

CPA2024-00002



## Bonita Beach Rd CPD Map Amendment Proposed Text Changes - Exhibit T4

*\* Strike-through/underline denotes proposed changes to Lee Plan policies*

OBJECTIVE 33.2: RESIDENTIAL AND MIXED-USE DEVELOPMENT. Designate on a Future Land Use Map overlay areas that should be protected from adverse impacts of mining (Existing Acreage Subdivisions), specific locations for concentrating existing development rights on large tracts (Mixed-Use Communities), specific properties which provide opportunities to protect, preserve, and restore strategic regional hydrological and wildlife connections (Environmental Enhancement and Preservation Communities), and vacant properties with existing residential approvals that are inconsistent with the DR/GR future land use category (Improved Residential Communities).

POLICY 33.2.5: Commercial uses may only be permitted if incorporated into a Mixed-Use Community, Environmental Enhancement and Preservation Community, or Rural Golf Course Community depicted on Map 2-D, except along Bonita Beach Road where the underlying future land use category permits commercial uses. The maximum commercial floor area that may be approved within the Southeast Lee County community plan area may not exceed 300,000 square feet, except along Bonita Beach Road where commercial uses are exempt from this limitation.

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COMMUNITY DEVELOPMENT

**TABLE 1(b)  
YEAR 2045 ALLOCATIONS**

Future Land Use Category		Unincorporated County	Planning District									
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
<b>Residential By Future Land Use Category</b>	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,838	-	-	-	207	-	-	-	230	-	25
	Urban Community	22,739	813	453	-	475	-	-	-	-	-	150
	Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	3,648	25	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	1,731	-	-	-	330	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	114	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	-	-	-	-	-	-	-	-	-	3
	Rural	7,764	2,431	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		83,113	4,669	457	-	4,270	1,002	24	598	548	-	1,415
Commercial		8,916	300	53	-	450	27	9	125	150	-	1,216
Industrial		4,787	30	3	-	300	10	15	70	315	-	2,134
<b>Non Regulatory Allocations</b>												
Public		120,211	14,191	622	-	4,864	7,323	6	2,340	583	-	9,660
Active AG		21,944	5,500	-	-	240	90	-	-	-	-	2
Passive AG		13,685	5,500	-	-	615	100	-	-	-	-	485
Conservation		87,746	2,458	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		26,118	1,145	28	-	733	766	8	103	17	-	88
Total		366,520	33,793	1,460	-	12,634	12,505	129	4,831	2,538	-	17,205
Population Distribution (unincorporated Lee County)		584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,281



**TABLE 1(b)  
YEAR 2045 ALLOCATIONS**

Future Land Use Category		Planning District											
		District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
<b>Residential By Future Land Use Category</b>	Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
	Central Urban	-	656	20	-	3,113	-	7,362	-	2,225	-	-	-
	Urban Community	-	978	1,318	-	863	540	17,034	-	-	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	406	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3	3	-	3	-	-	-	-	-	-	-
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	-	-	503	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	-	-	-	-	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
	Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
	Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
	Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
	Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
	Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		2,964	4,650	4,024	-	5,982	3,322	24,440	4,750	10,035	3,748	90	6,125
Commercial		326	774	938	-	2,012	288	900	178	<del>110</del>	1,121	19	72
Industrial		5	198	387	-	566	67	218	215	244	4	2	4
<b>Non Regulatory Allocations</b>													
Public		3,214	4,898	6,364	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351
Active AG		5	13	5	-	-	2,780	35	12,000	90	630	4	550
Passive AG		10	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation		1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant		20	55	158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
<b>Total</b>		8,221	20,374	14,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,362	14,523
<b>Population Distribution (unincorporated Lee County)</b>		14,322	44,132	54,615	-	76,582	13,431	162,245	17,369	110,722	5,951	741	8,653



## **Bonita Beach Rd CPDLee Plan Amendment Analysis of Impacts from Proposed Changes Exhibits T5, M14 & M16**

### **1) Traffic Circulation Analysis**

The proposed amendment will not impact traffic circulation.

### **2) Sanitary Sewer**

Franchise Area, Basin, or District

The property is located within the Bonita Springs Utilities (BSU) Service Area.

#### Levels of Service

According to the 2022 Concurrency Report, BSU WWTPs have a design capacity of 11.0 MGD. In 2021, the daily capacity was 6.9 MGD. The projected daily capacity in 2026 is 7.4 MGD.

The proposed sanitary sewer use of the development is calculated as follows:

$$60,000 \text{ square feet} \times 0.1 \text{ GPD} = 6,000 \text{ GPD}$$

Therefore, there is sufficient capacity within the existing plant to serve the 6,000 GPD increase in demand.

#### Letter of Availability

Please see the enclosed letter from BSU confirming the availability of centralized sewer service (Exhibit M17).

### **3) Potable Water Service**

Franchise Area, Basin, or District

The property is located within the Bonita Springs Utilities (BSU) Service Area.

#### Levels of Service

The 2022 Concurrency Report indicates that BSU WTPs have a capacity of 15.6 MGD. In 2021, the actual average daily flow was 14.6 MGD. The 2026 projected demand is 15.5 MGD. The projected excess capacity in 2025 is 0.1 MGD.

The proposed water use of the development is calculated as follows:

$$60,000 \text{ square feet} \times 0.1 \text{ GPD} = 6,000 \text{ GPD}$$

Therefore, there is sufficient capacity within the existing plant to serve the 6,000 GPD increase in demand.

#### Letter of Availability

Please see the enclosed letter from BSU confirming the availability of centralized potable water (Exhibit M17).



- 4) **Surface Water/Drainage Basins – South Florida Water Management District**  
The proposed amendment will comply with the Stormwater Management Facilities LOS identified in Lee Plan Policy 95.1.13 and will not impact surface water/drainage basins.
- 5) **Parks, Recreation, Open Space**  
The proposed amendment will include open space (30%) and indigenous preservation areas (50% of open space), and will not impact existing parks, recreation or open space.
- 6) **Public Schools**  
The proposed amendment will not increase the need for public schools.



## **Bonita Beach Rd CPD Lee Plan Amendment Lee Plan Analysis & State and Regional Policy Plan Exhibits T6, T9, T10, M11 & M18**

### **I. Lee Plan Analysis**

The following is an analysis of how the proposed amendment is consistent with the goals, policies, and objectives of the Lee Plan.

***POLICY 1.3.2: The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial<sup>4</sup>/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).***

The Property is located in the northeastern quadrant of the intersection of Bonita Beach Rd. and Bonita Grande Dr. This area of the County and the immediate adjacent areas within the City of Bonita Springs have been developing for many years and includes significant residential and limited non-residential uses. Furthermore, Logan Blvd. was recently extended to the Lee/Collier County boundaries and has resulted in this corridor becoming a significant transportation alternative to I-75.

The northeastern quadrant of this intersection, including the properties immediately adjacent to the west of the subject property, is currently designated as the General Interchange Future Land Use Category (FLUC). As demand for non-residential development which serves the traveling public increases through continued development and the expansion of transportation corridors, the designation of the subject property as General Interchange will improve access to commercial uses and better serve the residents of Lee County and Bonita Springs located to the east of I-75.

The companion zoning request is limited to a maximum of 60,000 square feet of commercial uses which is consistent with the future land use category. Therefore, it is more appropriate to designate the subject property as General Commercial to reflect and better serve the existing and planned development in this area of the County.

***POLICY 1.4.5: The Density Reduction/Groundwater Resource (DR/GR) future land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable***

*locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.*

*2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum standard density of one dwelling unit per ten acres (1 du/10 acres). See Objectives 33.2 and 33.3 for potential density adjustments resulting from concentration or transfer of development rights.*

As demonstrated in the attached environmental and hydrological analyses, the Property does not provide substantial recharge to aquifers suitable for future wellfield development. The surrounding area also includes public facilities available to serve the project. As a result, the Property is not appropriate for the DR/GR designation. Developing the Property with commercial uses therefore requires the redesignation to another future land use category that allows commercial uses.

***POLICY 1.4.6: Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland conservation lands will be shown as separate categories on the Future Land Use Map. Upland conservation lands will be subject to the provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation Lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation, and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flow-ways, flood prone areas, and well fields. Conservation 20/20 lands designated as conservation are also subject to more stringent use provisions of the 20/20 Program or 20/20 ordinances.***

The Property includes approximately 5± acres of Conservation – wetlands designated lands. However, the property is disconnected from other conservation lands and does not include any wetlands. It is therefore appropriate to change the current designation to General Interchange with the development's preserve area located within the current Conservation Lands-wetlands designated parcel.

***POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The***



***maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.***

Although approximately 5.2± acres are currently designated Wetlands, the attached jurisdictional determination identifies that no wetlands and only 0.08 acres of OSW were identified on the property.

**POLICY 1.6.5:** The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:

1. For each Planning District the County will maintain a parcel based database of existing land use.
2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District.
3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted.

The request includes an amendment to Lee Plan Table 1(b) to add the commercial area associated with this project. This addition works in conjunction with the limitation of additional commercial with the Southeast Lee County Planning District to Bonita Beach Road and will ensure that additional commercial areas are not distributed throughout the Planning District.

***OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are bypassed in favor of development more distant from services and existing communities.***

The Lee Plan Amendment and companion zoning requests will allow for a compact development pattern in an important transportation corridor existing and planned residential developments and proximate to commercial uses.

The attached environmental data and hydrological report demonstrate that the subject property does not function as a groundwater resource and should be redesignated to better serve the surrounding community. The proposed development makes efficient

use of existing public services and infrastructure are available to serve the property and the development is directly adjacent to existing development.

Furthermore, the companion zoning request ensures open space and indigenous preservation conserves natural resources consistent with requirements in the Land Development Code. Therefore, the request is consistent with this objective.

**OBJECTIVE 2.2: DEVELOPMENT TIMING.** Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.

The Property is contiguous to developed or developing properties along Bonita Beach Rd. and at the intersection with Bonita Grande Dr., representing logical and efficient growth within the corridor adjacent to the City of Bonita Springs. The attached letters of availability demonstrate there is sufficient capacity in all regulatory LOS facilities to provide public services to support the proposed density. Additionally, the attached Public Infrastructure Map demonstrates the Property is in the vicinity of adequate public facilities and public investment. Therefore, the proposed amendment and rezoning fully comply with the above policy's intent to direct new growth to areas of the County where adequate public facilities exist or are assured and where compact development patterns can be created.

**OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS.** Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

**STANDARD 4.1.1: WATER.**

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).*
- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4- A), then the development must be connected to that utility.*
- 3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.*



**4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.**

The Property is located within the Bonita Springs Utilities Service Area for water service and the companion rezone application includes a maximum of 60,000 square feet of commercial uses. Therefore, the Property is required to connect to the public water system.

A letter of availability dated 10/19/2023 was provided by Bonita Springs Utilities identifying the facility's capacity for the development of projected water and sewer demand.

The proposed waterline extensions shall be designed to meet minimum fire flows and provide adequate domestic service water flows as required by the Florida Administrative Code.

**STANDARD 4.1.2: SEWER.**

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.**
- 2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.**

The Property is located within the Bonita Springs Utilities Service Area for sewer service and the companion rezone application includes a maximum of 60,000 square feet of commercial uses which generates more than 5,000 gallons of sewage per day. Therefore, the Property is required to connect to the sanitary sewer system.

A letter of availability dated 10/19/2023 was provided by Bonita Springs Utilities identifying the facility's capacity for the development of projected water and sewer demand.

**GOAL 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the County.**



**OBJECTIVE 6.1: Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.**

**POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:**

**1. Traffic and access impacts (rezoning and development orders);**

The attached Traffic Impacts Analysis demonstrates no impacts to the surrounding transportation system. The companion zoning request includes a deviation related to the minimum number of access points in order to minimize impacts to Snell Lane.

**3. Screening and buffering (Planned Development rezoning and development orders);**

The companion zoning request also identifies required buffers in compliance with the Land Development Code, including a 30-foot Type "F" buffer where required by LDC Section 10-416(C)(6).

**4. Availability and adequacy of services and facilities (rezoning and development orders);**

The attached analysis of impacts of the proposed changes (Exhibit T4, M14 & M16) demonstrates no impacts resulting from the request. Letters of availability demonstrate availability and adequacy of services and facilities serving the property.

**5. Impact on adjacent land uses and surrounding neighborhoods (rezoning);**

The companion zoning request ensures there are no impacts on adjacent land uses and surrounding neighborhoods by limiting development areas to the portion of the property adjacent to Bonita Beach Rd. and provides preservation areas, buffers, and setbacks to surrounding properties in compliance with the Land Development Code.

**6. Proximity to other similar centers (rezoning); and**

The subject property is immediately abutting properties designated as general interchange along the western property boundary. In the western quadrants of the intersection of Bonita Beach Rd. and Bonita Grande Dr., there is an existing commercial shopping center and a recently approved mixed-use development in the northwestern quadrant.

## **7. Environmental considerations (rezoning and development orders).**

The environmental analysis provided by Turrell, Hall & Associates demonstrates that there are no wetlands on the property and no protected or endangered species were observed on site. The companion zoning request includes open space and indigenous vegetation preservation areas in compliance with the Land Development Code.

**POLICY 6.1.2: Commercial development in non-urban future land use categories is limited to Minor Commercial except that:**

- **Neighborhood Commercial uses are permitted in the Southeast Lee County Planning District as provided for in Objectives 13.3 and 33.2.5. Minor Commercial development may include limited commercial uses serving rural areas and agricultural needs, and commercial marinas. Minor Commercial development must be located so that the retail use, including buildings and outdoor sales area, is located at the intersection (within 330 feet of the adjoining rights-of-way of the intersecting roads) of arterial and collector roads or two collector roads with direct access to both intersecting roads. Direct access may be achieved with an internal access road to either intersecting roads. On islands, without an intersecting network of collector and arterial roads, commercial development may be located at the intersection of local and collector, or local and arterial, or collector and collector roads.**

Objective 13.3 addresses commercial uses within Private Recreational Facilities in the DR/GR and Objective 33.2.5 allows commercial uses only in Mixed-Use Communities, Environmental Enhancement and Preservation Communities, or Rural Golf Course Communities depicted on Map 2-D. Neither of these policies are relevant to the subject property as there is no recreational facility proposed and the areas depicted on Map 2-D have been approved through unique planning approvals which allow for commercial uses within the DR/GR FLUC.

This request proposes to change the FLUC of the property to General Interchange and adds language to Policy 33.2.5 to ensure that the limits on commercial use within the Southeast Lee County Planning District apply to lands in the DR/GR FLUC. This text amendment allows for additional commercial development for properties within the Southeast Lee County Planning District. However, the impact of this change is limited as the majority of the remaining properties with a FLUC that this change would apply to have already been developed or are under construction. This change is necessary to reflect that the subject property is not located



within a rural portion of the Southeast Lee County Planning District and will no longer be within the DR/GR FLUC.

**POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.**

Adjacent land uses include a multi-family residential development, single-family residential lots, vacant properties, and the Fire Station on Snell Ln. The companion rezoning application includes a Master Concept Plan which concentrates development along Bonita Beach Rd and provides buffering and setbacks in compliance with the Land Development Code, except where deviations are requested.

**POLICY 6.1.5: The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements.**

The attached Traffic Circulation Analysis demonstrates that the proposed development will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds in the Lee Plan. Additionally, the companion zoning request includes the following methods identified by this policy:

- The development area is clustered to the area adjacent to Bonita Beach Rd.,
- A 25-foot building/structure setback is provided from the Bonita Beach Rd. right-of-way,
- Interconnections are provided to the adjacent parcels to the east and west, and
- Access is limited to a single access point on Bonita Beach Rd. which is aligned with the existing access point, and an emergency only access point on Snell Ln.

**POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.**



The companion zoning request includes a 15-foot Type "D" buffer along Bonita Beach Rd., a 15-foot Type "C" buffer where the project is adjacent to the planned multi-family development to the west, and a 30-foot Type "F" buffer where roads, drives, or parking areas are located less than 125 feet from an existing single-family residential subdivision or single-family lots. The Master Concept Plan included in the companion zoning request also demonstrates 30 percent of the property will be open space and 50 percent of required open space will be indigenous vegetation preservation, as required by the Land Development Code.

**POLICY 6.1.11: Encourage the upgrading or revitalization of deteriorating commercial areas, but prohibit the expansion or replacement of commercial uses which are inappropriately located or that have an adverse impact on surrounding residential and non-residential uses. Such revitalization includes, but is not limited to: store-front renewal, sign control, and the provision of common parking areas and consolidated access.**

The surrounding area includes significant existing or planned residential development and after Logan Blvd was extended from Collier County to Bonita Beach Rd., this intersection became an important transportation corridor serving a significant portion of Lee and Collier Counties to the east of I-75.

Additionally, the development of this intersection with additional commercial uses is critical for ensuring there are adequate non-residential uses to serve the residential development in this area. The request to allow commercial development at this location will serve to reduce the number of trips that must travel longer distances to the commercial areas located west of I-75 via Bonita Beach Rd. and/or Terry St.

***POLICY 53.1.8: The costs of new or augmented potable water infrastructure that is developed by Lee County will be borne by those who benefit from the improved supply.***

***POLICY 53.1.9: New development will pay through appropriate financial mechanisms its fair share of the costs of providing standard potable water for that development.***

Potable water service will be provided through developer funded improvements. The cost to extend infrastructure to the Property will not be borne by Lee County as stipulated in these policies.

**OBJECTIVE 60.1: SURFACE WATER. Develop a surface water management program that is multi-objective in scope, geographically based on basin boundaries, and incorporates the requirements of applicable adopted Basin Management Action Plans.**

**POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater.**

A surface water management system is proposed which will provide water quality treatment on site.

**POLICY 60.1.2: Incorporate, utilize, and where practicable restore natural surface water flowways and associated habitats.**

The companion zoning request includes 30 percent (3.6 acres) open space and indigenous preservation areas on site in accordance with the requirements in LDC section 10-415, which will maintain existing natural areas to the maximum extent practicable.

***POLICY 61.1.6: When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low-quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with County staff regarding the source of irrigation water.***

Surface water will be used for all irrigation of landscaping within the community. The proposed development will not use potable water provided as a result of this amendment for irrigation purposes.

***POLICY 95.1.3: LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS)***

The attached letters of availability demonstrate adequate public facilities for all regulatory LOS standards. As noted in this policy, only regulatory LOS standards are used for determining adequacy of public facilities for the purposes of permitting new development.

***POLICY 95.3.3: Financing of public facilities and services will utilize appropriate revenue sources. The cost for the provision and expansion of services and facilities will be borne primarily by those who benefit, using funding mechanisms such as impact fees, special taxing or benefit districts, community development districts,***



***dedication of land and facilities, in-lieu-of fees, and capital construction, operation, and maintenance funds.***

Connecting the Property with central water and water and sanitary sewer services will be privately funded by the development.

**OBJECTIVE 124.1: Protect and conserve the natural functions of wetlands and wetland systems by maintaining wetland protection regulations.**

**POLICY 124.1.1: Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII, and except that owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, and Sub-Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership (see Table 1(a)).**

The Property does not include any wetlands and only 0.08 acres of OSWs. The request is consistent with this policy.

**POLICY 124.1.2: The County's wetlands protection regulations will be consistent with the following:**

**2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.**

Wetland limits were reviewed by SFWMD as part of Application No. 230731-39641, however, no wetlands were identified on the property and only 0.08 acres of OSWs were located on the property. The request is consistent with this policy.

***POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.***

The proposed amendment and requirement to serve the property with central water and sewer, as well as the required surface water system will ensure there are no impacts to surface or groundwater quality.

## **II. State Comprehensive Plan Consistency**



The Community Planning Act of 2011 (HB7207) removed the requirement to address consistency with the local comprehensive plan and state comprehensive plan, however, the proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to ensure the protection of natural resources. Specifically, the amendment is consistent with the following guiding policies:

**187.201 (15) Land Use.**

**(a) Goal.—***In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

**(b) Policies.—**

- 1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.**
- 2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.**
- 3. Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.**

As identified in the attached letter of availability there is service capacity in place to serve the project in terms of potable water and sanitary sewer service. The proposed amendment does not affect the capacity to serve solid waste, law enforcement, fire, parks, and school services for the development.

The companion zoning request ensures the property includes adequate setbacks, buffers, open space, and indigenous vegetation preservation. Allowing limited commercial uses at this location will improve the livability and character of the urban areas along Bonita Beach Rd. and ensure that development along this corridor includes a functional mix of living, working, shopping, and recreational activities as identified in this policy.

**187.201 (17) PUBLIC FACILITIES.—**

**(a) Goal.—**Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

**(b) Policies.—**

- 1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.**
- 3. Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.**

The proposed land use change will ensure that the existing public facilities in the area are maximized through the coordinated expansion of non-residential uses in the area. Significant residential development has occurred in this corridor and new mixed use and residential developments have been approved proximate and adjacent to the subject property.

The proposed extension of water and sewer services to the Bonita Beach Rd CPD will be privately funded by the developer.

### **III. Regional Policy Plan Consistency**

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

#### **Water Resources**

***Goal 3: Water Management Districts and local governments must have programs based on scientific modeling to protect surface water, potable water wells, wellfields and contributing areas from contamination.***

The attached hydrogeological report demonstrates that the proposed Lee Plan amendment does not impact surface water, potable water wells, wellfields, or contributing areas.



# ENVIRONMENTAL SUPPLEMENT

**BONITA BEACH ROAD PARCELS**  
**STRAP NUMBERS: 32-47-26-00-00001.0250, 32-47-26-**  
**00-00001.021B, AND 32-47-26-00-00001.021C.**  
**BONITA SPRINGS, FL 34135**

**NOVEMBER 2023**

Prepared by:

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## 1 INTRODUCTION

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The Bonita Beach Road Properties are comprised of three parcels totaling approximately 11.90 acres at 13150 Snell Lane, 13140 Bonita Beach Road, and 13150 Bonita Beach Road in Bonita Springs, Florida 34135. One parcel currently hosts a single-family residence while the remaining parcels are undeveloped Mixed Hardwoods (Exotics 75-100%).

The subject property is situated within Section 32, Township 47 South, Range 26 East, in Lee County and can be identified by the following STRAP numbers: 32-47-26-00-00001.0250, 32-47-26-00-00001.021B, and 32-47-26-00-00001.021C.

The proposed project is currently in the conceptual planning stages and will eventually result in commercial retail development. It will include an associated parking area and stormwater management systems, as well as an upland preserve.

This document provides information concerning the proposed project site as it relates to natural resources and environmental issues. It will be submitted along with the South Florida Water Management District (SFWMD) permit request made by the applicant.

## 2 EXISTING CONDITIONS PRE-DEVELOPMENT

The Bonita Beach Road Parcels are predominantly comprised of undeveloped, forested habitat that has been overrun by exotic, invasive species. The only developed parcel hosts a single-family residence (STRAP: 32-47-26-00-00001.021B) which was constructed in 1974, prior to state permitting requirements.

### 2.1 FLUCFCS CODES AND HABITAT DESCRIPTIONS

The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) manual was used to classify all of the vegetative communities occurring within the site boundaries. The attached FLUCFCS exhibit on Sheet 2 shows the subject property, its vegetative cover, and depicts the approximate limits of the wetland and upland areas. A 0.08-acre portion of the 11.90 acres contained within the property boundary meets the criteria of Other Surface Waters (OSW). A general description is provided below in Table 1 along with any site-specific nuances that may be relevant to the project.

**Table 1: FLUCFCS Codes and Descriptions of Community Types**

<b>FLUCFCS Code</b>	<b>Description</b>	<b>Upland Acres</b>	<b>OSW Acres</b>
111	Fixed Single Family Units	0.92	0.00
438E4	Mixed Hardwoods (Exotics 75%-100%)	10.66	0.00
740	Disturbed Lands	0.24	0.00
OSW	Borrow Area (Other Surface Waters)	0.08	0.08
<b>Sub Totals</b>		<b>11.82</b>	<b>0.08</b>
<b>Total</b>		<b>11.90</b>	



## 2.2 VEGETATION ASSOCIATIONS

### 2.2.1 111 – Fixed Single Family Units (0.92 acre)

Areas in Florida designated as Fixed Single Family Units are typically characterized by the presence of single family homes and other associated residential improvements. In this case there is such an area located on the southeasternmost parcel (STRAP: 32-47-26-00-00001.021B).

### 2.2.2 438E4 – Mixed Hardwoods (Exotics 75%-100%) (10.66 acres)

Communities in Florida designated as Mixed Hardwoods are typically characterized by the lack of dominance from any single hardwood species in the canopy. The Mixed Hardwoods (Exotics 75%-100%) community onsite is an upland habitat whose canopy is dominated by melaleuca (*Melaleuca quinquenervia*) and earleaf acacia (*Acacia auriculiformis*), with laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), and bald cypress (*Taxodium distichum*) making up the sparse native canopy. Non-exotic vegetation in this community is primarily hydrophytic, however, soil samples collected do not exhibit hydric characteristics, and current hydrologic indicators are not present. A list of species observed in the Mixed Hardwoods (Exotics 75%-100%) community can be found below in Table 2.

**Table 2: Species Observed in the Mixed Hardwoods (Exotics 75%-100%) Community**

Common Name	Scientific Name	Strata/ Substrata	Wetland Designation	Est. % Coverage
Melaleuca	<i>Melaleuca quinquenervia</i>	C, M	FAC	40
Earleaf Acacia	<i>Acacia auriculiformis</i>	C, M	FAC	40
Laurel oak	<i>Quercus laurifolia</i>	C, M	FACW	20
Cabbage palm	<i>Sabal palmetto</i>	C, M	FAC	15
Bald cypress	<i>Taxodium distichum</i>	C, M	OBL	5
Brazilian pepper	<i>Schinus terebinthifolia</i>	M, G	FAC	15
Swamp fern	<i>Telmatoblechnum serrulatum</i>	M, G	FACW	15
Rosy camphorweed	<i>Pluchea baccharis</i>	M, G	FACW	5
Blue mistflower	<i>Conoclinium coelestinum</i>	M, G	FAC	2
Creeping oxeye	<i>Sphagneticola trilobata</i>	G	FACW	6
Muscadine	<i>Vitis rotundifolia</i>	V	UPL	5

C = Canopy M = Mid-story G = Groundcover V = Vine  
OBL = Obligate Wetland FACW = Facultative Wetland FAC = Facultative  
FACU = Facultative Upland UPL = Upland

### 2.2.3 740 – Disturbed Lands (0.24 acre)

Communities in Florida designated as Disturbed Lands are typically characterized as an area that has been changed primarily by anthropogenic activities (other than mining). The Disturbed Lands community onsite is a non-vegetated area that appears to have been created due to encroaching anthropogenic activities from development of the neighboring parcel to the west.

#### 2.2.4 OSW – Borrow Area (*Other Surface Waters*) (0.08 acre)

Areas in Florida designated as Other Surface Waters (OSW) are typically characterized by the presence of standing water (or the ability to hold standing water), while not exhibiting other characteristics of a wetland (such as hydrophytic vegetation). In this case, OSW refers to a depressional area, also known as a borrow area, on the southwestern most parcel (STRAP: 32-47-26-00-00001.021C). Standing water has not been observed in this borrow area during any previous site inspections, however, it is expected to hold water during extreme rain events.

### 2.3 WETLANDS & OTHER SURFACE WATERS

Qualified THA environmental staff inspected the project site for the purpose of delineating wetlands and other surface waters. The wetland delineation methodologies and criteria set forth by the state (in Chapter 62-340, FAC, Delineation of the Landward Extent of Wetlands and Surface Waters) were followed in determining whether an area was considered as a wetland or other surface water and in delineating the limits (boundaries) of potential jurisdictional wetlands and other surface waters.

#### 2.3.1 *Wetland Seasonal High-Water Table & Hydroperiod*

It is highly likely that the subject property, prior to development of the surrounding area, functioned as a wetland community. However, the increase of development in the general area has caused a drawdown of the water table, which is apparent from the drying of the subject site. No standing water was observed anywhere onsite, which indicates that the water table remains sub-surface in the wet season. Within the borrow area, hydrologic influence can be observed in the form of adventitious rooting on several melaleuca trunks, however, long term evidence of standing water is not present and may be indicative of a flashy water table that can be found above the soil surface only within the lowered elevation of the borrow area during extreme storm events.

#### 2.3.2 *Jurisdictional Status of Wetlands and Other Surface Waters*

The wetlands definitions in Chapter 62-340(19), F.A.C. and 33CFR 328.3 state that wetlands are those areas “inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils.” The methodologies used to delineate a wetland boundary as described in Chapter 62-340, F.A.C. use a series of tests in order to determine the presence of a wetland.

The 0.92-acre Fixed Single Family Unit area does not meet the definition of a wetland. This area has been previously cleared and filled and is maintained by periodic mowing. Vegetation is not hydrophytic, soils do not contain hydric characteristics, and no hydrologic indicators are present.

The 10.66-acre Mixed Hardwoods (Exotics 75%-100%) community does not meet the definition of a wetland. The majority of non-exotic vegetation within this habitat is primarily hydrophytic,



however, soils in this community do not exhibit hydric characteristics, nor are hydrologic indicators present.

The 2.74-acre Disturbed Lands community does not meet the definition of a wetland. Vegetation is not primarily hydrophytic and hydrologic indicators are not present.

The borrow area, a small depressional area, does not experience consistent hydrologic flow, however, it is evident that during extreme weather events, surface water does accumulate for short periods of time. This community is therefore designated as other surface waters.

## 2.4 LISTED PLANT AND ANIMAL SPECIES

Several listed animal species have the potential to occur on-site. These species include but are not limited to the Florida panther (*Puma concolor coryi*), gopher tortoise (*Gopherus polyphemus*) and the Florida bonneted bat (*Eumops floridanus*). The probability of these animals utilizing suitable habitats ranges from high to low depending on the particular species. It is improbable that most of these species currently reside or nest on-site. A list of potential listed species and their designations are provided below in Table 3.

**Table 3: Potential Threatened and Endangered Species**

Common Name	Scientific Name	Status
Big cypress fox squirrel	<i>Sciurus niger avicennia</i>	ST
Eastern indigo snake	<i>Drymarchon couperi</i>	FT
Florida bonneted bat	<i>Eumops floridanus</i>	FE
Florida panther	<i>Puma concolor coryi</i>	FE

FE = Federally Endangered

FT = Federally Threatened

ST = State Threatened

FT (S/A) = Federally designated Threatened due to Similarity of Appearance

A survey for listed animal and plant species was conducted within the project area by THA biologists. This threatened and endangered species survey and its results are discussed in the attached listed species survey report which describes the approximate locations where listed animal species were observed on and near the project area during the referenced survey. During a 2022 survey event, a potential squirrel nest was observed on the ground within the southwestern most parcel (STRAP: 32-47-26-00-00001.021C). This nest was not observed during subsequent site inspections in 2023 and no big cypress fox squirrels (*Sciurus niger avicennia*) were observed on or near the subject site. However, additional monitoring may be required to confirm big cypress fox squirrel occupancy of the site and which species of squirrel may be utilizing the nest if it has been reconstructed.

## 2.5 SOILS

Based on the National Resource Conservation Service (NRCS) "Soil Survey of Lee County Area, Florida" (NRCS, 1998) there are currently two soil types present on the subject property: "Pompano fine sand, depressional," which is a hydric soil, and "Malabar fine sand, depressional," which is also a hydric soil. The attached Exhibit 4 provides a soil map for the project area as derived from the NRCS mapping. The following sub-section provides a brief description of the soil map unit identified on the project lands. Information is provided about the soil's landscape position (i.e., its typical location in the landscape on a county-wide basis), the soil's profile (i.e., textural composition and thickness or depth range of the layers or horizons commonly present in the soil), and the soil's drainage and hydrologic characteristics. The soils occurring on project lands are as follows:

### 2.5.1 27 – *Pompano fine sand, depressional*

This is a nearly level, poorly drained soil in depressions (fig. 5). Slopes are concave and less than 1 percent.

Typically, the surface layer is gray fine sand about 3 inches thick. The substratum is fine sand to a depth of 80 inches or more. The upper 32 inches is light brownish gray with few, fine, faint yellowish-brown mottles. The lower 45 inches is light gray.

Included with this soil in mapping, and making up 5 to 10 percent of the map unit, are small areas of Myakka, Anclote, Malabar, and Valkaria soils.

In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months and stands above the surface for about 3 months. It is 10 to 40 inches below the surface for more than 5 months.

The available water capacity is low. Natural fertility is low. Permeability is rapid.

A large part of the acreage is in natural vegetation: St.-Johnswort and waxmyrtle.

This soil is not suited to cultivated crops, improved pasture, woodland, or citrus because of prolonged ponding.

This soil has moderate potential for desirable range plant production. The dominant forage is maidencane and cutgrass. Since the depth of the water table fluctuates throughout the year, a natural deferment from cattle grazing occurs. Although this rest period increases forage production, the periods of high water can reduce the grazing value of the site. This Pompano soil is in the Fresh Water Marshes and Ponds range site.

In its natural state, this soil has severe limitations for septic tank absorption fields, dwellings without basements, small commercial buildings, and local roads and streets.

This Pompano soil is in capability subclass VIIw.



### 2.5.2 44 – *Malabar fine sand, depressional*

This is a nearly level, poorly drained soil in depressions. Slopes are concave and are less than 1 percent.

Typically, the surface layer is 4 inches thick. The upper 1 inch is black fine sand that is high in organic matter content. The lower 3 inches is dark gray fine sand. The subsurface layer is sand to a depth of 44 inches. The upper 3 inches is very pale brown. The next 11 inches is yellow, iron-coated sand grains. The next 10 inches is very pale brown with common coatings of iron on the sand grains. The lower 16 inches is light gray. The subsoil is 23 inches of olive gray sandy loam with dark bluish gray mottles. Sandy loam with marl and shell fragments underlies the subsoil.

Included with this soil in mapping are small areas of Felda, Pineda, Pompano, and Valkaria soils. Also included are small areas of similar soils with limestone at a depth of more than 60 inches. Included soils make up about 10 to 15 percent of any mapped area.

In most years, under natural conditions, the soil is ponded for about 4 to 6 months or more. The water table is 10 to 40 inches below the surface for 4 to 6 months.

The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and slow or very slow in the subsoil.

Natural vegetation consists of baldcypress, waxmyrtle, St.-Johnswort, and water-tolerant grasses.

This soil has moderate potential for desirable range plant production. The dominant forage is maidencane and cutgrass. Since the depth of the water table fluctuates throughout the year, a natural deferment from cattle grazing occurs. Although this rest period increases forage production, the periods of high water may reduce the grazing value of the site. This Malabar soil is in the Fresh Water Marshes and Ponds range site.

This soil is not suited to cultivated crops, improved pasture, or citrus, and it has severe limitations for urban and recreational uses because of prolonged ponding.

This Malabar soil is in capability subclass VIIw.

## 2.6 SOIL SAMPLES

Several soil samples were collected onsite at several locations within the Mixed Wetland Hardwoods community onsite. Soils within this community do not exhibit any hydric characteristics.

## 2.7 HYDROLOGIC INDICATORS

Hydrologic indicators are present within the Borrow Area onsite in the form of adventitious rooting on melaleuca trunks. It is the opinion of THA that these are relic indicators remaining

after prior storm events flooded the area. This adaptation does not appear to be indicative of a consistently high water table, especially when acknowledging the considerably lower elevation in this particular community.

### 3 ENVIRONMENTAL CRITERIA

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#### 3.1 PROPOSED PROJECT

The proposed project is in the planning stages and will eventually result in a commercial retail development. The project will include associated parking, stormwater management systems, and an upland preserve.

The 11.90-acre site is comprised of 11.82 acres of upland and 0.08 acre of OSW. The majority of vegetated areas on site have been impacted by disturbances (both anthropogenic and natural), clearing, and surrounding development resulting in the recruitment and infestation of exotic and nuisance species. The proposed development will result in 0.00 acres of total wetland impacts, but 0.08 acres of impacts to OSW.

#### 3.2 ELIMINATION AND REDUCTION OF IMPACTS

There is a borrow area totaling 0.08 acres onsite which will be impacted by the proposed project, but the project will result in no direct or permanent impacts to jurisdictional wetlands. As used herein, the term "direct impacts" refers to actions that will result in the complete elimination of wetland areas (i.e., dredging and filling).

##### 3.2.1 *Temporary Impacts*

No temporary impacts are proposed in association with the development of the property.

##### 3.2.2 *Secondary Impacts to Wetlands and Water Resources*

The proposed development will not secondarily impact any wetlands onsite.

##### 3.2.3 *Cumulative Impacts*

Since wetland impacts are not proposed except to OSW areas, cumulative impacts are not a factor with the proposed project.

##### 3.2.4 *Mitigation*

No impacts are proposed which would warrant mitigation.

##### 3.2.5 *Fish, Wildlife, Listed Species and Their Habitats*

Based on the Listed Species Survey, no wading birds or bald eagles were observed onsite nesting or foraging. One squirrel nest was observed on the ground on the the subject property in 2022, however, the nest was not observed during subsequent site inspections conducted in 2023, and no big cypress fox squirrels were observed during any listed species surveys. Additional



monitoring and confirmation may be required in order to establish whether a nest has been reconstructed elsewhere onsite, and which species of squirrel may be utilizing it.

### 3.2.6 *Public Interest Test*

For permitting requirements, based on the Applicant's Handbook (AH), Volume I, Section 10.2.3 through 10.2.7, this project must not be contrary to the public interest. Please see the information below regarding public interest:

**(a) Whether the regulated activity will adversely affect the public health, safety, or welfare or the property of others (subparagraph 62-330.302(1)(a)1, F.A.C.);**

As proposed the project will not influence any rivers, streams, or bays, which eliminates any concerns over fishing or shellfish harvesting impacts. As a project with properly engineered stormwater treatment, it also does not pose any environmental health issues or create any hazardous waste concerns. A Stormwater Pollution Prevention Plan will be provided in the engineering plans to address pollution and construction waste concerns.

There is a stormwater management system proposed to handle stormwater run-off. No water trespass or water table affects will be imposed on neighboring properties to the project.

**(b) Whether the regulated activity will adversely affect the conservation of fish and wildlife, including endangered or threatened species, or their habitats (subparagraph 62- 330.302(1)(a)2, F.A.C.);**

The borrow area lies within a forested area with exotics and does not appear to be utilized by wading birds or bald eagles based on the species surveys conducted. Due to how the site is situated between roads, no offsite flows through the site exist and thus none will be impacted.

**(c) Whether the regulated activity will adversely affect navigation or the flow of water or cause harmful erosion or shoaling (subparagraph 62-330.302(1)(a)3, F.A.C.);**

As previously discussed, this project will not affect any streams, rivers, tributaries, or bays so navigation, erosion or shoaling concerns are not applicable to this project.

**(d) Whether the regulated activity will adversely affect the fishing or recreational values or marine productivity in the vicinity of the activity (subparagraph 62-330.302(1)(a)4, F.A.C.);**

There is currently no fishing, boating, swimming, hunting, birdwatching, or marine fisheries production on or adjacent to this project which would be affected by the impacts.

**(e) Whether the regulated activity will be of a temporary or permanent nature (subparagraph 62- 330.302(1)(a)5, F.A.C.);**

Proposed activities and site impacts will be permanent in nature but designed for public recreational use.

**(f) Whether the regulated activity will adversely affect or will enhance significant historical and archaeological resources under the provisions of Section 267.061, F.S. (subparagraph 62-330.302(1)(a)6, F.A.C.); and**

Pre-application coordination with the Division of Historical Resources (DHR) yielded no resources on or immediately adjacent to this project. The closest historical or cultural resources identified was Bonita Springs Elementary School, 3.1 miles to the west.

**(g) The current condition and relative value of functions being performed by areas affected by the proposed regulated activity (subparagraph 62-330.302(1)(a)7, F.A.C.).**

There are no wetlands identified with this project to perform a functional analysis on for impacts and mitigation.

### *3.2.7 Historical and Archaeological Resources*

Preliminary communication with the Florida Division of Historical Resources revealed that no historical or archaeological resources have been recorded onsite or within the Range (26 East) of the proposed project.

### *3.2.8 Water Quality*

Pursuant to the AH Volume 1, Chapter 10.2.4 the following will address concerns about short-term and long-term water quality considerations:

#### *3.2.8.1 Short-Term Water Quality Considerations*

*(a) Providing and maintaining turbidity barriers or similar devices for the duration of dewatering and other construction activities in or adjacent to wetlands or other surface waters;*

A SWPPP will be included with this submittal package that addresses all short-term water quality considerations. Please reference the plan if there are any concerns over short-term water quality for the proposed project.

*(b) Stabilizing newly created slopes or surfaces in or adjacent to wetlands and other surface waters to prevent erosion and turbidity;*

All graded slopes and sediment surfaces will be planted with native vegetation and/or grass to prevent erosion. Please reference the SWPPP.

*(c) Providing proper construction access for barges, boats and equipment to ensure that propeller dredging and rutting from vehicular traffic does not occur;*

Not applicable to this project since there is no navigable water body on or adjacent to the site.

*(d) Maintaining construction equipment to ensure that oils, greases, gasoline, or other pollutants are not released into wetlands or other surface waters;*

Please refer to the SWPPP for Best Management Practices that will be implemented onsite.

*(e) Controlling the discharge from spoil disposal sites; and*

Please refer to the SWPPP for Best Management Practices that will be implemented onsite.

*(f) Preventing any other discharge or release of pollutants during construction or alteration that will cause or contribute to water quality standards being violated.*

Please refer to the SWPPP for Best Management Practices that will be implemented onsite.

### 3.2.8.2 Long-Term Water Quality Considerations

*(a) The potential of a constructed or altered water body to cause or contribute to violations of water quality standards due to its depth or configuration. For example, the depth of water bodies must be designed to ensure proper mixing so that the water quality standard for A.H. Volume I December 22, 2020, 10-10 dissolved oxygen will not be violated in the lower levels of the water body, but the depth should not be so shallow that the bottom sediments are frequently resuspended by boat activity. Water bodies must be configured to prevent the creation of debris traps or stagnant areas that could result in violations of water quality standards.*

Not applicable for an upland project such as this.

*(b) Long term erosion, siltation or propeller dredging that will cause turbidity violations.*

Not applicable for an upland project such as this.

*(c) Prevention of any discharge or release of pollutants from the activity that will cause water quality standards to be violated.*

An engineered stormwater system with detention areas will be utilized for this commercial retail project that will ensure run-off meets the state water quality requirements.



## 4 PHOTOS

---



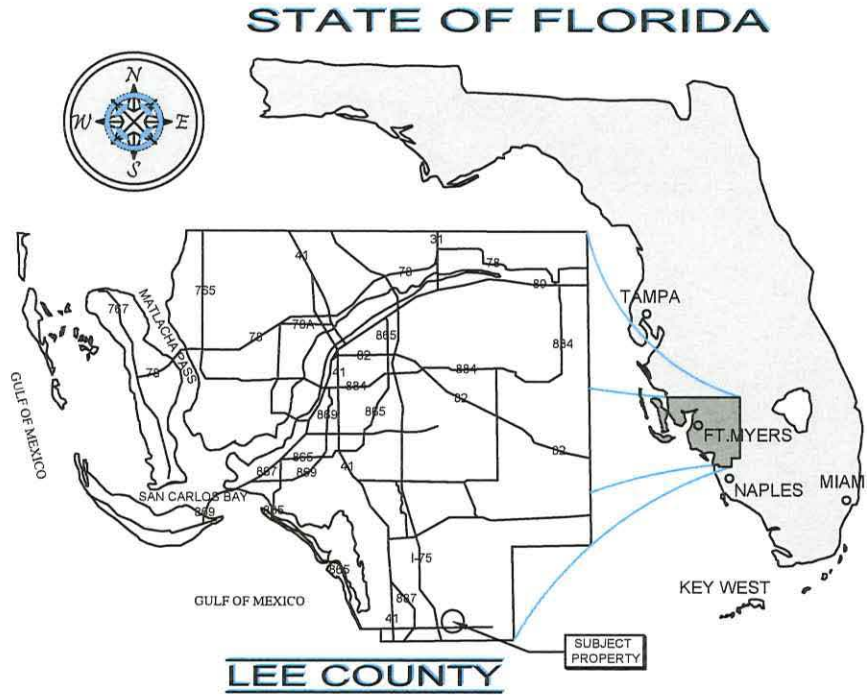
*Figure 1: View of the Mixed Hardwoods (Exotics 75%-100%) community onsite.*



*Figure 2: View of the Borrow Area (OSW) onsite.*

# **APPENDIX A: EXHIBITS**





**VICINITY MAP**

**SITE ADDRESS:**

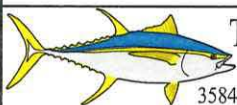
<> 13150 BONITA BEACH RD <> LATITUDE: N 26.332384  
BONITA SPRINGS, FL 34135 <> LONGITUDE: W -81.735306

**NOTES:**

<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY  
AND ARE NOT INTENDED FOR CONSTRUCTION USE.



**COUNTY AERIAL**



**Turrell, Hall & Associates, Inc.**  
Marine & Environmental Consulting  
3584 Exchange Ave. Naples, FL 34104-3732

Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

**BONITA BEACH RD**  
**LOCATION MAP**

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	CH	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	07-24-23	2.	-	-	-	-
JOB NO.:	23052	3.	-	-	-	-
SHEET NO.:	01 OF 05	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 32		TOWNSHIP- 47S		RANGE- 26E		



P:\23052.00 Bonita Beach Road Parcel\CAD\ENR\23052-ELA.dwg FLUCFCS MAP 11/7/2023

SNELL LN

438E4

740

SUBJECT  
PROPERTY

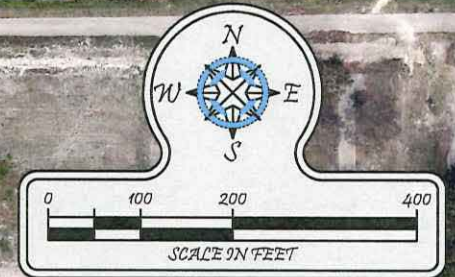
OSW

111


438E4

438E4

BONITA BEACH RD



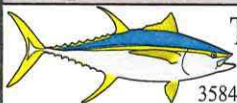
FLUCCS	DESCRIPTION	ACRES
111	FIXED SINGLE FAMILY UNITS <LESS THAN TWO DWELLING UNITS PER ACRE>	0.92
438E4	MIXED HARDWOODS (EXOTICS 75%-100%)	10.66
740	DISTURBED LAND	0.24
OSW	BORROW AREA (OTHER SURFACE WATER)	0.08
TOTAL		11.90

 UPLAND (ACRES): 11.82

 WATER (ACRES): 0.08

PROJECT (ACRES): 11.90

**NOTES:**  
• THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.  
• SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"  
• SURVEY DATED: MM-DD-YYYY



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Marine & Environmental Consulting  
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Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

## BONITA BEACH RD FLUCFCS MAP

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	CH	REV	BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	07-24-23	2.	-	-	-	-
JOB NO.:	23052	3.	-	-	-	-
SHEET NO.:	02 OF 05	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 32		TOWNSHIP- 47S		RANGE- 26E		

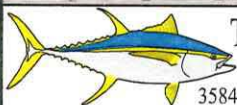




CODE	DESCRIPTION	HYDRIC	ACRES
27	POMPAÑO FINE SAND, DEPRESSIONAL	YES	7.13
44	MALABAR FINE SAND, DEPRESSIONAL	YES	4.77

**NOTES:**

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"
- SURVEY DATED: MM-DD-YYYY
- SOIL DATA PROVIDED BY: 1998 UNITED STATES DEPT OF AGRICULTURE SOIL SURVEY OF LEE COUNTY AREA, FL



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Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

# **BONITA BEACH RD** **SOILS MAP**

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	CH	REVIEW BY:	DATE:	DATE BY:	DATE:
DRAWN BY:	RMJ	1.	-	-	-
CREATED:	07-24-23	2.	-	-	-
JOB NO.:	23052	3.	-	-	-
SHEET NO.:	03 OF 05	4.	-	-	-
		5.	-	-	-
SECTION- 32		TOWNSHIP- 47S		RANGE- 26E	

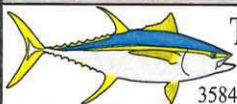


P:\23052.00 Bonita Beach Road Parcels\CAD\EN\23052-ELA.dwg SITEPLAN 11/7/2023



**NOTES:**

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"
- SURVEY DATED: MM-DD-YYYY



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Marine & Environmental Consulting

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Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

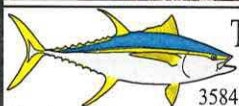
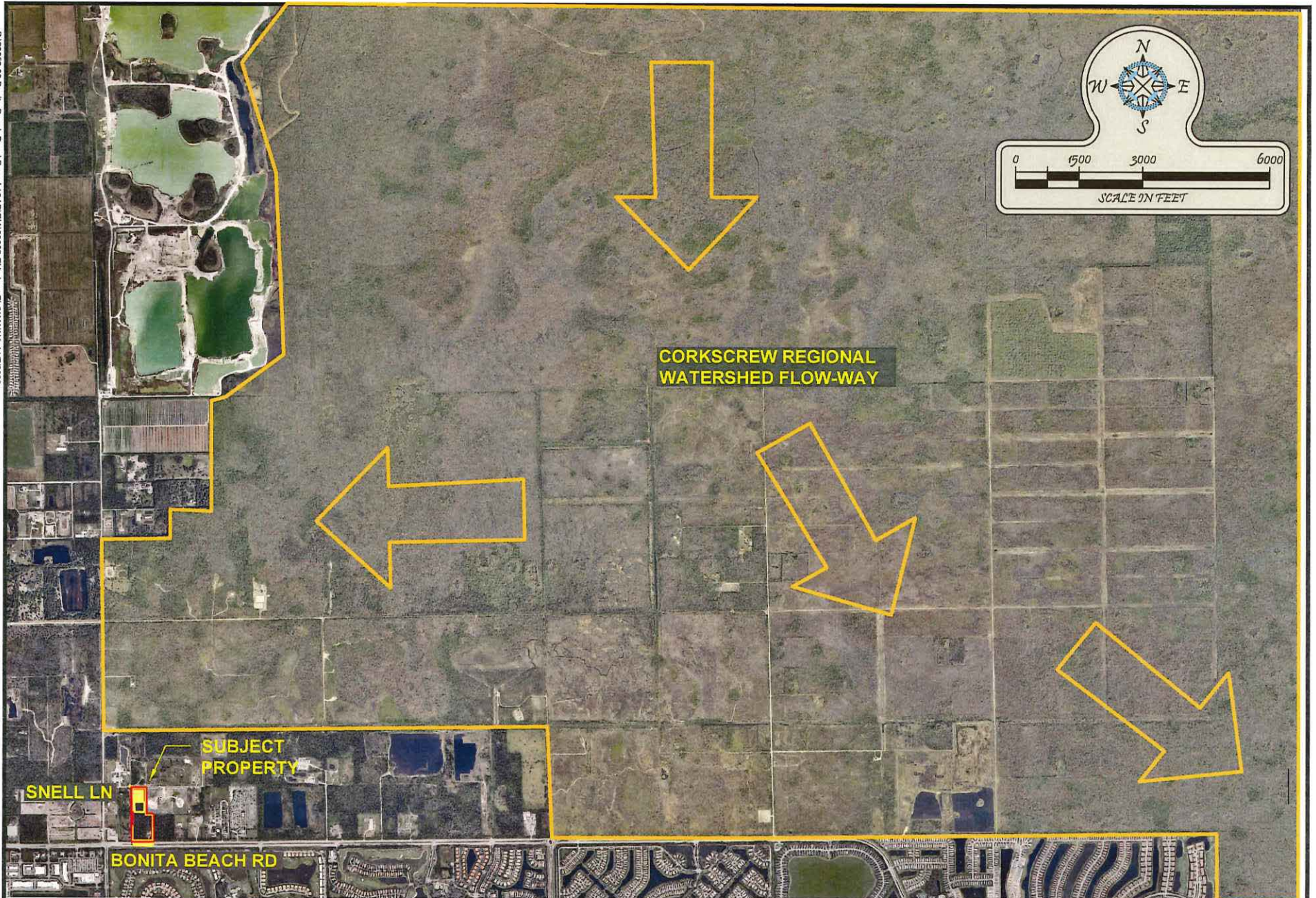
# BONITA BEACH RD SITEPLAN

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	CH	REVISED	DATE	MARKED	CHANGED
DRAWN BY:	RMJ	1.	-	-	-
CREATED:	10-23-23	2.	-	-	-
JOB NO.:	23052	3.	-	-	-
SHEET NO.:	04 OF 05	4.	-	-	-
		5.	-	-	-
SECTION-32		TOWNSHIP-47S		RANGE-26E	





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Email: tuna@thanaples.com

Phone: (239) 643-0166

Fax: (239) 643-6632

## BONITA BEACH RD NEARBY FLOW-WAYS

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	CH	REVIEW BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-
CREATED:	10-23-23	2.	-	-	-
JOB NO.:	23052	3.	-	-	-
SHEET NO.:	05 OF 05	4.	-	-	-
		5.	-	-	-
SECTION-	TOWNSHIP-		S	RANGE- E	



**APPENDIX B: LISTED  
SPECIES SURVEY & SPECIES  
MANAGEMENT PLANS**

# LISTED SPECIES REPORT

13150 SNELL LANE  
BONITA SPRINGS, FL 34135

NOVEMBER 2023

Prepared by:

TURRELL, HALL &  
ASSOCIATES, INC.   
Marine & Environmental Consulting

PHONE: 239-643-0166    [WWW.THANAPLES.COM](http://WWW.THANAPLES.COM)



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## 1 INTRODUCTION

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Turrell, Hall & Associates, Inc. (THA) has conducted a listed species survey at 13150 Snell Lane in Bonita Springs, Florida 34135, located within Section 32, Township 47 S, Range 26 E, in Lee County. The parcels can be identified by Strap Numbers 32-47-26-00-00001.0250, 32-47-26-00-00001.021B, and 32-47-26-00-00001.021C and total approximately 11.90 acres in size. The purpose of this report is to provide a summary of wildlife observations on the property and to consider potential effects of the proposed project on any local, state, or federal listed species that may utilize the property for feeding, foraging, or nesting.

The Bonita Beach Road Parcels are comprised of three parcels totaling approximately 11.90 acres in Bonita Springs at 13150 Snell Lane. One parcel currently hosts a single-family home while the other two parcels are undeveloped Mixed Hardwoods (Exotics 75-100%).

The proposed development is a multi-phase project that will be a commercial retail zone. It will include an associated parking area and stormwater management systems, as well as an upland preserve.

## 2 METHODOLOGY

---

Prior to any wildlife survey, careful consideration is given to the habitat types in question and species that are known to utilize such areas. Prior to conducting any survey, several publications and references are consulted. These include The Official List of Florida's Endangered Species, Florida's Endangered and Threatened Species (dated December 2022), Florida's Imperiled Species Management Plan, Florida Fish and Wildlife Conservation Commission (FWC) Species Conservation Measures and Permitting Guidelines, the Florida Natural Areas Inventory (FNAI), and Collier County aerial photography.

The basic objective of any wildlife survey is to obtain evidence that wildlife species are utilizing the subject site. This site may be comprised of a primary or secondary foraging zone, a nesting zone, or merely be adjacent to those sites with regard to a particular listed species. As many listed species in Florida are cryptic and/or nocturnal, patience and sufficient time must be devoted to the survey.

Aerial photography and the Florida Land Use, Cover, and Forms Classification System (FLUCFCS) maps of the site and surrounding area were consulted before arriving on-site. After thorough consideration of the existing habitats, a potential list of species that could be found on-site was developed. The required survey procedure for each species was then followed to determine if any listed species was utilizing the subject property.

A system of linear transects was followed throughout the subject area in the early morning, afternoon, and dusk hours, thus allowing for the proper protocols for surveying wading birds, fox squirrels, gopher tortoises, and other anticipated or potential species that could occur on the project lands. THA Qualified biologists traversed the entire site in a series of linear transects spaced approximately 50 to 150 feet apart. Much of the site is now open space, which is periodically mown, thus allowing for open visibility during most of the surveying efforts. Where the site was not mown and the canopy was dense, transects were spaced closer together.

A visual inspection of trees was also conducted to search for squirrel day beds, potential red-cockaded woodpecker (RCW) cavities, and potential bat roosts. Evidence of protected plants was also searched for along transect lines. Indirect evidence such as rooting, scrape marks, nests, cavities, burrows, tracks, and scat were looked for and noted. Once cavity or nest trees are located, they are marked with a handheld GPS for further investigation prior to clearing. In addition, the approximate sighting location of any listed species is noted on the survey aerial.



### 3 PRELIMINARY RESEARCH

---

Prior to field investigations, aerial photos, soil maps, and prior mapping for the Bonita Beach Road parcels were reviewed to identify the various vegetation associations that are potentially present on and adjacent to the project area. Various publications and databases were reviewed to identify listed plant and wildlife species that could occur and those that had been previously documented on or near the project site and also to gather information concerning listed species.

Based on the habitat types that were identified, existing knowledge of the project area, contacts with other consultants, and review of publications and databases, a preliminary list of listed plant and animal species with the potential to occur within or near the project area was determined.

As used herein, the term “listed animal species” refers to those animals listed as endangered or threatened by the U.S. Fish and Wildlife Service (FWS) or the FWC. THA wildlife and listed species surveys were supplemented by research concerning listed species. The following subsections document these efforts and their results. A list of listed species that could potentially utilize the subject property can be found below in Table 1.

**Table 1: Potential Threatened and Endangered Species**

Common Name	Scientific Name	Status
Big cypress fox squirrel	<i>Sciurus niger avicennia</i>	ST
Eastern indigo snake	<i>Drymarchon couperi</i>	FT
Florida bonneted bat	<i>Eumops floridanus</i>	FE
Florida panther	<i>Puma concolor coryi</i>	FE

FE = Federally Endangered FT = Federally Threatened ST = State Threatened

## 4 EXISTING CONDITIONS

The subject parcels are located north of Bonita Beach Road Southeast, with undeveloped residential parcels surrounding the subject property, with a single-family parcel located to the west of the northern-most property. The Bonita Beach Road Parcels encompass approximately 11.90 acres, including 11.82 acres of uplands, 0 acres of wetland habitats, and 0.08 acres of other surface waters. Currently, the majority of the subject property is undeveloped Mixed Hardwoods (Exotics 75-100%) with a single-family residence present as well. A portion of the upland community on the property has been impacted by anthropogenic activities associated with the single-family residence. Additionally, there is a disturbed area featuring an intense recruitment of exotic and invasive vegetation, likely due to adjacent anthropogenic activities and the development of the area in general.

The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) manual was used to classify all the vegetative communities occurring within the site boundaries. The FLUCFCS exhibit attached to the Environmental Assessment report shows the subject property together with its vegetative cover and depicts the approximate limits of the wetland and upland areas. A general description is provided below in Table 2. More detailed descriptions of the various vegetative communities and any site-specific nuances can be found in the relative Environmental Assessment report.

**Table 2: FLUCFCS Codes and Descriptions**

FLUCFCS Code	Description	Acres	Jurisdictional Wetlands
111	Fixed Single Family Units	0.92	No
438E4	Mixed Hardwoods (Exotics 75-100%)	10.66	No
740	Disturbed Land	0.24	No
OSW	Borrow Area (Other Surface Waters)	0.08	Yes
	<b>Total:</b>	<b>11.82</b>	<b>0.08</b>

## 5 RESULTS

During the surveys conducted on-site, THA biologists did not record any sightings of listed species. The subject property was surveyed for a total of 30 hours. A summary of survey times and weather on site is displayed below in Table 3.

**Table 3: Summary of Survey Efforts**

Date	Start	End	Observers	Survey Hours	Temp. (F)	Cloud Cover	Precip. (In.)	Wind (mph)
05/25/2023	13:30	18:00	2	9.00	86	45%	0	6 W
05/26/2023	12:00	17:00	2	10.00	82	75%	0	9 WNW
06/10/2023	08:00	13:30	2	11.00	88	0%	0	4 ENE

### 5.1 SPECIES OBSERVED ONSITE

No listed species were observed onsite by THA biologists. While surveying the subject property for listed species, biologists recorded sightings and signs of non-listed wildlife. All wildlife observed on or adjacent to the project site is displayed below in Table 4.

**Table 4: List of Species Observed Onsite**

Common Name	Scientific Name	Status
Brown anole	<i>Anolis sagrei</i>	Non-native
Eastern gray squirrel	<i>Sciurus carolinensis</i>	
Oppossum	<i>Didelphis virginiana</i>	
Blue-gray gnatcatcher	<i>Poliophtila caerulea</i>	
Blue jay	<i>Cyanocitta cristata</i>	
Carolina wren	<i>Thryothorus ludovicianus</i>	
Downy woodpecker	<i>Dryobates pubescens</i>	
Fish crow	<i>Corvus ossifragus</i>	
Gray catbird	<i>Dumetella carolinensis</i>	
Great crested flycatcher	<i>Myiarchus crinitus</i>	
Mourning dove	<i>Zenaida macroura</i>	
Northern cardinal	<i>Cardinalis cardinalis</i>	
Northern mockingbird	<i>Mimus polyglottos</i>	
Osprey	<i>Pandion haliaetus</i>	
Pileated woodpecker	<i>Dryocopus pileatus</i>	
Red-bellied woodpecker	<i>Melanerpes carolinus</i>	
Red-eyed vireo	<i>Vireo olivaceus</i>	
Red-shouldered hawk	<i>Buteo lineatus</i>	
Swallow-tailed kite	<i>Elanoides forficatus</i>	
White-eyed vireo	<i>Vireo griseus</i>	
White ibis	<i>Eudocimus albus</i>	
Wild turkey	<i>Meleagris gallopavo</i>	

FE = Federally Endangered FT = Federally Threatened ST = State Threatened FT (S/A) = Federally designated Threatened species due to similarity of appearance



## 6 DISCUSSION

---

### 6.1 PROPOSED PROJECT

The proposed development is a multi-phase project that will be a commercial retail zone. It will include an associated parking area and stormwater management systems, as well as an upland preserve.

The 11.90-acre site is comprised of 11.82 acres of upland and 0.08 acres of OSWs. The majority of vegetated areas on site have been impacted by disturbances (both anthropogenic and natural), clearing, and surrounding development resulting in the recruitment and infestation of exotic and nuisance species. The proposed development will result in 0.00 acres of total wetland impacts, but 0.08 acres of impacts to OSW.

### 6.2 PROPOSED IMPACTS TO POTENTIAL AND OBSERVED LISTED SPECIES

#### 6.2.1 Big Cypress fox squirrel (*Sciurus niger avicennia*)

The Big Cypress fox squirrel (BCFS) is a subspecies of the eastern fox squirrel (*Sciurus niger*). It is listed as threatened on the Florida Endangered and Threatened Species List due to suitable habitat loss, degradation, and fragmentation. Optimal habitat conditions for BCFS are dependent on the presence of appropriate trees for nest sites, abundant year-round food resources, and an open understory with little or no bushes, or shrub layer present. The site is within the BCFS distribution, but no BCFS or squirrel nests were observed on the subject property.

#### 6.2.2 Eastern indigo snake (*Drymarchon couperi*)

The Eastern indigo snake (*Drymarchon couperi*) is listed as federally threatened. Generally, this species lives and hunts in a wide variety of habitats and its territory can cover large areas. It can be associated with gopher tortoise burrows (as a commensal) and favors pine flatwoods, palmetto prairies, and scrub habitats as well as wetland edges. It is relatively reclusive in nature, and is rarely observed in the wild. Immediately prior to construction on the subject property, an eastern indigo snake survey will be needed to ensure they are not utilizing areas where large equipment will be used. No eastern indigo snakes have been observed onsite. However, indigo snakes could theoretically frequent parts of the property. Special construction guidelines to protect the indigo snake will have to be followed by construction personnel during all phases of construction work performed onsite.

#### 6.2.6 *Florida bonneted bat (Eumops floridanus)*

The Florida bonneted bat (*Eumops floridanus*) is a federally endangered bat species that utilizes relatively open terrestrial and freshwater areas as foraging habitat and as a source of drinking water. Their roosting habitat includes forests or other areas with suitable roost structures (tree snags, trees with cavities, artificial cavities, etc.). No cavity trees were observed on site, and there are no open areas ideal for bonneted bat foraging. Based on the project size and the absence of suitable roosting habitat the project may affect, but is not likely to adversely affect Florida bonneted bats. Best management practices associated with Florida bonneted bats will need to be followed in the development subject parcel. Further informal consultation with FWS will be required to confirm this assessment.

#### 6.2.1 *Florida panther (Puma concolor coryi)*

The Florida panther (*Puma concolor coryi*) is a federally endangered species that utilizes habitat across Southern Florida, mainly south of the Caloosahatchee River. Panthers require large, remote, and undeveloped areas and are rarely seen in more developed areas, such as the subject property. No panthers or signs of panthers were observed during surveys. A portion of the property is included in the Primary Florida Panther Focus Area, which is defined as "All lands essential for the survival of the Florida panther in the wild". Approximately 0.20 acres of mixed hardwood are included in the panther primary focus area but are within the proposed onsite preserve. Improvement and preservation of this area will provide value, however small, to the conservation of Florida panthers. The proposed project is not anticipated to have any adverse impact on areas within the panther focus area and will not increase or change vehicle traffic patterns. Therefore, it is unlikely to adversely affect the Florida panther.



## 7 CONCLUSION

---

THA performed a listed species survey of the approximately 11.9-acre subject property in Lee County, Florida. Preliminary research was supplemented with over 30 hours of onsite investigation. No listed species were observed on the subject property. Several other listed species were not observed but have the potential to be impacted by the proposed development of the subject property.

The proposed development is a multi-phase project that will be a commercial retail zone. It will include an associated parking area and stormwater management systems, as well as an upland preserve.

The subject property contains areas that could be utilized by the eastern indigo snake. Immediately prior to construction on the subject property, an eastern indigo snake survey will be needed to ensure they are not utilizing areas where large equipment will be used. Special construction guidelines to protect the indigo snake will have to be followed by construction personnel during all phases of construction work performed onsite.

The Subject property is located within the Florida bonneted bat consultation area. Based on the project size and the absence of suitable roosting habitat the project may affect, but is not likely to adversely affect Florida bonneted bats. Best management practices associated with Florida bonneted bats will need to be followed in the development subject parcel. Further informal consultation with FWS will be required to confirm this assessment.

A portion of the property is included in the Primary Florida Panther Focus Area, which is defined as "All lands essential for the survival of the Florida panther in the wild". Approximately 0.20 acres of mixed hardwood are included in the panther primary focus area but are within the proposed preserve onsite. Improvement and preservation of this area will provide value, however small, to the conservation of Florida panthers. The proposed project is not anticipated to have any adverse impact on areas within the panther focus area and will not increase or change vehicle traffic patterns. Therefore, it is unlikely to adversely affect the Florida panther.

Based on THA's observations if the development of this site provides for appropriate design and management guidelines, it will not adversely affect any endangered, threatened, or otherwise protected species. These management guidelines shall be coordinated with the appropriate local, state, and federal agencies to better ensure their protection.

**APPENDIX C: INITIAL  
COORDINATION WITH  
DIVISION OF HISTORICAL  
RESOURCES**





Source: Esri, Maxar, Earthstar, GeoGraphics and the GIS User Community

# **APPENDIX D: USGS QUADRANGLE MAP**

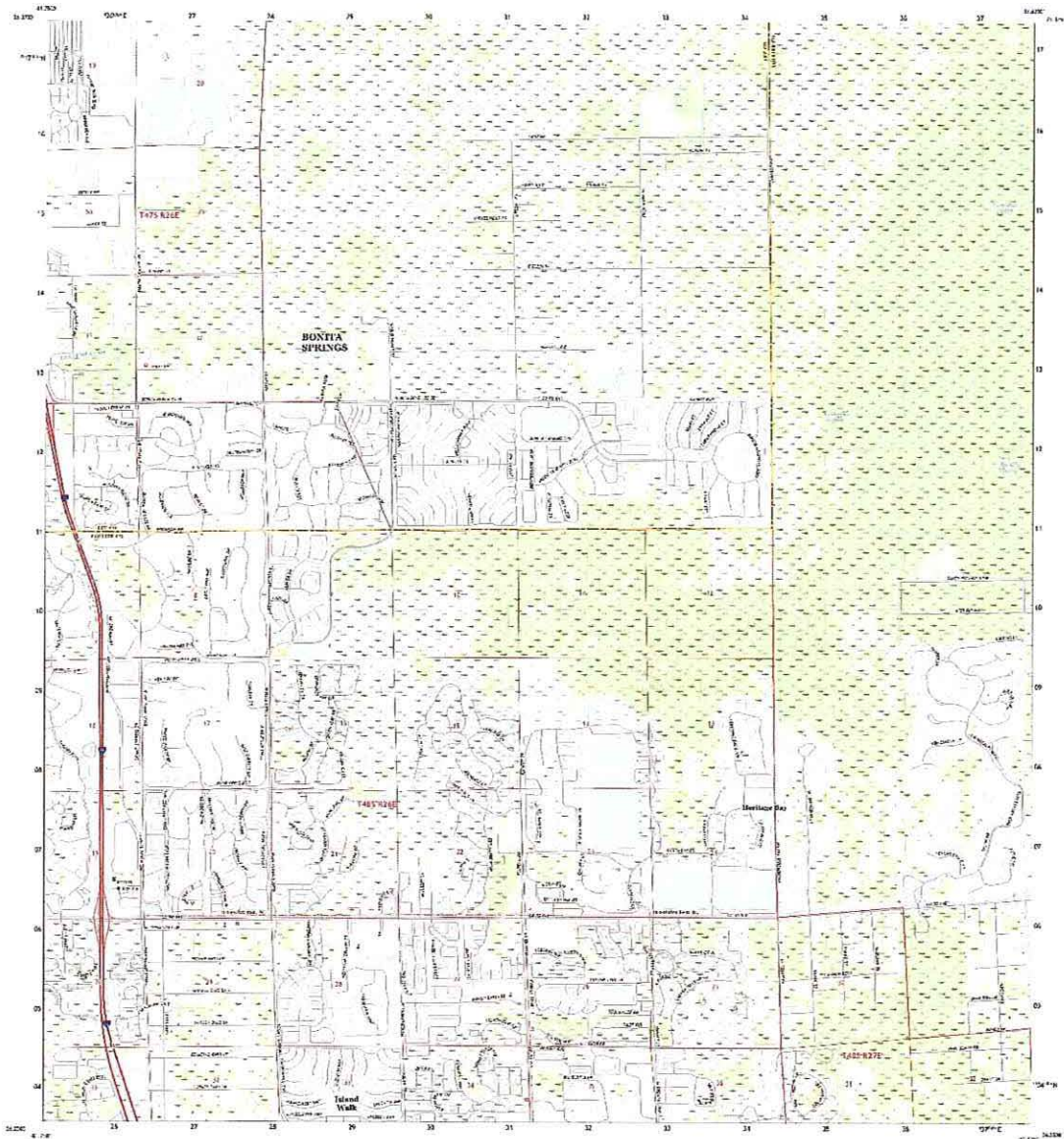




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

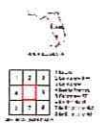
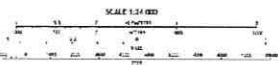


CORKSCREW SW QUADRANGLE  
FLORIDA  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
and approved by the U.S. Department of the Interior

Map of the Corkscrew SW Quadrangle, Florida, showing the area around Bonita Springs and Island Walk. The map is a 7.5-minute topographic map, part of the USGS 7.5-minute series. It shows the coastline, major roads, and various land features. The map is oriented with North at the top.



CORKSCREW SW, FL  
2021





**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com) for project review information.**

September 13, 2023

**Lindsey Craig**

Planner Staff

**RVi Planning + Landscape Architecture**

10150 Highland Manor Drive, Suite 450 • Tampa, FL 33610

In response to your request on September 13, 2003, the Florida Master Site File lists no cultural resources recorded for the parcel numbers (32-47-26-00-00001.0250; 32-47-26-00-00001.021C; 32-47-26-00-00001.021B) located in Lee County.

**This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**

- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**

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- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com)**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.

Florida Master Site File

[Eman.Vovsi@DOS.MyFlorida.com](mailto:Eman.Vovsi@DOS.MyFlorida.com)