

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 25 - 10

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; CONSIDERING A REQUEST TO REZONE APPROXIMATELY FIVE (5) ACRES FROM THE BEACH ZONE OF THE BONITA BEACH ROAD CORRIDOR OVERLAY AND RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONING DISTRICTS TO A COMMERCIAL PLANNED DEVELOPMENT (CPD), TO ALLOW UP TO 23,717 SQUARE FEET OF COMMERCIAL USES AND SIX (6) MULTI-FAMILY DWELLING UNITS, AND TO REQUEST EIGHT (8) DEVIATIONS; LOCATED AT 4570, 4612, 4640, 4654, 4696, AND 4752 BONITA BEACH ROAD SOUTHWEST, STRAP NUMBERS: 32-47-25-B4-00055.0000, 32-47-25-B4-00056.0010, 32-47-25-B4-00056.0040, 32-47-25-B4-00056.0020, 32-47-25-B4-00056.0000, 32-47-25-B4-00064.0000, 32-47-25-B4-0030A.0000 AND 32-47-25-B4-0030B.0000, BONITA SPRINGS, FLORIDA 34134; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Bayside Holdings on Hickory, LLC has requested to rezone approximately five (5) acres of vacant property within the Bonita Beach Road Corridor Overlay, to a Commercial Planned Development (CPD) zoning designation

WHEREAS, the properties are located on the northern side of Bonita Beach Road, west of Imperial Shores Blvd. The addresses provided are: 4570, 4612, 4640, 4654, 4696, and 4752 Bonita Beach Road Southwest. The Applicant indicates the STRAP numbers are: 32-47-25-B4-00055.0000, 32-47-25-B4-00056.0010, 32-47-25-B4-00056.0040, 32-47-25-B4-00056.0020, 32-47-25-B4-00056.0000, 32-47-25-B4-00064.0000, 32-47-25-B4-0030A.0000 and 32-47-25-B4-0030B.0000; and, is described more particularly as:

See Exhibit "A"

WHEREAS, a Public Hearing was advertised and heard on August 19, 2025 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board"), who gave full consideration to the evidence available and recommended approval (5-1) of the applicant's request and gave full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all interested parties. The Staff Report prepared by Community Development, and evidence submitted at the Zoning Board hearing is on file with the City Clerk; and

WHEREAS, the case was presented for First Reading for the City Council at their September 2, 2025, meeting; and

WHEREAS, City Council at their September 17, 2025, meeting considered the record of the Zoning Board on Case PD23-109173-BOS, and gave full consideration of the Staff Recommendation, the evidence and testimony.

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

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request to rezone ±5 acres from Residential Planned Development (RPD) and the Beach Zone of the Bonita Beach Road Corridor Overlay to Commercial Planned Development (CPD). In so doing, the City Council makes the following findings and conclusions, upon an analysis of the application and the standards for approval subject to the following conditions and deviations:

Conditions:

1. The project shall be generally consistent with the Master Concept Plan provided and labeled as Exhibit "B."
2. Schedule of Uses (not to exceed 23,717 commercial square feet or upon an acceptable review up to 25,000 square feet):
 - a. Accessory Uses and Structures
 - b. Administrative Offices
 - c. Clothing Stores, General
 - d. Consumption on Premises Associated with Restaurant, Group III, including Outdoor Seating Areas
 - e. Drive-Thru Facility (Limited to One (1))
 - f. Dwelling Units: Multiple-Family Building (A Maximum of Six (6) Dwelling Units)
 - g. Essential Services
 - h. Essential Service Facilities, Group I
 - i. Excavation, Water Retention, Including Excess Spoil Removal in Compliance with the LDC, subject to Condition 9.
 - j. Fences, Walls
 - k. Food Stores, Group I
 - l. Gift and Souvenir Shop
 - m. Open Space (Minimum 20% Required)
 - n. Package Sales for Off-Premises Consumption- limited to One (1) for sales within the ancillary retail store of the Waterfront Restaurant.
 - o. Parking Lot, Accessory
 - p. Rental or Leasing Establishments, Group I (Kayaks, Stand-up Paddle Boards, and Other
 - q. Non-Powered Personal Water Vessels)
 - r. Residential Accessory Uses

- s. Restaurant, Fast Food
- t. Restaurant, Group I, II, and III; With Outdoor Seating
- u. Signs, In Accordance with Chapter 6
- v. Temporary Uses
- w. Variety Store with Package Sales of Alcohol for Off-Premises Consumption, Located within the Waterfront Restaurant (Limited to One (1)). No consumption of package beverages shall take place on the Properties or associated wet slips.
- x. Multi-Slip Docking Facility (Private), Wet Slips, Accessory (A Maximum of 25 Wet Slips). These slips shall be transient and only be available for use by patrons of the commercial uses within the CPD, subject to Condition 10. Slips are not to be rented or sold. No boat ramp shall be provided, nor parking for vehicles and trailers. No dry storage, service, repairs, rentals, or sale of marine fuel and lubricants shall occur.

3. Property Development Regulations: The Applicant proposes the following minimum property development standards:

Regulation	Standards
Lot Width	As depicted in Master Concept Plan
Lot Depth	As depicted in Master Concept Plan
Min. Lot Area	As depicted in Master Concept Plan
Max. Lot Coverage	40%
Max. Height	35 feet (2 stories) where shown in MCP
Street Setback*	Min. 15 feet
Side Setback	5 feet
Rear Setback **	20 feet (principal) 10 foot; (accessory)
Waterbody Setback***	25 feet (principal) 10 foot; (accessory)**
Preserve Setback	30 feet (principal) 0 feet (accessory)
Open Space	20%

*Per Deviation (4.a), their associated setback shall not be applicable to principal structures and accessory structures.

**A minimum setback of 0 ft. from waterbodies shall be permitted for pedestrian boardwalks and outdoor seating. This includes outdoor seating that is structurally part of the principal structure, for the waterfront restaurant only.

***Measured from the mean high-water line.

4. Parking shall be provided for the waterfront restaurant as follows:

- a. 1 space per 100 square feet of indoor seating area,
- b. 1 space per 300 square feet of other indoor area, and
- c. 3 spaces per 1,000 square feet of outdoor seating areas.
- d. Credit for boat slip parking is allowed where the slips have all necessary permits and are located on navigable waterways, using the formula 1 boat slip = 1 vehicle space, if each and all boat slips credited shall not be leased or rented for boat storage or utilized for any purpose other than

customers frequenting said restaurant. Credit for boat slip parking shall be limited to a maximum of ten percent of a restaurant's required parking, not to exceed a total credit of ten parking spaces, with the amount credited determined by the city manager or their designees based on the likelihood of restaurant customers using these wet slips during peak business hours of the restaurant.

This standard shall be revisited two (2) years from the date of Certificate of Occupancy of the waterfront restaurant. Staff and the Applicant shall come back to City Council, who will consider the record, which is preserved as of the date of adoption, and any new information which occurs during the test period. No additional application is necessary. City Council's actions will be by ordinance, in which they will decide whether to continue the ordinance with existing conditions or adopt additional conditions if it is deemed necessary as a result of the test period.

Parking for the other permitted uses within the CPD shall be provided consistent with LDC Sec. 4-1728, et seq.

5. The drive-thru facilities shall be generally consistent with Exhibit C, as further conditioned in this Staff Report, and shall be further analyzed by the City Architect at time of local development order.
6. The Applicant shall provide an easement to the public for the use of the multi-modal pathway through the site.
7. The golf cart parking on site is solely intended for maintenance and operation purposes of the site. Patrons are not permitted to bring golf carts to the site for any purpose unless they are authorized to be legally driven on the public roadways and shall be parked within the designated vehicle parking spaces.
8. Consumption on Premises and Bonita Springs Noise Control Ordinance.
 - a. This outdoor music request is conditionally approved for one (1) year from the date of Certificate of Occupancy of the waterfront restaurant or three (3) valid violations of the City's Noise Ordinance are documented, whichever occurs first. After the sooner threshold, Staff and the Applicant shall come back to City Council, who will consider the record, which is preserved as of the date of adoption, and any new information which occurs during the test period. No additional application is necessary. City Council's actions will be by ordinance, in which they will decide whether to continue the ordinance with existing conditions, approve Applicant's requested conditions or adopt additional conditions deemed necessary as a result of the test period.
 - b. The kitchen shall stay open until one hour prior to restaurant closing.
 - c. Consumption on Premises shall cease fifteen (15) minutes prior to the end of the hours of operation.

- d. The sale and service of alcoholic beverages for on-site consumption will be in conjunction with the Restaurant, Group III use. A request for outdoor consumption for any other use requires separate approvals.

Hours of operation are limited from:

- i. Indoor
 - 1. 9:00 AM- 10:00 PM Sunday-Thursday
 - 2. 9:00 AM- 11:00 PM Friday and Saturday
- ii. Outdoor
 - 1. 9:00 AM- 9:30 PM Sunday through Thursday
 - 2. 9:00 AM- 10:00 PM Friday and Saturday
- e. Live Entertainment Restrictions:
 - i. Live entertainment shall not be permitted in outdoor areas unless explicitly approved at the time of local development order. Such approval must be accompanied by:
 - 1. A certified sound study conducted by a qualified acoustical professional; and
 - 2. A sound engineering plan demonstrating compliance with the Bonita Springs Noise Control Ordinance; and
 - 3. The sound engineering plan shall provide a specific location for the band/performer location, rear elevations at the building and specific proposed setups which shall include the requested open windows/doors/openings.
 - ii. Outdoor Music and Sound Requirements:
 - 1. Any music or sound that is piped into or played in outdoor seating areas shall:
 - a. Be transmitted exclusively through a professionally sound-engineered system; and
 - b. Not exceed 70 dBA, as measured from the property line, in addition to those standards set forth in the City's Noise Control Ordinance.
 - c. Outdoor music shall cease at 9:00 PM Sunday through Thursday. Outdoor entertainment is limited to one solo performer.
 - iii. All televisions, speakers and lighting shall be oriented towards the site. The Applicant will also provide, to the greatest extent possible, sound deadening equipment and angle their speakers in a manner that reduces sound travel to nearby residents.
 - iv. If televisions are located outside, the sounds from the televisions shall not exceed 70 dba when measured from the property line. Televisions screens and lighting cannot be visible or emanate glare onto any arterial, collector or local road or onto properties outside the boundaries of Exhibit A.
 - v. All lighting shall be Dark Skies compliant, consistent with LDC Section 3-269.

9. Environmental

- a. In support of Deviation 4, a Planting Plan shall be provided with the Preserve Management Plan to provide sufficient buffering with appropriate native vegetation after invasive exotic vegetation removal. The Preserve Management Plan shall be provided at the time of local development order application. Plantings outside of the indigenous preserve will be provided with the Landscape Plan. These plantings shall be installed prior to the start of vertical building construction on the site.
 - i. Additionally, after the removal of exotic vegetation, supplemental shoreline planting shall be provided to ensure the parking is adequately buffered.
- b. In support of Deviation 5, at the time of local development order, the landscape and architectural plans shall demonstrate screening and buffering that meets the intent of this code section.
- c. Prior to issuance of local development order and associated building permits, the Applicant shall demonstrate consistency with the Lee County Manatee Protection Plan. The wet slip count confirmation, and amount of law enforcement fee payment required for consistency shall be provided to City staff and shall be completed/paid prior to the use of the docks or as required by Lee County.
- d. A maximum of twenty-five (25) wet slips are permitted for the project, in the areas outlined in the Master Concept Plan, as further restricted by agency review. This number is subject to reduction based on permitting review from all required agencies, including but not limited to the Lee County Manatee Protection Plan and Conservation/Coastal Management Element of the Bonita Plan consistency.
 - i. If fewer than 25 wet slips are approved as part of the County and State review, those slips on the eastern position of the site shall be eliminated and work towards the west.
 - ii. These wet slips are solely intended on a transient basis to serve the patrons visiting the on-site commercial uses. Overnight and permanent docking are prohibited. Occupancy of the dock is solely permitted for docking during use of the site. After restaurant/retail use is complete, vessels shall leave the dock. Patrons of the site are subject to the Bonita Springs Noise Control Ordinance at all times.
 - iii. Signage shall be posted indicating use rules of docking facilities. Additionally, signage shall be installed in visible location warning slip users against dumping of any wastes into the waterway.
 1. Boat mooring is not permitted overnight. Slips are not available for rent or lease for use as boat storage.
 2. No fueling facilities or boat services and repairs permitted.
 - iv. The mangroves that will be retained as part of Deviation 4 pertaining to LDC Section 4-899(b)(4)d.ii., shall not be trimmed for the purpose of providing view corridors to the water, but may be maintained and trimmed in accordance with the Florida

Mangrove Trimming Preservation Act. The applicable area where trimming is limited is identified on the MCP.

- e. The kayak launch is solely intended for the patrons renting the non-powered personal water vessels on the day of rental.
 - i. Storage of all non-powered personal water vessels shall be delineated at time of local development order and designed to meet LDC Chapter 3-486 et. seq. Storage in designated parking spaces is not permitted.

10. Transportation and Multimodal

- a. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. At time of local Development Order, the Applicant shall submit a complete Traffic Impact Statement (TIS) in accordance with the LDC. Additional conditions for off-site improvements consistent with the City of Bonita Springs Land Development Code may be required to obtain local development order; and
- b. At time of local development order, except as provided herein, all required multimodal and complete streets facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, must meet or exceed the specifications and design standards provided by Chapters 3 and 4 of the City of Bonita Springs Land Development Code, as amended; the City of Bonita Springs Complete Streets Ordinance; and City of Bonita Springs Long Range Bicycle/Pedestrian Master Plan, as may be amended; and all applicable design standards except as required by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).
- c. All work within County maintained rights-of-ways (ROW's) will require permitting and approval by the Lee County Department of Transportation (LDOT). Accordingly, the Applicant will need to coordinate with LDOT for additional/separate permitting, design requirements and material specifications, approvals, and inspections.

11. This Master Concept Plan is subject to conditions set forth herein and the rules, regulations, laws, and codes in place at the time of Development Order and Construction Plan approval. Approval of this Planned Development is not a guarantee of future approvals.

Deviations:

- 1. A deviation from LDC Section 3-289(A), Special Access Provisions for Bonita Beach Road, which requires a minimum connection separation of 660 feet for any access to Bonita Beach Road, to allow a minimum connection separation of 200 feet.

2. A deviation from LDC Section 3-418(D)(3), Buffer Requirements, which requires a minimum 5-foot wide Type A buffer between commercial uses, to allow no landscape buffer between commercial uses internal to the property.
3. A deviation from LDC Section 3-418(D)(3), Buffer Requirements, which requires a minimum 15-foot-wide Type D buffer along rights-of-way, to allow a section of the required perimeter landscape buffer to be 5-feet in width in the location depicted on the Master Concept Plan.
4. A deviation from LDC Section 4-899, Bonita Beach Road Corridor Overlay Site Design Standards:
 - a. LDC Section 4-899(A), Property Development Regulations, which requires a maximum street setback of 25 feet within the Beach Zone of the Bonita Beach Road Corridor Overlay, to allow no maximum street setback for principal structures and accessory structures.
 - b. LDC Section 4-899(B)(4)B, Parking Placement, which requires surface parking lots shall not be permitted on a frontage line or within 30 feet of the frontage line within the Commercial, Historic, and Beach Zone, to allow for parking to be setback 20 feet from the frontage line.
 - c. LDC Section 4-899(B)(4)C., Parking Placement, which restricts parking within the Beach, Commercial, and Historic Zone to the side or rear yards of those properties fronting Bonita Beach Road, to allow for parking within the Bonita Beach Road frontage and no street wall or opaque screen.
 - d. LDC Section 4-899(B)(4)D.II., Buffering Adjacent Property, which requires that roads, drives, or parking areas located less than 125 feet from an existing residential dwelling or residential lot, a solid fence, opaque hedge, or combination berm and solid fence or opaque landscaping hedge not less than six feet in height must be constructed along the property line, to allow for the buffer to consist of the existing mangroves and native vegetation along the shoreline.
 - e. LDC Section 4-899(B)(7), Dumpsters, which states that dumpsters shall not be located on frontage lines, to allow for a dumpster within the Bonita Beach Road frontage in the location depicted on the Master Concept Plan.
 - f. LDC Section 4-899(a)(1), Site Design Standards, which requires that projects exceeding three (3) acres in size shall submit a block layout plan, to allow for no block layout plan to be submitted.
5. A deviation from LDC Section 4-1122(h)(1), Right-of-Way Buffer Landscaping, which requires that landscaping adjacent to rights-of-way external to the development project must be located within a landscape buffer easement that is a minimum of 25 feet in width where drive-through facilities abut rights-of-way external to the development, to allow for a landscape buffer a minimum of 15 feet in width.

6. A deviation from LDC Section 4-1122(h)(2), Right-of-Way Buffer Landscaping, which requires that the buffer includes an undulating berm with a maximum slope of 3:1 where drive-through facilities abut rights-of-way external to the development, to allow for a buffer with no berm.
7. A deviation from LDC Section 4-1022(e), Sale for Off-Premises Consumption, which requires that a package store or other establishment primarily engaged in the retail sale of liquor for consumption off-site be setback a minimum of 500 feet to any religious facility, school (noncommercial), day care center (child), park or dwelling unit, or any public entrance or exit of any other establishment primarily engaged in the sale of alcoholic beverages, to instead allow for a package store setback a minimum of 175 feet from dwelling units.
8. A deviation from LDC Sec. 4-1732, Required Spaces, which requires a total of 275 parking spaces for the proposed development, to instead allow for parking to be calculated for the waterfront restaurant as follows:
 - a. 1 space per 100 square feet of indoor seating area,
 - b. 1 space per 300 square feet of other indoor area, and
 - c. 3 spaces per 1,000 square feet of outdoor seating areas.
 - d. Credit for boat slip parking is allowed where the slips have all necessary permits and are located on navigable waterways, using the formula 1 boat slip = 1 vehicle space, if each and all boat slips credited shall not be leased or rented for boat storage or utilized for any purpose other than customers frequenting said restaurant. Credit for boat slip parking shall be limited to a maximum of ten percent of a restaurant's required parking, not to exceed a total credit of ten parking spaces, with the amount credited determined by the city manager or their designees based on the likelihood of restaurant customers using these wet slips during peak business hours of the restaurant.

This standard shall be revisited two (2) years from the date of Certificate of Occupancy of the waterfront restaurant. Staff and the Applicant shall come back to City Council, who will consider the record, which is preserved as of the date of adoption, and any new information which occurs during the test period. No additional application is necessary. City Council's actions will be by ordinance, in which they will decide whether to continue the ordinance with existing conditions or adopt additional conditions if it is deemed necessary as a result of the test period.

Exhibits:

- A. Legal Description and Sketch of the Subject Property
- B. Master Concept Plan dated September, 2025
- C. Proposed Conceptual Architectural Elevations

Attachments:

- A. Staff Informational Analysis
- B. Applicant's Informational Analysis

SECTION TWO: EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 17th day of September, 2025.

AUTHENTICATION:



Mayor



City Clerk

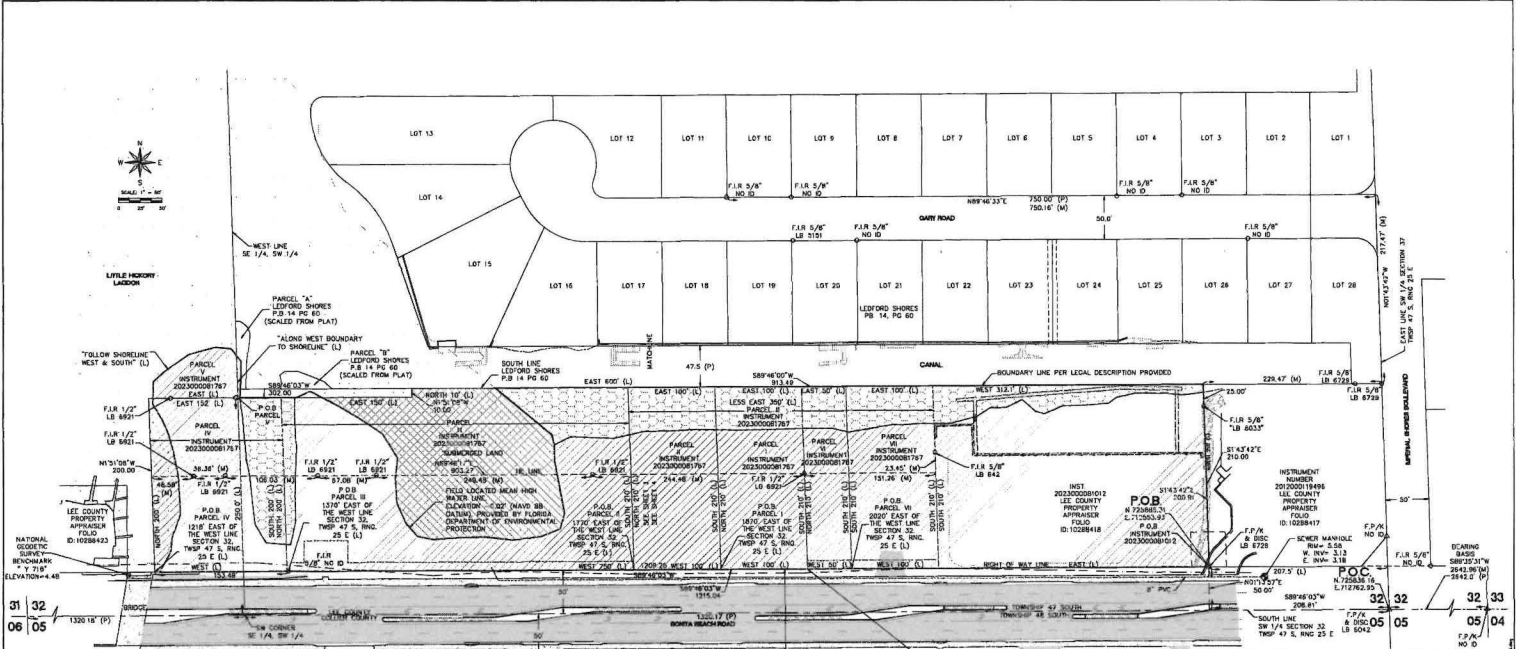
APPROVED AS TO FORM: 

City Attorney

Vote: Carr aye
Purdon aye
Fitzpatrick aye
Gibson aye

Corrie aye
Fullick aye
Bogacz aye

Date filed with City Clerk: 4/30/26



Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L01	N89°57'29"E	27.31	L111	S11°38'23"E	20.11	L131	S79°23'23"E	18.58	L151	N80°22'30"E	31.93
L02	N4°36'48"E	16.76	L112	S5°41'55"E	31.04	L132	N85°48'25"E	23.42	L152	N87°41'18"E	11.41
L03	N20°23'41"E	27.81	L113	S7°17'13"E	24.67	L133	N89°53'18"E	27.40	L153	N84°28'38"E	14.19
L04	N31°54'17"W	24.84	L114	S31°23'17"E	24.10	L134	S87°40'10"E	21.39	L154	N89°27'17"E	31.02
L05	N43°35'07"W	20.27	L115	S85°38'08"E	28.26	L135	N83°12'33"E	23.33	L155	N87°17'37"E	18.81
L06	N47°18'54"W	26.80	L116	N11°57'57"E	28.21	L136	N89°31'38"E	22.82	L156	N37°31'37"E	30.83
L07	N12°24'34"W	16.54	L117	N17°32'25"W	28.60	L137	N87°03'25"E	16.52	L157	N34°26'17"E	19.17
L08	N24°02'24"W	18.88	L118	N18°57'28"E	30.06	L138	N10°28'24"W	81.70	L158	S88°23'48"E	17.31
L09	N31°34'48"W	20.12	L119	N29°53'27"E	28.26	L139	N12°31'31"E	18.33	L159	N84°11'22"E	21.22
L100	N10°31'47"E	26.10	L120	N37°18'38"W	29.82	L140	N81°02'32"E	20.86	L160	S48°33'34"E	20.76
L101	N47°28'17"E	17.80	L121	N0°48'05"W	26.16	L141	S88°10'37"E	31.04	L161	S79°17'27"E	10.20
L102	N85°29'14"E	34.62	L122	N88°33'52"E	18.66	L142	N78°50'20"E	35.08	L162	N88°47'48"E	22.88
L103	N71°50'47"E	26.90	L123	S92°48'04"E	26.19	L143	N80°20'46"E	24.48	L163	N89°27'21"E	26.10
L104	S84°46'24"E	18.42	L124	S89°17'05"E	29.18	L144	N87°18'17"E	29.23	L164	N81°12'13"E	27.03
L105	S38°19'07"E	19.41	L125	S86°14'23"E	32.10	L145	S88°37'52"E	21.64	L165	N34°17'44"E	11.40
L106	S10°33'37"E	18.21	L126	S31°42'37"E	22.52	L146	S89°10'30"E	20.88	L166	N77°58'04"E	24.09
L107	S32°18'18"E	22.58	L127	S7°56'22"W	24.12	L147	N88°20'41"E	45.13	L167	S89°28'24"E	30.08
L108	S9°13'21"E	21.02	L128	S32°31'38"E	28.50	L148	N87°58'22"E	20.84	L168	S84°41'07"E	23.72
L109	S4°47'23"E	25.17	L129	S24°02'34"E	25.08	L149	N89°32'37"E	27.70	L169	N82°39'17"E	23.40
L110	S4°37'00"E	24.31	L130	S41°19'24"E	20.59	L150	S78°41'06"E	18.90			

LEGEND

- F.P.A. FOUND PARKER-PANJAN VAL.
- F.I.R. FOUND IRON ROD (SEE A-D AS NOTED)
- A.C. FLORIDA ADMINISTRATIVE CODE
- L.S. LICENSED SURVEYOR
- L.B. LICENSED BUSINESS
- F.I.R.M. FLOOD INSURANCE RATE MAP
- P.B. PLAT BOOK
- P.A. PARCELS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.A.M. NORTH AMERICAN NATIONAL DATUM
- I.D. IDENTIFICATION
- M.V. MEASURED
- T.M. TOWNSHIP
- R.M. RANGE
- D.P.L. DOWNLEAD POWER LINES
- F.H. FIRE HYDRANT
- C.P. CONCRETE POWER POLE
- E.V. ELEC. VALVE
- W.P.P. WOOD POWER POLE
- C. CLEANOUT
- S.M. SANITARY MANHOLE
- G.U. GUY ANCHOR
- S.P.S. SINGLE POINT SIGN

AREA SUMMARY

- AREA ABOVE MEAN HIGH WATER LINE ("AS SURVEILED AREA") 4.152 ACRES
- AREA BELOW HIGH WATER LINE NOT LOCATED IN AQUATIC PRESERVE 0.202 ACRES
- WESTERLY AREA (AREA TO BE FILLED) 0.713 ACRES
- EASTERLY AREA 5.067 ACRES
- AREA BELOW HIGH WATER LINE LOCATED IN AQUATIC PRESERVE 0.830 ACRES
- TOTAL AREA 5.897 ACRES**

BOUNDARY SURVEY (HICKORY AT BAYSIDE)
 A PORTION OF SECTION 32, TOWNSHIP 47 SOUTH
 RANGE 25 EAST, LEE COUNTY, FLORIDA

BLS SURVEYORS, INC.
 9001 HIGHLAND WOODS BLVD, SUITE 6
 BONITA SPRINGS, FLORIDA, 34105
 (238) 597-1515

Exhibit C

PD23-109173-BOS_Hickory on the Bay CPD









 GUZMAN · HICKS
ARCHITECTURE