



CPA 2024-00002

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: Bonita Beach Rd CPD

Project Description: A request to amend Lee Plan Policy 33.2.5 to limit the restriction on commercial uses in the Southeast Lee County Planning District to properties with the DR/GR designation, and add commercial area to Table 1(b). The request is associated with a proposed small-scale map amendment for a 14.28+/- acre property.

State Review Process: ☐ State Coordinated Review ☐ Expedited State Review ☒ Small-Scale Text*

*Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.

APPLICANT – PLEASE NOTE:

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239) 533-8585.

1. **Name of Applicant:** Manna Christian Missions, Inc.

Address: 10421 Pennsylvania Ave

City, State, Zip: Bonita Springs, FL 34135

Phone Number: (239) 571-9155

E-mail: mquinn9155@gmail.com

2. **Name of Contact:** Jem Frantz, AICP

Address: 28100 Bonita Grande Dr., Suite 305

City, State, Zip: Bonita Springs, FL 34135

Phone Number: (239) 357-9580

E-mail: jfrantz@rviplanning.com

3. **Property Information:** Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. See attached planning analysis.

4a. **Does the proposed change affect any of the following areas?**

If located in one of the following areas, provide an analysis of the change to the affected area.

☐ Public Acquisition
[Map 1-D]

☐ Agricultural Overlay
[Map 1-G]

☐ Airport Mitigation Lands
[Map 1-D]

☐ Airport Noise Zones
[Map 1-E]

☐ Southeast Lee County Residential
Overlay [Map 2-D]

☐ Mixed Use Overlay
[Map 1-C]

☒ Community Planning Areas
[Map 2-A]

☐ Urban Reserve [Map 1-D]

☐ Water-Dependent Overlay
[Map 1-H]

☐ Private Recreational Facilities
Overlay [Map 1-F]

4b. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

- ☐ N/A ☐ Bayshore [Goal 18] ☐ Boca Grande [Goal 19] ☐ Buckingham [Goal 20]
☐ Caloosahatchee Shores [Goal 21] ☐ Olga [Goal 22] ☐ Captiva [Goal 23] ☐ Greater Pine Island [Goal 24]
☐ Lehigh Acres [Goal 25] ☐ North Captiva [Goal 26] ☐ NE Lee County [Goal 27] ☐ Alva [Goal 28]
☐ North Olga [Goal 29] ☐ North Fort Myers [Goal 30] ☐ Page Park [Goal 31] ☐ San Carlos Island [Goal 32]
☒ Southeast Lee County [Goal 33] ☐ Tice [Goal 34]

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario.

1. **Traffic Circulation Analysis:** Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3-A (20-year horizon) and on the Capital Improvements Element (5-year horizon).

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

Environmental Impacts

Provide an overall analysis of potential environmental impacts (positive and negative).

Historic Resources Impacts

Provide an overall analysis of potential historic impacts (positive and negative).

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan goals and policies, and Strategic Regional Policy Plan goals, strategies, actions and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

MINIMUM SUBMITTAL ITEMS

<input checked="" type="checkbox"/>	Completed application (Exhibit – T1)
<input checked="" type="checkbox"/>	Filing Fee (Exhibit – T2)
<input checked="" type="checkbox"/>	Pre-Application Meeting (Exhibit – T3)
<input checked="" type="checkbox"/>	Proposed text changes (in strike through and underline format) (Exhibit – T4)
<input checked="" type="checkbox"/>	Analysis of impacts from proposed changes (Exhibit – T5)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – T6)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – T7)
<input checked="" type="checkbox"/>	Historic Resources Impacts Analysis (Exhibit – T8)
<input checked="" type="checkbox"/>	State Policy Plan Analysis (Exhibit – T9)
<input checked="" type="checkbox"/>	Strategic Regional Policy Plan Analysis (Exhibit – T10)



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. The maximum commercial floor area that may be approved within the Southeast Lee County community plan area may not exceed 300,000 square feet. Commercial development in designated Future Urban Areas and having direct frontage on Bonita Beach Road are exempt from this policy.

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
Residential By Future Land Use Category	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
Non Regulatory Allocations												
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
Residential By Future Land Use Category	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	-	-	-	-	-	-	22 -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	-	-	-	-	-	-	-	4,728 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	118	1,121	19	18	72
Industrial		5	198	387	-	566	67	218	215	244	4	2	4
Non Regulatory Allocations													
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
Total		8,221	20,374	14,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,362	14,523
Population Distribution (unincorporated Lee County)		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:

$$90,000 \text{ square feet} \times 0.1 \text{ GPD} = 9,000 \text{ GPD}$$

Therefore, there is sufficient capacity within the existing plant to serve the 9,000 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:

$$90,000 \text{ square feet} \times 0.1 \text{ GPD} = 9,000 \text{ GPD}$$

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/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 90,000 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 Interchange to reflect and better serve the existing and planned development in this area of the County and provide for the extension of the abutting future land use category.

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.

1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels must be submitted as part of the rezoning application and updated, if necessary, as part of the mining development order application.

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.

The proposed commercial development is limited to uplands. A Jurisdictional Determination is attached confirming there are no wetlands on site. Additionally, as demonstrated in the attached environmental and hydrogeological analyses, the Property does not provide substantial recharge to aquifers suitable for future wellfield development. Irrigation water supplies for the project will include the stormwater management system and the Lower Tamiami Aquifer underlying the site. The surface water management system will provide improvements to surface water quality and attenuation. The surrounding area also includes public facilities available to serve the development. As a result, the hydrogeological analysis demonstrates the redesignation of Property will not negatively affect surface and groundwater levels.

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.

In 2002, when the Property was owned by the South Florida Water Management District (SFWMD), Lee County approved Comprehensive Plan Amendment CPA2002-08 to adopt a new category called Conservation Lands to depict the to depict the use of lands for conservation purposes within the County. This amendment also served to re-designate the subject parcel from Wetlands to the Conservation Lands Wetlands category as it was publicly owned at the time. In 2014, Ms. Pol acquired the subject property from the SFWMD with the intent of developing the parcel with one (1) single-family detached residence.

The property is currently Conservation Lands; according to the uses above, it only supports public buildings and facilities. Furthermore, this property is under private ownership which is not allowed or appropriate for the current Future Land Use, making Future Land Use Map Amendment of this parcel appropriate. The companion rezoning application includes an MCP which keeps this area in preservation, except for an emergency access drive.

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.

POLICY 2.3.1: All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9 and all land in the DR/GR land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change.

The attached Hydrogeology Report demonstrates that the change to the FLUM will not have any significant impact on present or future water resources and the surface water management system will provide improved surface water quality and attenuation.

POLICY 2.3.2: Future Land Use Map amendments to the existing DR/GR areas south of SR 82 east of I-75, excluding areas designated by the Port Authority as needed for airport expansion, which increase the current allowable density or intensity of land use will be discouraged by the County. It is Lee County's policy not to approve further urban designations there for the same reasons that supported its 1990 decision to establish this category. In addition to satisfying the requirements in Ch. 163, Part II, Fla. Stat., the Strategic Regional Policy Plan, the State Comprehensive Plan, and all of the criteria in the Lee Plan, applicants seeking such an amendment must:

- 1. analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and,**
- 2. identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan. Since regional water suppliers cannot obtain permits consistent with the planning time frame of the Lee Plan, water sources do not have to be currently permitted and available, but they must be reasonably capable of being permitted; and,**
- 3. present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources; and**

4. supply data and analysis specifically addressing urban sprawl. During the transmittal and adoption process, the Board of County Commissioners must review the application for all these analytical requirements and make a finding that the amendment complies with all of them.

The attached Hydrogeology Report provides information regarding the availability of irrigation and domestic water resources. The report indicates that the property has been cut off from regional surface water flows and is disconnected and isolated from the Corkscrew Swamp Regional Ecosystem Watershed (CREW) and primary DR/GR area.

As identified in the Report, the stormwater management system and the Lower Tamiami Aquifer will provide irrigation and domestic water sources. These sources will not impact the current or future public water resources.

The Hydrogeology and Environmental reports demonstrate that the proposed development will not have an adverse impact on natural resources and ecosystems. The amendment extends the existing FLUM category to which it abuts and does not require the extension of public infrastructure to serve the development to a rural area. Attached letters of availability demonstrate availability of public services. The Bonita Beach Road Corridor includes extensive development and the development of the property with commercial uses maximizes public investment in existing public infrastructure. The companion rezoning complies with the open space and indigenous vegetation preservation requirements in the LDC. Finally, the proposed amendment provides commercial square footage in an area where surrounding lands have been developed with a variety of residential, commercial, and mixed-use development.

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.

STANDARD 4.14: ENVIRONMENTAL FACTORS.

- 1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management**

District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site
3. Ensure development minimizes the need for expansion and construction of street and utility improvements.

An environmental assessment is attached in compliance with this policy. The proposed MCP locates preserves and water management in the rear of the parcel, in order to integrate preserve and open space areas into surrounding natural resources and consolidate development areas adjacent to Bonita Beach Road. The location of the properties adjacent to existing development minimizes the need for expansion of street and utility improvements.

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.

Traffic Level of Service Analysis was prepared to determine the long-range and short-range impacts of the proposed CPA Amendment would have on the surrounding roadway network. The long-range analysis was prepared consistent with the latest FDOT's District One model as adopted by the Lee County Metropolitan Planning Organization. The results of the long-range and short-range analysis indicate that the proposed Comp Plan request will not cause any roadways to operate below their adopted Level of Service standards. Additionally, Bonita Beach Road adjacent to the site was shown to operate at an acceptable Level of Service in both the long-range and short-range traffic analysis.

The proposed Comp Plan Amendment request would allow up to 90,000 square feet of commercial floor area. This commercial development will essentially serve the existing surrounding area which is predominantly large residential neighborhoods and communities. In other words, residents of these communities would have an opportunity to obtain goods and services from this commercial project instead of being forced to travel further west on Bonita Beach Road towards I-75. In traffic terms, this can be considered as "internal capture" between commercial and residential uses on a larger scale, which reduces overall vehicle-miles traveled on the roadways. There is currently a lack of commercial opportunities on Bonita Beach Road to the east of Bonita Grande Drive. The approval of this Comp Plan request will help alleviate this concern.

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.

OBJECTIVE 33.1: WATER, HABITAT, AND OTHER NATURAL RESOURCES. Protect and restore natural resources within Southeast Lee County including, but not limited to, surface and ground water, wetlands, and wildlife habitat. (Ord. No. 10-19, 19-13)

POLICY 33.1.1: Large-scale ecosystem integrity in Southeast Lee County should be maintained and restored. Protection and/or restoration of land is of even higher value when it connects existing corridors and conservation areas. Restoration is also highly desirable when it can be achieved in conjunction with other uses on privately owned land including agriculture.

POLICY 33.1.7: Impacts of proposed land disturbances on surface and groundwater resources will be analyzed using integrated surface and groundwater models that

utilize site-specific data to assess potential adverse impacts on water resources and natural systems within Southeast Lee County. Lee County Division of Natural Resources will determine if the appropriate model or models are being utilized, and assess the design and outputs of the modeling to ensure protection of Lee County's natural resources.

A Hydrogeology Report is attached and demonstrates no adverse impacts on water resources and natural systems within Southeast Lee County.

The request provides for development that is compatible with surrounding development along Bonita Beach Road and which protects large-scale ecosystem integrity in Southeast Lee County. The proposed redesignation of the property provides transition of intensity from adjacent properties designated General Interchange to surrounding properties within Southeast Lee County.

The proposed development includes a 2.14± acres preserve which will include restoration in accordance with the LDC. Additionally, a report titled "Water Resources Report Bonita Beach Road SE – CPD Lee County, Florida" and an integrated model analysis is provided by Water Science Associates demonstrates no adverse impacts on water resources or natural systems within Southeast Lee County. The analyses also demonstrate that the proposed stormwater management system will provide a net benefit to surface water quality and attenuation. Therefore, the proposed development will comply with this policy through the protection of natural resources and groundwater recharge.

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. The maximum commercial floor area that may be approved within the Southeast Lee County community plan area may not exceed 300,000 square feet.

The request proposes to amend this Policy to allow additional commercial uses along Bonita Beach Road where the underlying future land use category permits commercial uses. Since no properties along Bonita Beach Road that are within the Southeast Lee County community plan area currently allow for commercial development, this change requires other properties along Bonita Beach Road to be comprehensive plan amendments and rezoning prior to allowing for commercial uses. The rezone request is consistent with this policy as proposed to be amended.

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, and the attached Jurisdictional Determination confirms that 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.

POLICY 126.1.4: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.

The attached hydrological report demonstrates that the proposed development will maintain surface water flows and groundwater levels at or above existing conditions in compliance with this policy.

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.

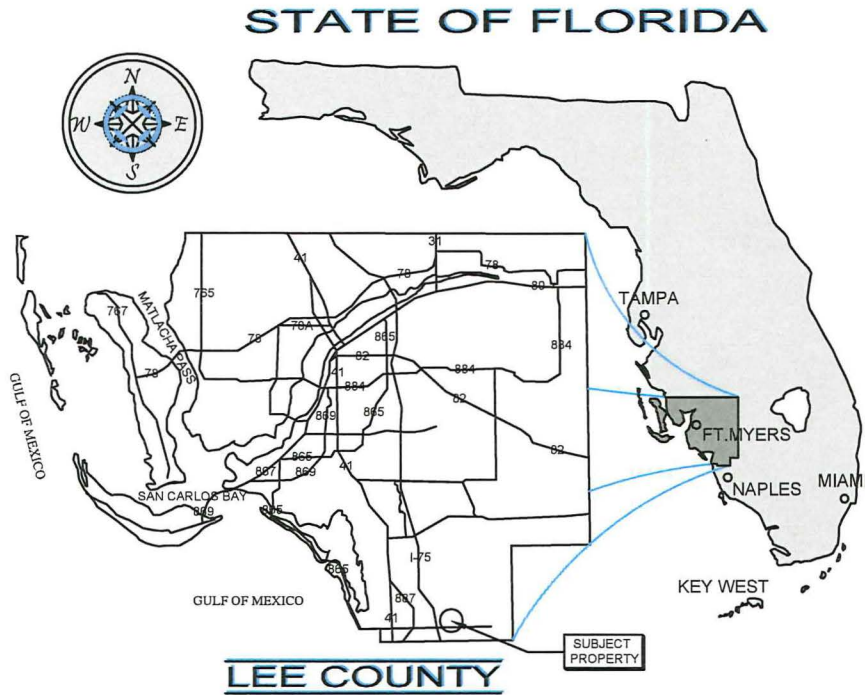
III. Regional Policy Plan Consistency

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.

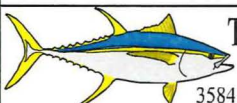


SITE ADDRESS:

<> 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.



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:	07-16-24	2.	-	-	-	-
JOB NO.:	23052	3.	-	-	-	-
SHEET NO.:	01 OF 09	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 32		TOWNSHIP- 47 S		RANGE- 26 E		

p:\23052.00 bonita beach rd parcels\CAD\PERMIT-STATE\23052-STATE.dwg FLUCFCS MAP 7/16/2024

SNELL LN

438E4

740

OSW

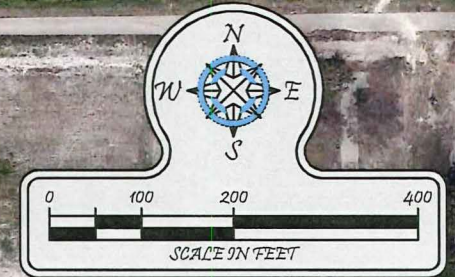
SUBJECT
PROPERTY

438E4

111

438E4

BONITA BEACH RD



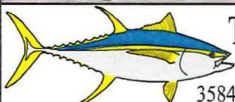
FLUCCS	DESCRIPTION	ACRES
111	FIXED SINGLE FAMILY UNITS <LESS THAN TWO DWELLING UNITS PER ACRE>	0.92
438E4	MIXED HARDWOODS (EXOTICS 75%-100%)	12.92
740	DISTURBED LAND	0.24
OSW	BORROW AREA (OTHER SURFACE WATER)	0.20
TOTAL		14.28

UPLAND (ACRES): 14.08

WATER (ACRES): 0.20

PROJECT (ACRES): 14.28

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



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 FLUCFCS MAP

RY NO. 5875

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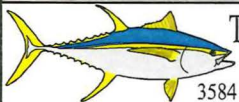
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CREATED:	07-16-24	2.	-	-	-
JOB NO.:	23052	3.	-	-	-
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		5.	-	-	-
SECTION- 32		TOWNSHIP- 47 S		RANGE- 26 E	

p:\23052.00 bonita beach road parcels\CAD\PERMIT-STATE\23052-STATE.dwg SITEPLAN 7/16/2024



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- SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"
- SURVEY DATED: MM-DD-YYYY



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 SITEPLAN

RY NO. 5875

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DESIGNED:	CH	1.	-	-	-	-	-
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JOB NO.:	23052	4.	-	-	-	-	-
SHEET NO.:	03 OF 09	5.	-	-	-	-	-
SECTION- 32		TOWNSHIP- 47 S		RANGE- 26 E			

p:\23052.00 bonita beach road parcel\CAD\PERMIT-STATE\23052-STATE.dwg SOILS MAP 7/16/2024



CODE	DESCRIPTION	HYDRIC	ACRES
27	POMPANO FINE SAND, DEPRESSIONAL	YES	9.51
44	MALABAR FINE SAND, DEPRESSIONAL	YES	4.77

NOTES:

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- 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



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting

3584 Exchange Ave. Naples, FL 34104-3732

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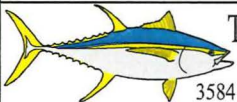
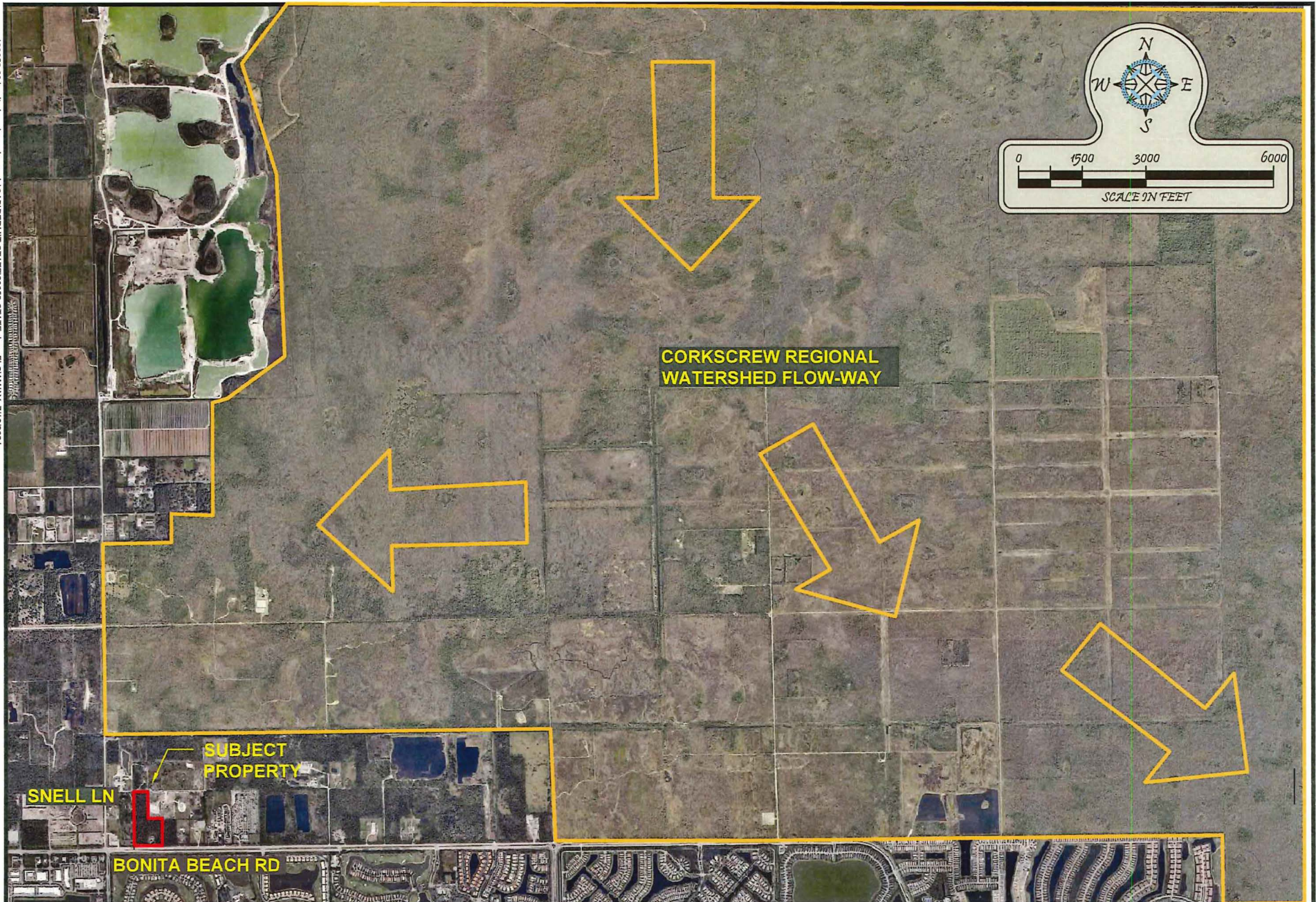
BONITA BEACH RD SOILS MAP

RY NO. 5875

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DESIGNED:	CH	REV	REV BY	DATE	CHK BY	CHANGES
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	07-16-24	2.	-	-	-	-
JOB NO.:	23052	3.	-	-	-	-
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		5.	-	-	-	-
SECTION-32		TOWNSHIP-47S		RANGE-26E		

p:\23052.00 bonita beach road parcels\CAD\PERMIT-STATE\23052-STATE.dwg FLOWWAY 7/16/2024



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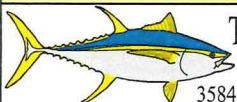
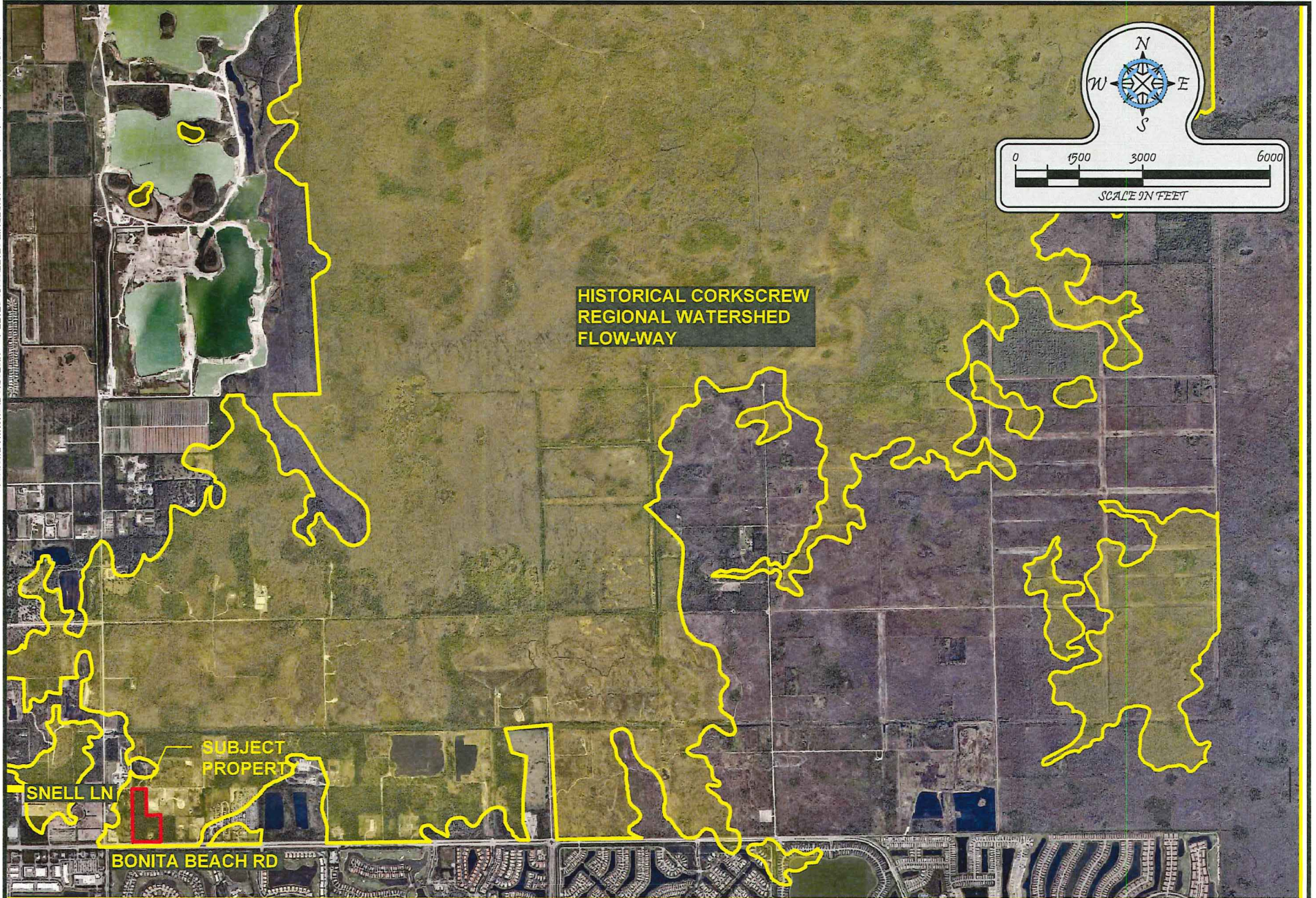
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BONITA BEACH RD NEARBY FLOW-WAYS

RY NO. 5875

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DESIGNED:	CH	1.	-	-	CHK BY	CHANGED
DRAWN BY:	BLT	2.	-	-	-	-
CREATED:	07-16-24	3.	-	-	-	-
JOB NO.:	23052	4.	-	-	-	-
SHEET NO.:	05 OF 09	5.	-	-	-	-
SECTION-	TOWNSHIP-	S	RANGE-	E		



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3584 Exchange Ave. Naples, FL 34104-3732

Email: tuna@thanaples.com

Phone: (239) 643-0166

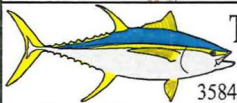
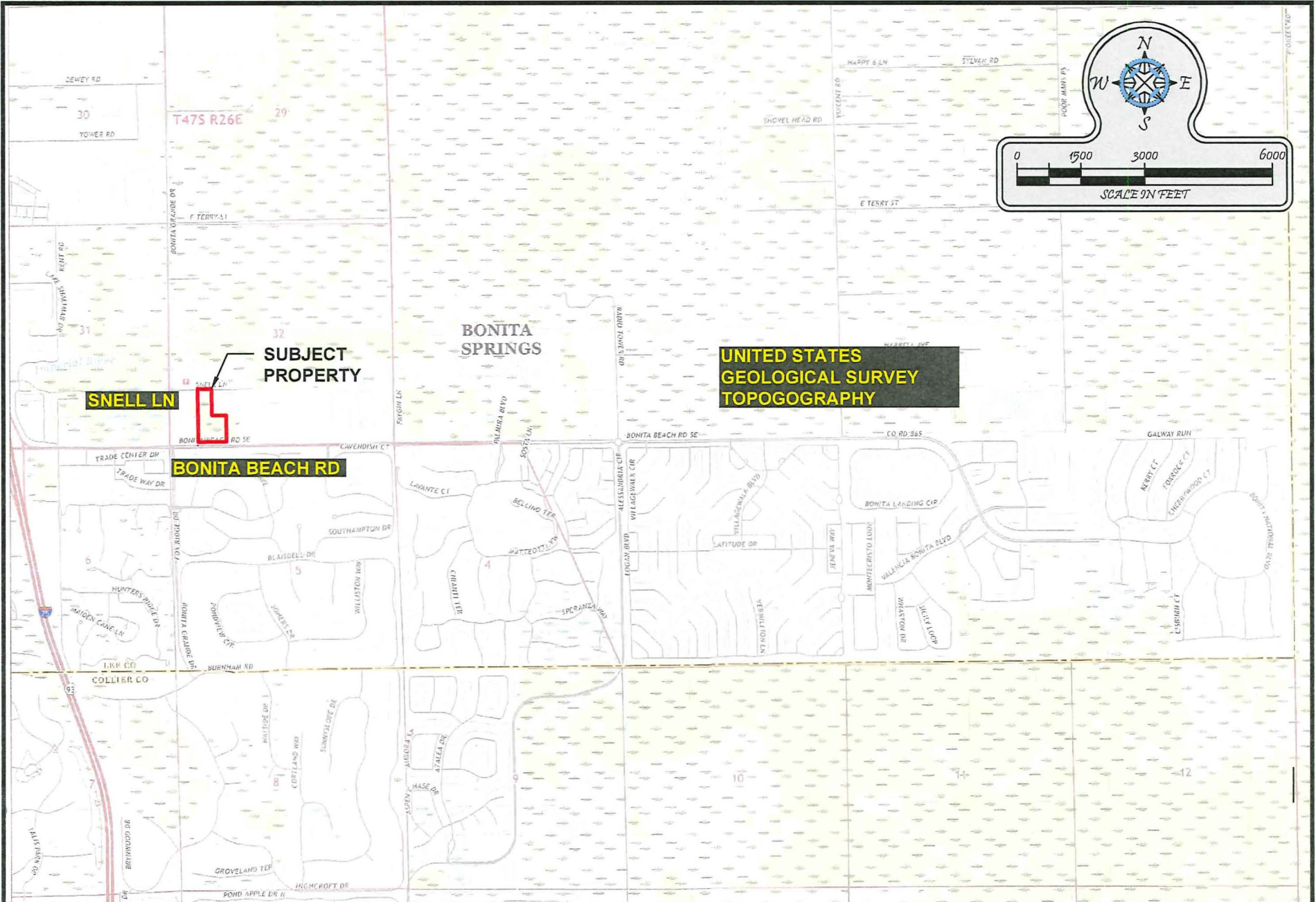
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BONITA BEACH RD HISTORIC FLOWWAY

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JOB NO.:	23052	3.	-	-	-	-
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SECTION-	TOWNSHIP-	S	RANGE-	E		



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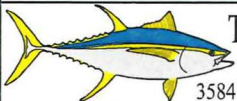
BONITA BEACH RD **USGS TOPOGRAPHY**

RY NO. 5875

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SECTION-	TOWNSHIP- S RANGE- E					

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Marine & Environmental Consulting
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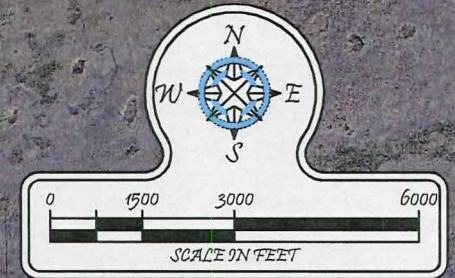
BONITA BEACH RD FLOOD INSURANCE

RY NO. 5875

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DESIGNED:	CH	REVIEW BY	DATE	CHK BY	CHANGED
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SECTION-	TOWNSHIP-		S	RANGE-	E

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CORKSCREW REGIONAL
WATERSHED FLOW-WAY

SNELL LN
SUBJECT
PROPERTY
BONITA BEACH RD



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

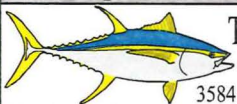
100 YEAR FLOOD ZONE MAP

RY NO. 5875

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JOB NO.:	23052	4.	-	-	-
SHEET NO.:	09 OF 09	5.	-	-	-
SECTION-	TOWNSHIP-	S	RANGE-	E	

p:\23052.00 bonita beach road parcels\CAD\PERMIT-STATE\23052-STATE.dwg LISTED SPECIES SURVEY MAP 7/16/2024



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 LISTED SPECIES SURVEY MAP

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CREATED:	07-18-24	2.	-	-	-	-
JOB NO.:	23052	3.	-	-	-	-
SHEET NO.:	10 OF 09	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47 S RANGE- 26 E

INDIGENOUS MANAGEMENT PLAN

STRAP NUMBERS: 32-47-26-00-00001.0250, 32-47-26-00-00001.021A, 32-47-26-00-00001.021B & 32-47-26-00-00001.021C. BONITA SPRINGS, FL 34135

JULY 2024

Prepared by:

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

PHONE: 239-643-0166 WWW.THANAPLES.COM

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1 INTRODUCTION

The Bonita Beach Road Properties are comprised of four parcels totaling approximately 14.28 acres at 13150 Snell Lane, 13140 Bonita Beach Road, 13150 Bonita Beach Road, and 13180 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, 32-47-26-00-00001.021C, and 32-47-26-00-00001.021A.

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.

The proposed project would be considered a “large project” under the Lee County Land Development Code (LDC) and open space and indigenous preserve requirement will be based on that determination. Under the LDC, the development will have a 30% open space requirement of which 50% must be indigenous habitat (15% of the site or 2.14 acres).

The project is preserving 1.81 acres of upland habitat in the northernmost portion of the site. Since the subject property is heavily infested with exotic species, no indigenous habitat currently exists. Therefore, once exotic removal is conducted, supplemental plantings will be installed in accordance with the LDC in order to meet the criteria of 25% indigenous.

This document provides information concerning the proposed preservation, enhancement, and maintenance activities for the preserve area. It is based on the preserve management plan requirements of Lee County and the SFWMD. It was written in support of a development order application submitted to Lee County.

2 PRESERVE ENHANCEMENT WORK PLAN

Following the issuance of all required development permits, the preserve area will be field delineated through survey staking. An as-built exhibit will be provided to County staff depicting the survey staked points for inspection. A vegetation clearing permit may be required to initiate clearing of the invasive vegetation and installation of silt fencing which will act as a protective barrier during construction. Clearing of invasive species will be conducted using mechanical measures. Once cut, stumps will be treated in place with approved chemicals and all debris will be removed from the site to an appropriate vegetation waste disposal area.

Following the initial invasive species removal efforts, the site will be assessed to determine if supplemental plantings are required. Plantings will be required due to the density of invasive species which currently exists in areas of the proposed preserve. Maintenance of the preserve area will occur on an annual basis. Methods used for the initial removal of exotics will be employed in perpetuity as required.

Debris Removal

Any debris in the preserved area will be removed during the initial exotic removal process. Trimmed vegetation will be removed from the site and taken to an appropriate vegetation waste disposal area. Any other debris (i.e. garbage/waste) will be removed and taken for appropriate disposal. Debris, vegetative or otherwise, will be removed semi-annually as part of preserve management, in perpetuity.

Table 1: Preserve Enhancement and Maintenance Schedule

Maintenance or Enhancement Event	Date
Initial Invasive Removal	TBD*
Assessment and installation of Supplemental Plantings (if required)	Immediately following initial invasive removal
1 st annual maintenance treatment	One year after initial removal (Date TBD)
2 nd annual maintenance treatment	Two years after initial removal (Date TBD)
3 rd annual maintenance treatment	Three years after initial removal (Date TBD)
4 th annual maintenance treatment	Four years after initial

		removal (Date TBD)
5 th annual maintenance treatment		Five years after initial removal (Date TBD)
Ongoing maintenance after year 5 will occur in perpetuity.		

* Date of initial work will be dependent on issuance of all necessary County and agency permits.

2.1 SUPPLEMENTAL PLANTINGS

The entire preserve area will be composed of Pine Flatwood habitat. Areas impacted by the invasive removal will be planted with sapling slash pine on 25-foot centers. Trees will be from containerized stock and be between 4' to 6' in height. Wax myrtle, hog plum, and saw palmetto will be installed to provide 25% mid-story coverage. Ground cover plantings will be installed where no existing vegetation is present. Hillsboro threeawn and broomsedge will be used to provide native groundcover. These will be from 1 gallon container stock and will be planted on the equivalent of 3-foot centers in clusters to fill in open areas. A list of proposed native plantings can be found below in Table 2.

Table 3: Supplemental Plantings

Common Name	Scientific Name	Sizes	Spacing On Center	Planting Amounts
TREES		7 Gallon	25' OC	126
Slash pine	<i>Pinus elliottii</i>	7 gal	25	63
Live oak	<i>Quercus virginiana</i>	7 gal	25	63
SHRUBS		3 Gallon	10' OC	197
Wax myrtle	<i>Morella cerifera</i>	3 gal	10	66
Hog plum	<i>Sideroxylon reclinatum</i>	3 gal	10	66
Saw palmetto	<i>Serenoa repens</i>	3 gal	10	66
GROUND COVER		1 Gallon	3' OC	8,437
Hillsboro threeawn	<i>Aristida purpurascens</i>	1 gal	3	4,219
Broomsedge Bluestem	<i>Andropogon virginicus</i>	1 gal	3	4,219

2.2 SUCCESS CRITERIA

In areas of heavy vegetation, a visual inspection for exotic plant invasion will be made and all exotic vegetation found will be flagged, mapped, and reported for treatment. Meandering transects will be followed in the preserve areas for vegetative inventory and observation of

wildlife during regular monitoring. Photo points will be established along with plot sampling stations to determine percent survival and percent coverage of planted and recruited plant species. Transect and plot sampling station locations will be determined at time zero, after exotic eradication and plantings are installed. The preservation efforts shall be deemed successful when the area contains a minimum of 80% coverage of native vegetation and invasive vegetation has been controlled and eliminated. The preserve area will be maintained in this exotic free state in perpetuity. Once restoration and enhancement activities are deemed successful, the internal preserve areas will continue to be maintained in perpetuity and the project owner will be responsible for this perpetual maintenance.

2.3 PRESERVE DELINEATION

Preserves will be clearly delineated with appropriate signage both during and after construction activities. Protective barricades will be used to cordon off construction areas and keep construction equipment out of preserve areas. Silt fence will be used along preserve boundary to separate them from the construction activities. The silt fence will remain in place until the adjacent construction activities are completed, and ground stabilized. Appropriate signage will be placed along the perimeter of the preserves at no more than 100-foot spacing.

Preserve signs will be no more than 24 inches by 12 inches (2 square feet) in size and be mounted on poles no more than 4 feet high above the ground.

Natural Preserve Area

**NO
UNAUTHORIZED
ENTRY**

**No disturbance to any vegetation
and no litter please.**

3 MONITORING REQUIREMENTS

Annual monitoring reports will be provided to the County staff to document the effectiveness of the invasive maintenance program and success of any supplemental plantings. The annual reporting will also document any wildlife utilization noted with the preserve. One "baseline", one "time zero", and five annual monitoring reports for a total of five years will be submitted. Copies of these reports will be provided to Lee County review staff in compliance with Sec. 10-415(b)(4) of the County's Land Development Code. Reports may also be provided to the SFWMD or FDEP as part of their permitting approval criteria.

3.1 BASELINE

The "baseline" monitoring report (with monitoring conducted prior to initiation of enhancement or restorations activities and prior to development order approval) will provide the following information:

1. Brief description of current conditions within the preserve areas.
2. Brief description of anticipated maintenance/management work to be conducted over the next year.
3. A summary of rainfall data collected during the year preceding the monitoring report based on rainfall data recorded at an onsite station, comparing that onsite data to area normal precipitation records.
4. Photographs documenting conditions in the preserve areas at the time of monitoring. Photos will be taken at a minimum of four permanent photo stations within the on-site preserve. At least two photos will be taken at each station with the view of each photo always oriented in the same general direction from one year to the next. (See attached Exhibit C - photo point map)
5. Quantitative data collected from various habitat types documenting existing vegetation composition and wildlife utilization.

3.2 TIME ZERO

The "time zero" monitoring report (with monitoring conducted within 60 days of completion of all enhancement, creation, and restoration activities) will provide the following information:

1. Brief description of maintenance and/or management work performed since the previous monitoring report along with discussion of any other significant occurrences.
2. Brief description of anticipated maintenance/management work to be conducted over the next year.

3. A summary of rainfall data collected during the year preceding the monitoring report based on rainfall data recorded at an onsite station, comparing that onsite data to area normal precipitation records.
4. A summary of water table elevation data collected from the on-site piezometers or continuous recording water level gauges. Data (water table elevations) will be collected at least bi-weekly during the peak of the wet season (late July through mid-October).
5. Photographs documenting conditions in the preserve areas at the time of monitoring. Photos will be taken at permanent photo stations within the on-site preserves. At least two photos will be taken at each station with the view of each photo always oriented in the same general direction from one year to the next.
6. Quantitative data will be collected from restoration/enhancement areas as outlined in the following paragraphs.

To gather data concerning canopy and sub-canopy species, a belt transect approximately 50 feet wide will be established. The exact location and length of the transect(s) will be determined in the field and will be oriented to include any planted areas. Data recorded within the transect(s) will include: average percent survival of planted canopy and sub-canopy species; average density of native canopy and sub-canopy species, and; average percent cover by invasive and nuisance species in the canopy or sub-canopy strata. Large sampling plots may be substituted for the belt transect to gather these data from a mix of planted and non-planted areas. Data from multiple plots will be averaged for reporting.

Data concerning ground cover species, as well as nuisance and invasive plant species will be gathered from sampling quadrats. Quadrats will be established either along the axis of the belt transect(s), within the boundaries of large sampling plots, or at sampling points established for point-centered quarter/nearest neighbor measurements, depending on which sampling method is used for monitoring canopy and sub-canopy vegetation. Each sampling quadrat will be approximately 2 meters X 2 meters in size. Data recorded in each quadrat will include average percent cover by native ground cover species (both planted and naturally recruited species), average percent cover by invasive and nuisance species, and as necessary, average percent survival of planted species. Data collected from individual quadrats will be averaged by sample station for reporting.

7. Other general observations made in various portions of the preserve area. These observations will address potential problem zones, general condition of native vegetation including planted species, wildlife utilization as observed during monitoring, and other pertinent factors.
8. A plan view drawing of the preserve area showing features, monitoring transects/sampling plots, photo stations, and piezometers/staff gage locations.
9. A summary assessment of all data and observations along with recommendations as to actions necessary to help meet the management and maintenance goals and success criteria.
10. A summary of all observed wildlife sightings and evidence of wildlife utilization.

The time zero monitoring will be conducted immediately following the invasive removal and supplemental planting activities. The time zero report will be submitted within 60 days of the completion of the enhancement activities.

3.3 ANNUAL MONITORING

The annual monitoring reports will be submitted over a period of five consecutive years following submittal of the “time zero” report. These annual reports will provide the same information (updated) as the “time zero” report and will focus on changes from the conditions documented in the preceding monitoring report, and attainment of success criteria. They will contain the following additional information:

1. Short statement on whether or not performance standards are being met.
2. Dates of corrective or maintenance activities since the previous report submittal
3. Specific recommendations for additional corrective or maintenance activities that need to be conducted prior to the subsequent report submittal.

The permittee will notify the County if alterations to the anticipated monitoring schedule become necessary.

3.4 ADAPTIVE MANAGEMENT PROVISIONS

The permittee shall request authorization from all relevant permitting authorities prior to modifying this monitoring program should it become necessary to make the program consistent with monitoring requirements of any government agencies or to improve the information provided by the monitoring program.