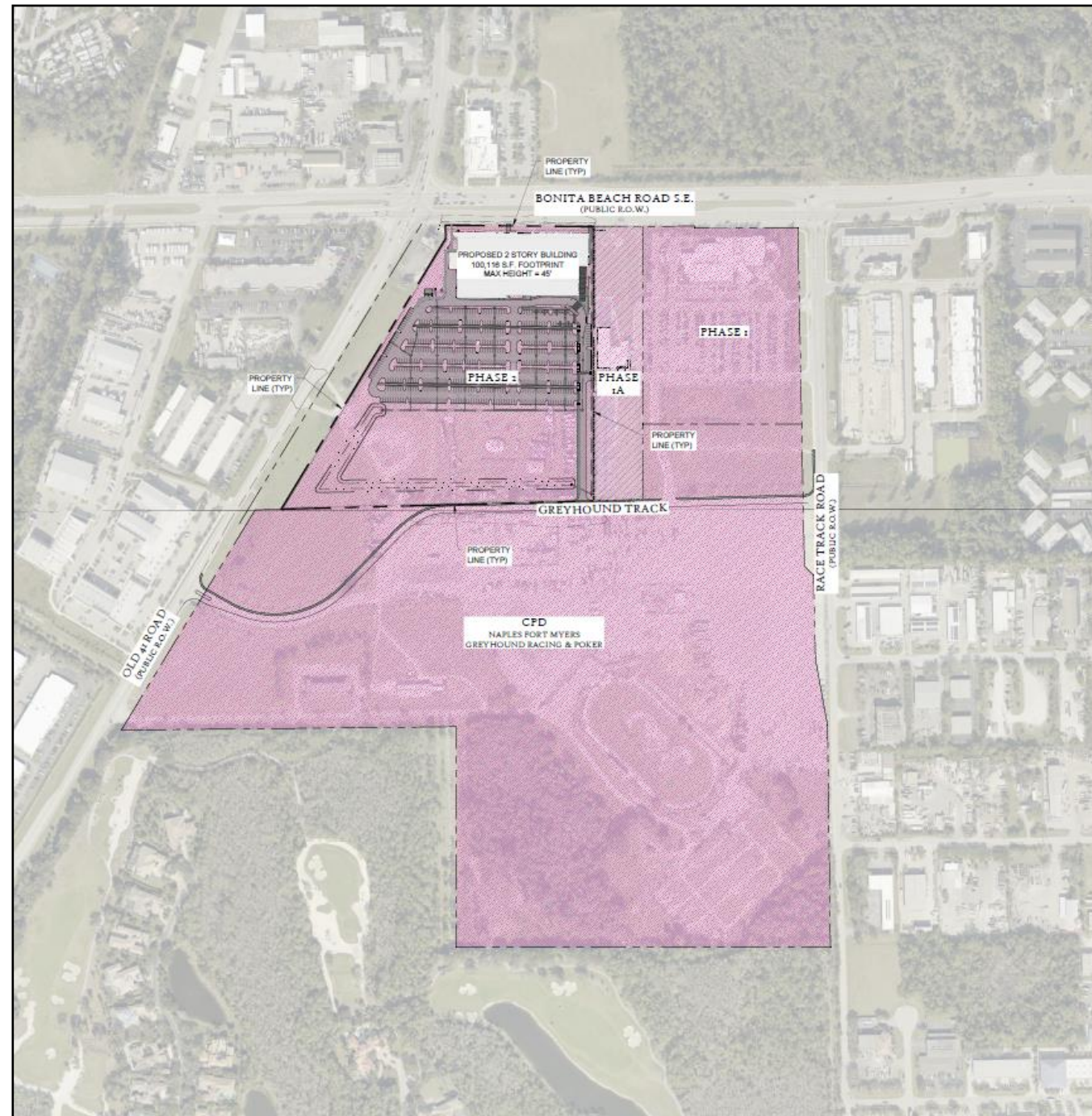
This aerial map illustrates the proposed development phases for the Hughes Fort Myers Golf Course & Polo area. The map is divided into two main sections: Phase 1, highlighted in yellow, and Phase 2, highlighted in red. Phase 1 is located in the upper right portion of the map, while Phase 2 covers a larger area in the center and lower right. A small, hatched rectangular area is visible within Phase 2. The map also shows the existing Hughes Fort Myers Golf Course & Polo, which is situated to the south of Phase 2. Surrounding roads include Bonita Beach Road S.E. at the top, Old 41 Road on the left, and 6 Mile Drive and 10th Avenue on the right. The map is labeled with 'PHASE 1', 'PHASE 2', and 'Hughes Fort Myers Golf Course & Polo'.



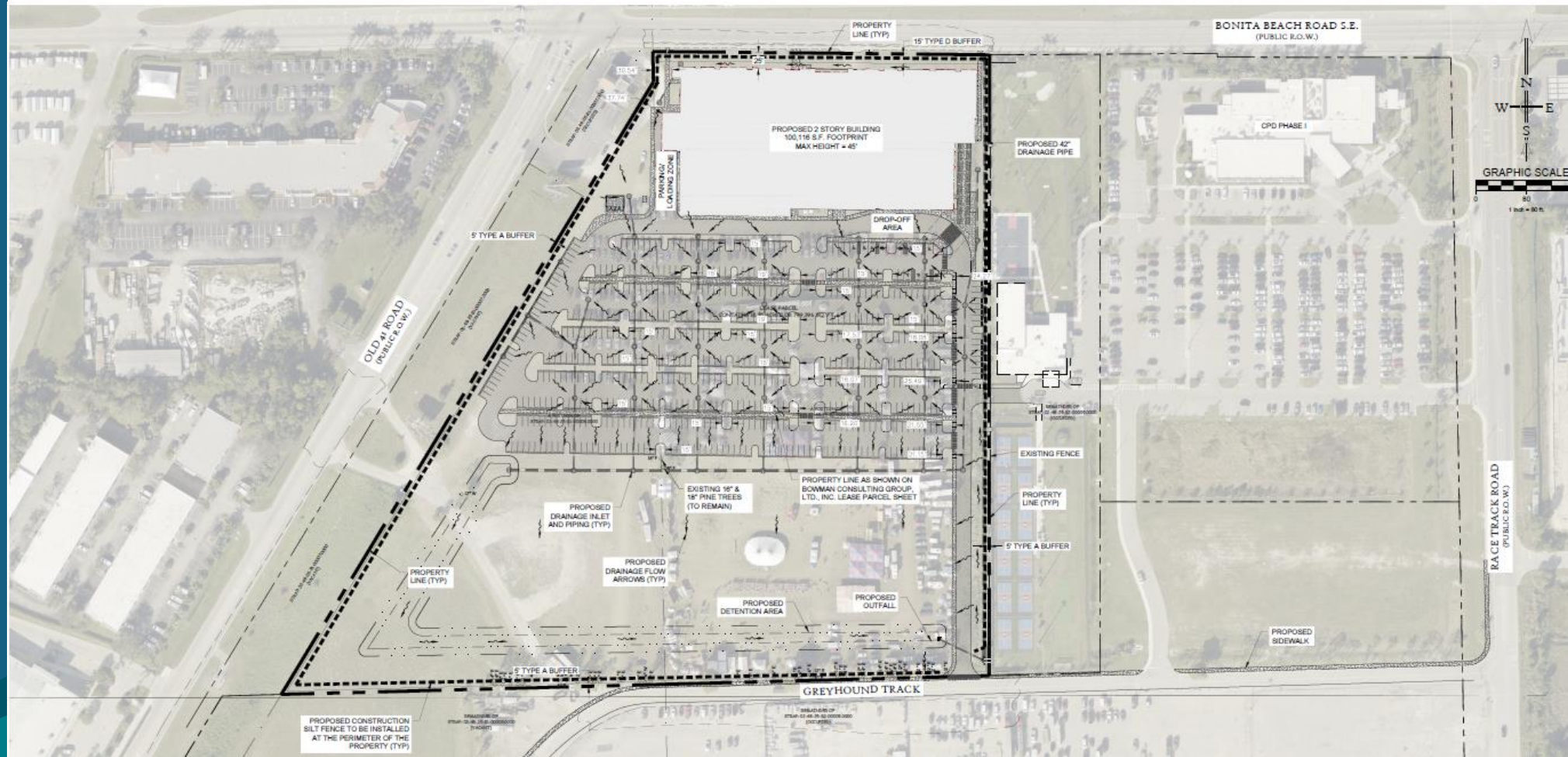
Request

An amendment to Phase 2 of a Commercial Planned Development (CPD) schedule of uses to allow for an indoor/outdoor entertainment venue and to establish development regulations, and to request one (1) deviation.

Existing Approval

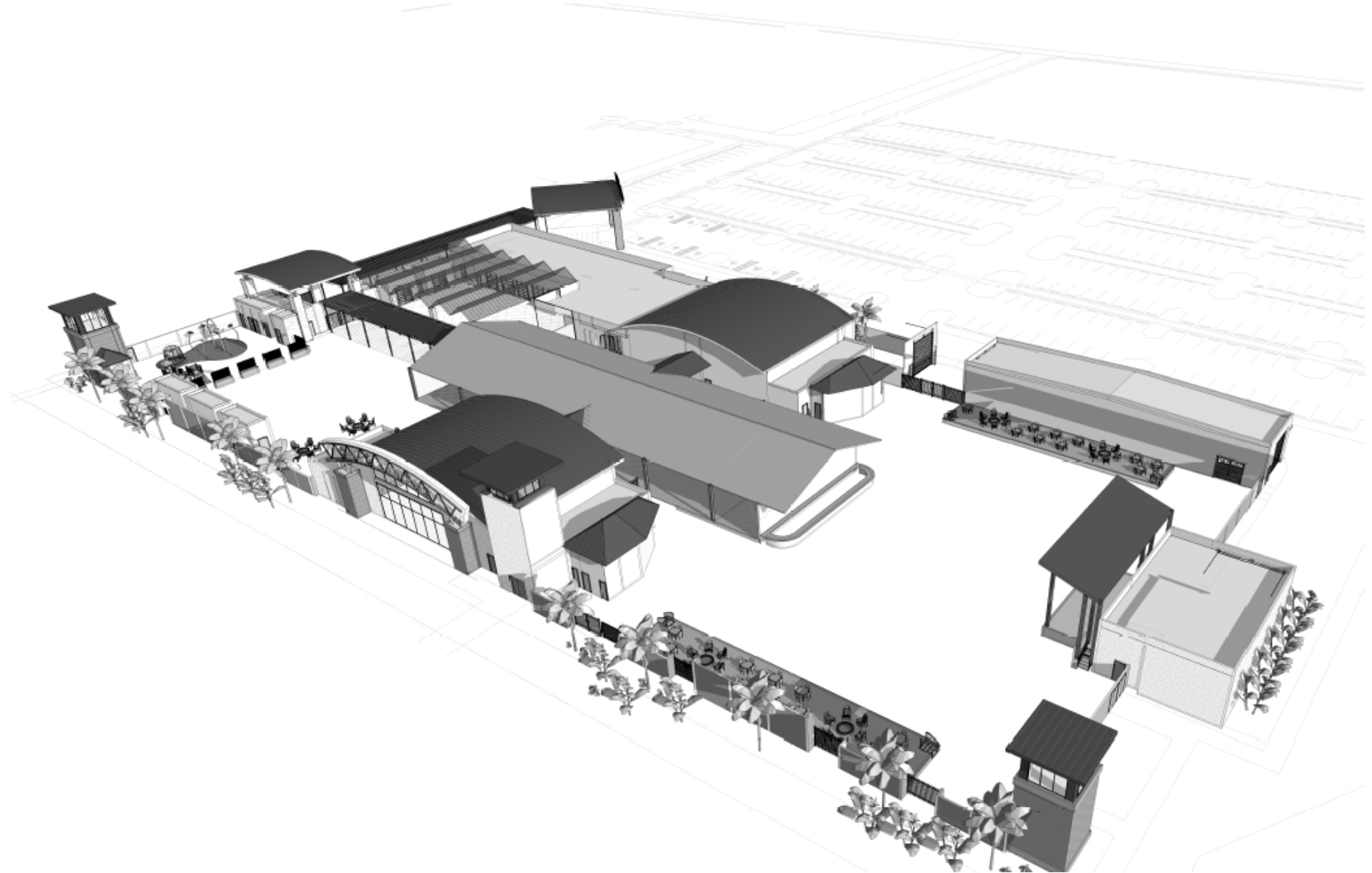


Proposed Concept Plan



All images are conceptual and illustrative only. Final design subject to change.

Interior Concept Plan



Landscape Buffers

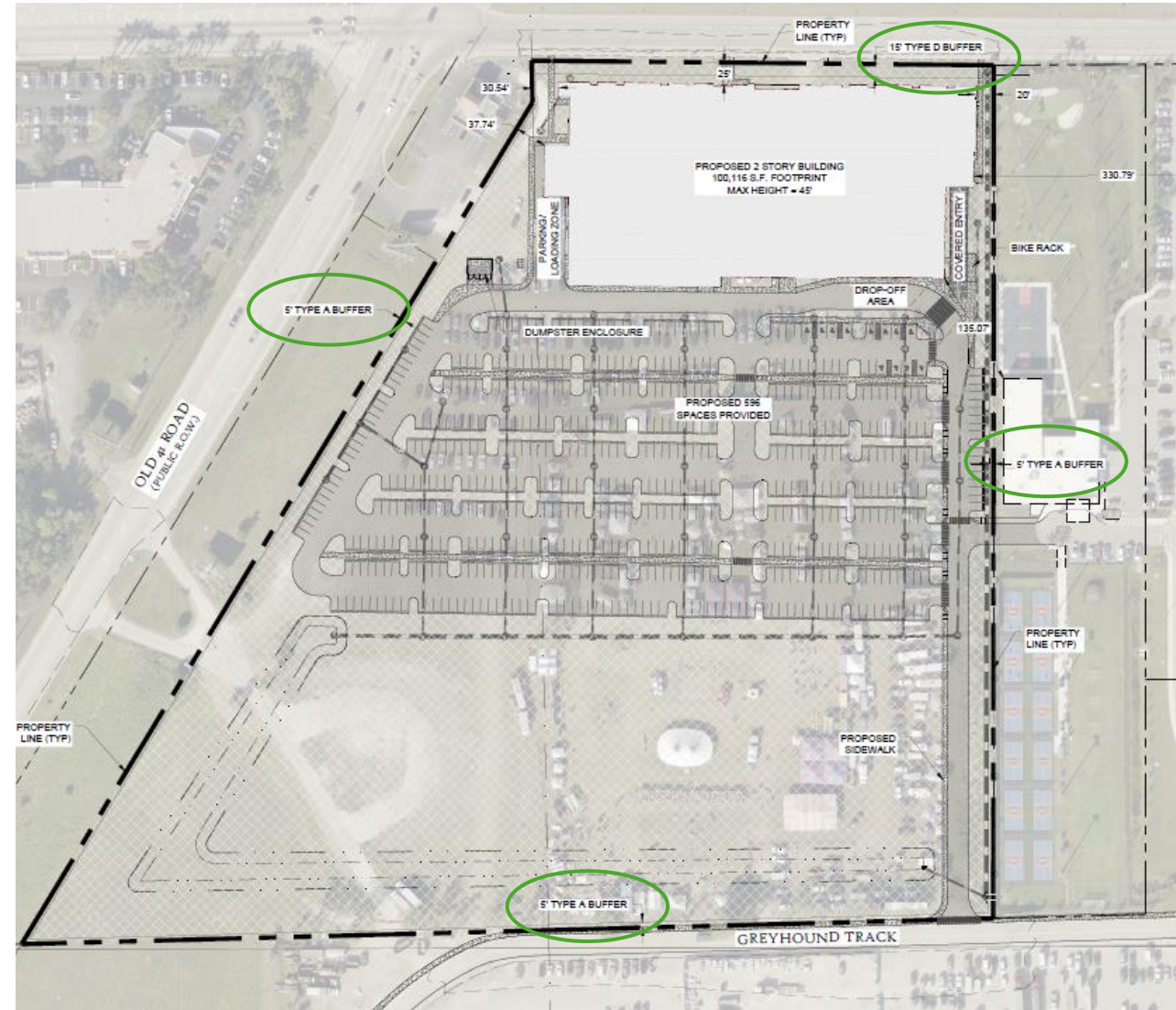
Bonita Beach Road: 15' Type "D" Buffer

- 5 trees planted every 100 linear feet
- Double-staggered hedge row planted and maintained at 3 feet.

Internal:

5' Type "A" Buffer

- 4 trees planted every 100 linear feet



Development Regulations

Hours of Operation:

- Monday – Wednesday: 8:00am – 10:00pm
- Thursday and Sunday: 8:00am – 12:00am
- Friday and Saturday: 8:00am – 2:00am
- Holidays and Special Events: 8:00am – 2:00am

Maximum Building Height: 45 feet (2 stories)

Building Setbacks:

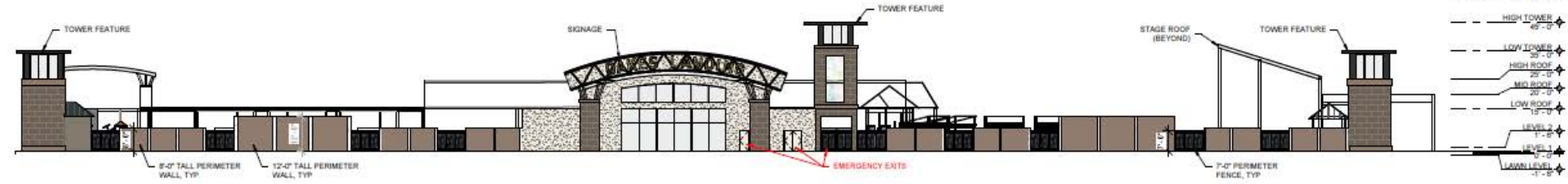
- North (Bonita Beach Road): 25 feet
- East: 20 Feet
- South: 20 Feet
- West: 25 feet

Parking Spaces:

- Required: 419
- Proposed: 596 – One deviation required for additional parking

All images are conceptual and illustrative only. Final design subject to change.

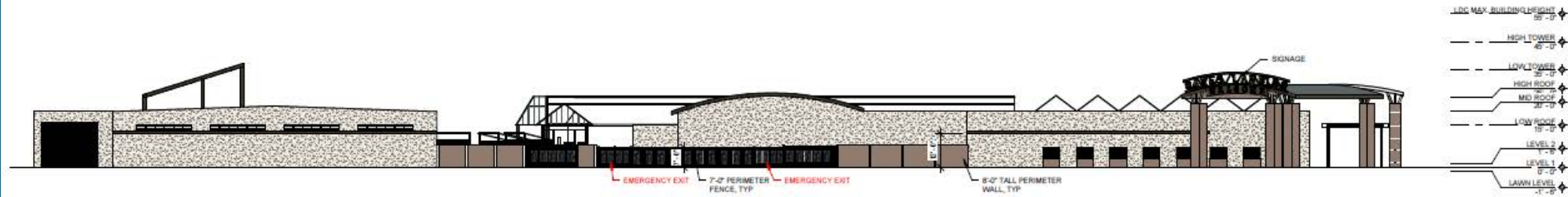
Renderings



① NORTH ELEVATION



② EAST ELEVATION



③ SOUTH ELEVATION



④ WEST ELEVATION

All images are conceptual and illustrative only. Final design subject to change.

Renderings



① 3D VIEW - LOOKING EAST FROM BONITA BEACH RD



③ 3D VIEW - LOOKING SOUTH FROM OLD 41 RD



② 3D VIEW - LOOKING NORTH FROM OLD 41 RD

Project Timeline & Next Steps

Pre-Submittal
NIM

Held December 3, 2024

Staff Review

3 Rounds of Reviews
Deemed Sufficiency February 11, 2026

Post Sufficiency
NIM

★ Current: March 11, 2026

Public
Hearings

Zoning Board
City Council 1st Reading
City Council 2nd Reading

**Stay In
Contact**

Land Use Planner:

Patty Kulak

PKulak@rviplanning.com

Office: 239-908-3408





**CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
APPLICATION: PD25-122564-BOS**

This is a courtesy notice of a proposed zoning action within 375 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Mike Fiigon, Planner, at (239) 444-6151, or mfiigon@cityofbonitaspringscd.org**. Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

<http://cityofbonitasprings.org/cms/one.aspx?pageld=13788499>

Planning and Zoning Board: May 19th, 2026 at 9:00am Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135	City Council: June 3rd, 2026 at 5:30pm (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135 June 17th, 2026 at 5:30pm (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135
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CASE NUMBER: PD25-122564-BOS

CASE NAME: Race Track Commercial Planned Development (CPD) – Phase 1

REQUEST: An amendment to Phase 2 of a Commercial Planned Development (CPD) schedule of uses to allow for an indoor/outdoor entertainment venue and to establish development regulations, and to request one (1) deviation.

LOCATION: The subject property is located at 10601 Bonita Beach Rd. and 28191, 28251, 28281, 28341 Old 41 Rd., Bonita Springs FL 34135. STRAPs: 02-48-25-B1-00011.0120, 02-48-25-B2-00009.0000, 02-48-25-B1-00011.0130, 02-48-25-B1-00008.0000, 02-48-25-B1-00014.0000.

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. Such reasonable accommodation will be provided at no cost to the requester.

Any person who may seek to appeal a decision made by the board on any matter at the 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.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose _____

Application: PD25-122564-BOS: Race Track CPD – Phase 1

DATE: _____
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:

NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.