

CPA2024-00001



October 14, 2024

Ms. Katie Woellner
Principal Planner
Lee County Government
Planning Section
1500 Monroe St
Fort Myers, FL 33901

RECEIVED
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COMMUNITY DEVELOPMENT

**RE: Bonita Beach CPD Map & Text Amendments
CPA2024-00001 & CPA2024-00002 – Submittal 2**

Dear Ms. Woellner,

It is my pleasure to submit to you the attached revised documents related to the rezoning request for the Bonita Beach CPD Map and Text Amendments. Please see the following responses in **bold** to your comments received on February 16, 2024.

Please note that an additional parcel has been added to the project and several documents have been resubmitted to reflect this addition. The following information has been provided to assist in your review of the petition:

- 1) Comment Letter Responses,
- 2) Revised Exhibit M1 – CPA – Map Application,
- 3) Revised Exhibit M3 – Surrounding Property Owner List Map Labels,
- 4) Revised Exhibit M7 – Legal Description and Sketch,
- 5) Revised Exhibit M8 – Warranty Deeds,
- 6) Revised Exhibit M15 – Traffic Circulation Analysis,
- 7) Revised Exhibit M19 – Justification of Proposed Amendment,
- 8) Revised Exhibit T1 – Text Amendment Application,
- 9) Revised Exhibit T4 – Proposed Text Changes,
- 10) Revised Exhibit T5, M14 & M16 – Impacts of Proposed Changes
- 11) Revised Exhibit T6, T9, T10, M11 & M18 – Lee Plan Analysis,
- 12) Revised Exhibit T7, M12 – Environmental Impacts Analysis,
- 13) Formal Wetland Determination,
- 14) Public Infrastructure Map,
- 15) Agency Letters, and
- 16) Hydrogeology Report.

PLANNING COMMENTS

1. The text amendment adds language to Policy 33.2.5, but the application materials do not address this policy, other policies under Goal 33, or the reason for the change. The proposed language appears to allow Commercial uses on all properties along Bonita Beach Road with a FLU that allows commercial, but Goal 33 doesn't allow stand-alone commercial uses. Clarify the following:

- a. Provide the justification for a stand-alone commercial use.

RESPONSE: The Lee Plan Analysis has been updated to include Goal 33 and the justification for stand-alone commercial uses.

b. Does a property need to have direct frontage on Bonita Beach Road to be exempt?

RESPONSE: The proposed amendment is intended to be limited to properties with direct frontage on Bonita Beach Road. Exhibit T4 – Proposed Text Changes has been revised to clarify this intention.

c. Was the intent to exclude properties on Bonita Beach Road from the commercial size limitations as well?

RESPONSE: Yes, the intention is to exclude properties that meet the location and designation criteria from commercial size limitations as well. The attached revised justification of the proposed amendment has been revised to include additional explanation of this change.

d. Provide data and analysis on how this may impact this corridor, including, but not limited to, public facilities and traffic analysis relating to the increased commercial allowances for all privately owned properties that could be allowed additional commercial uses.

RESPONSE: All other properties would be required to amend their Future Land Use designation before developing additional commercial uses. Analysis of the impacts of those changes would be completed through individual comprehensive plan amendments.

2. The application materials do not address the reasoning for why General Interchange is the most appropriate FLU category for this property. Are there other less-intense categories that could serve the same purpose but also serve as a transition between the General Interchange and the very low-intensity adjacent DR/GR or Wetlands classifications?

RESPONSE: The revised Project Narrative includes additional reasoning for the use of General Interchange.

3. Provide data and analysis of how the amended acreage in Table 1 (b) was developed. Additionally, the acreage in 1 (b) is finite, as the district boundaries are not changing-the additional acreage for commercial needs to be subtracted from the other applicable categories.

RESPONSE: The proposed amendment to Table 1 (b) has been corrected and demonstrates an increase in acreage in General Interchange category and a decrease in the DR/GR category.

4. The analysis of Policy 1.4.6 states that the conservation portion of the property is disconnected from other conservation lands. The response to this policy should include the property's history, how it came to have a Conservation designation, and why it is no longer appropriate.

RESPONSE: The revised Lee Plan Analysis includes additional information about the history of the area designated Conservation – wetlands.

5. Objective 1.5 states that lands identified as wetlands per state statute will be designated wetlands in the FLUM. If wetlands are onsite, a jurisdictional determination would be required, and the FLUM may reflect a mixture of Wetland FLU and non-wetland FLU.

RESPONSE: Acknowledged

6. Typos/Missing Information:

- a. Page 1, Lee Plan Analysis, response to policy 1.3.2, paragraph 3 refers to "General Commercial."
- b. The CPA application was not signed. Provide a signed application.
- c. The analysis for Objective 2.2 references an infrastructure map that does not appear to be in the application materials. Provide the map or revise the analysis.
- d. The only letter of availability included in the application materials was for water and sewer. Provide letters of availability for Law Enforcement, Fire, and EMS.

RESPONSE: The above corrections have been made as requested. Additional letters of availability are attached.

LEGAL DESCRIPTION COMMENTS

7. Provide a metes and bounds legal description that must be submitted specifically describing the entire perimeter boundary of the property with a state plane coordinate at the point of beginning and one at an opposing corner. The subject property contains wetlands, which requires a formal wetland determination from an appropriate state agency to change and should include a metes and bounds description of each wetland or future land use category.

RESPONSE: The legal description has been revised as requested.

ENVIRONMENTAL COMMENTS

8. Provide a formal wetland jurisdictional determination approved by FDEP or SFWMD to support the request to amend the Wetlands future land use category. There is a formal wetland jurisdictional determination application under review by the SFWMD (APP No. 230731-39641) that contains a FLUCCS map depicting 8.35 wetland acres. Please address the discrepancy between FLUCCS maps. Please revise the Lee Plan analysis accordingly.

RESPONSE: Please see the attached formal wetland jurisdictional determination obtained from the South Florida Water Management District. The attached FLUCCS maps have also been revised.

9. Once a formal wetland jurisdictional determination has been obtained, please revise the Environmental Impacts analysis, if necessary, to reflect site conditions. Please include:

- a. Updated FLUCCS map
- b. Updated map depicting wetlands, aquifer recharge areas, and rare & unique uplands
- c. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state, or local agencies as endangered, threatened, or species of special concern. The table must include the listed species by FLUCCS and the species status (same as the FLUCCS map)

RESPONSE: Please see the attached formal wetland jurisdictional determination obtained from the South Florida Water Management District. The attached environmental exhibits have been updated.

10. Provide a topographic map depicting the property boundaries and 100-year flood-prone areas indicated (as identified by FEMA) and a map delineating the property boundaries on the most recent Flood Insurance Rate Map. If the USGS Quadrangle Map was intended to satisfy these application requirements, please provide a legible copy.

RESPONSE: The attached environmental exhibits have been updated and include a revised USGS quadrangle map.

11. Provide an analysis of Lee Plan policies 2.3.1, 2.3.2, and 33.1.7. Please provide an integrated surface and groundwater model to support the analysis. Please note Staff cannot evaluate the request without the model and model files. Please contact Staff for assistance in submitting the model files. Staff could not locate the hydrological report referenced by the applicant throughout the application.

RESPONSE: The Lee Plan Analysis has been updated to include the above referenced Lee Plan Policies and a hydrological report prepared by WSA is attached.

12. Provide an analysis of Lee Plan Goal 126.

RESPONSE: The revised Lee Plan Analysis includes Goal 126

TRANSPORTATION COMMENTS

13. Pass-by trip reduction cannot be more than 30% for retail uses.

RESPONSE: Acknowledged. See revised TIS report. The TIS report was also revised based on the latest request for 90,000 square feet of floor area and the latest Lee County Concurrency Report.

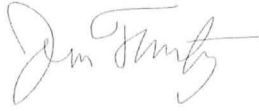
14. Table 4A needs revision. Annual growth rates of around 8% for Bonita Beach Road and 9% for Logan Blvd are not sustainable. It is recommended not to include any COVID or postCOVID data; just consider pre-covid uninterrupted data for annual growth rate calculation and exponential equation for future background traffic estimation.

RESPONSE: The growth rates used for Bonita Beach Road and Logan Boulevard were formulated consistent with historical traffic data obtained from the latest City of Bonita Springs Traffic Count Report. Therefore, no revisions are necessary based on this comment as the analysis was also completed based on a conservative scenario.

Thank you in advance for your consideration of the above information. If you have any further questions, please do not hesitate to contact me directly at (239) 357-9580 or jfrantz@rviplanning.com.

Sincerely,

RVI Planning + Landscape Architecture

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

Jem Frantz, AICP
Project Director



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

ProjectName: BONITA BEACH CPD

ProjectDescription: A request to change the future land use (FLU) category of a 14.28 ± acre property from Conservation Lands Wetlands; Density Reduction / Groundwater Resource; and Wetlands to General Interchange. The request is associated with a proposed Lee Plan Text Amendment to modify Policy 33.2.5 and Table 1b, and a CPD Rezone to allow for a maximum of 90,000 SF of commercial uses.

Map(s) to Be Amended: Future Land Use Map (1A)

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

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. Owner(s) of Record: See Attached.

Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail: _____

4. Property Location:

1. SiteAddress: 13140 Bonita Springs Rd SE, Bonita Springs, FL 34135

2. STRAP(s): 32-47-26-00-00001.0250; 32-47-26-00-00001.021C; 32-47-26-00-00001.021B; 32-47-26-00-00001.021A

5. Property Information:

Total Acreage of Property: 14.28+/- acres

Total Acreage Included in Request: 14.28+/- acres

Total Uplands: 14.28+/- acres

Total Wetlands: 0 +/- acres

Current Zoning: AG-2

Current Future Land Use Category(ies): Conservation Lands Wetlands; Density Reduction / Groundwater Resource; and Wetlands

Area in Each Future Land Use Category: Conservation Lands Wetlands = 5± ac; Density Reduction /

Groundwater Resource = 2.9± ac; and Wetlands = 6.38± ac

Existing Land Use: Undeveloped / Residential

6. Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: 1 du/10 ac

Commercial Intensity: 0 SF

Industrial Intensity: 0 SF

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 14 du/ac

Commercial Intensity: 90,000 SF

Industrial Intensity: 0 SF

Public Facilities Impacts

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

1. Traffic Circulation Analysis: The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

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

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

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 or that affect the subject property. 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.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and 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.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

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

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

<input checked="" type="checkbox"/>	Completed Application (Exhibit – M1)
<input checked="" type="checkbox"/>	Filing Fee (Exhibit – M2)
<input checked="" type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input checked="" type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input checked="" type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input checked="" type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input checked="" type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input checked="" type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input checked="" type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input checked="" type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input checked="" type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12)
<input checked="" type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13)
<input checked="" type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14)
<input checked="" type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15)
<input checked="" type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
<input checked="" type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
<input checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18)
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19)
<input checked="" type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

APPLICANT – PLEASE NOTE:

Once staff has determined 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 hearings, 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.

AFFIDAVIT

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

Signature of Applicant

Date

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ onlinenotarization on _____ (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of Notary Public

(Name typed, printed or stamped)



Date of Report: June 18, 2024

Buffer Distance: 500 feet

Parcels Affected: 146

Subject Parcels: 32-47-26-00-00001.021A, 32-47-26-00-00001.021B, 32-47-26-00-00001.021C, 32-47-26-00-00001.0250

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
3 SNELL LANE LLC PMB 155 21301 S TAMiami TRL STE 320 ESTERO FL 33928	32-47-26-00-00001.0030 13320 SNELL LN BONITA SPRINGS FL 34135	E 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4	1
2 SNELL LANE LLC PMB 155 21301 S TAMiami TRL STE 320 ESTERO FL 33928	32-47-26-00-00001.003A 13250 SNELL LN BONITA SPRINGS FL 34135	W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4	2
LILES BYRON G & LINDA L 13101 SNELL LN BONITA SPRINGS FL 34135	32-47-26-00-00001.0060 13101 SNELL LN BONITA SPRINGS FL 34135	PARL IN SEC 32 T 47 R 26 DESC IN OR 1416 PG 48	3
LILES A V & IRIS C 13137 SNELL LN BONITA SPRINGS FL 34135	32-47-26-00-00001.006A 13137 SNELL LN BONITA SPRINGS FL 34135	PARL IN SEC 32 T 47 R 26 DESC IN OR 1416 PG 47	4
RACETRAC INC PROPERTY TAX DEPT 200 GALLERIA PKWY SE STE 900 ATLANTA GA 30339	32-47-26-00-00001.007B 13050 BONITA BEACH RD SE BONITA SPRINGS FL 34135	S 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4 LESS RD R/W DESC IN OR 3987 PG 674	5

1 SNELL LANE LLC PMB 155 21301 S TAMiami TRL STE 320 ESTERO FL 33928	32-47-26-00-00001.0140 13220 SNELL LN BONITA SPRINGS FL 34135	E 1/2 OF NE 1/4 OF SW 1/4 OF SW 1/4	6
UNKNOWN HEIRS OF 13052 SNELL LN BONITA SPRINGS FL 34135	32-47-26-00-00001.0160 13052 SNELL LN BONITA SPRINGS FL 34135	E 1/2 OF E 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4	7
VERK FRANCIS L & NANCY J 13050 SNELL LN BONITA SPRINGS FL 34135	32-47-26-00-00001.016A 13050 SNELL LN BONITA SPRINGS FL 34135	W 1/2 OF E 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4	8
FAERBER JOHN T TR 4601 GULF SHORE BLVD N #12 NAPLES FL 34103	32-47-26-00-00001.0170 13221 SNELL LN BONITA SPRINGS FL 34135	S E 1/4 OF N W 1/4 OF S W 1/4 + W 1/2 OF SE 1/4 OF NE 1/4 OF SW 1/4 + S W 1/4 OF N E 1/4 OF S W 1/4	9
UNTCH WILLIAM G JR 13220 BONITA BEACH RD SE BONITA SPRINGS FL 34135	32-47-26-00-00001.0200 13220 BONITA BEACH RD SE BONITA SPRINGS FL 34135	E1/2 OF SW 1/4 OF SE1/4 OF SW1/4 LESS RD R/W	10
HAINES ALAN R TR 4690 CHANTRY CT COLUMBUS OH 43220	32-47-26-00-00001.0210 13190 BONITA BEACH RD SE BONITA SPRINGS FL 34135	THE W 1/2 OF SW 1/4 OF SE 1/4 OF SW 1/4	11
BONITA SPRINGS FIRE CONTROL AN 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135	32-47-26-B4-00001.0150 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135	E 1/2 OF W 1/2 OF NW 1/4 OF SW 1/4 + S 1/2 OF W 1/2 OF W 1/2 OF NW 1/4 OF SW 1/4 LESS R/W OR 3618 PG 1544	12
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.01A0 27801 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 1A AS DESC IN INSTRUMENT 2024000095112	13
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.01B0 27803 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 1B AS DESC IN INSTRUMENT 2024000095112	14
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.01C0 27805 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 1C AS DESC IN INSTRUMENT 2024000095112	15
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.01D0 27807 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 1D AS DESC IN INSTRUMENT 2024000095112	16
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.01E0 27809 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 1E AS DESC IN INSTRUMENT 2024000095112	17
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.01F0 27811 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 1F AS DESC IN INSTRUMENT 2024000095112	18
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.01G0 27813 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 1G AS DESC IN INSTRUMENT 2024000095112	19
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.01H0 27815 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 1H AS DESC IN INSTRUMENT 2024000095112	20
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.02A0 27819 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 2A	21

		AS DESC IN INSTRUMENT 2024000095112	
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.02B0 27821 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 2B AS DESC IN INSTRUMENT 2024000095112	22
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.02C0 27823 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 2C AS DESC IN INSTRUMENT 2024000095112	23
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.02D0 27825 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 2D AS DESC IN INSTRUMENT 2024000095112	24
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.02E0 27827 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 2E AS DESC IN INSTRUMENT 2024000095112	25
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.02F0 27829 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 2F AS DESC IN INSTRUMENT 2024000095112	26
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.02G0 27831 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 2G AS DESC IN INSTRUMENT 2024000095112	27
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.02H0 27833 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 2H AS DESC IN INSTRUMENT 2024000095112	28
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.03A0 27837 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 3A AS DESC IN INSTRUMENT 2024000095112	29
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.03B0 27839 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 3B AS DESC IN INSTRUMENT 2024000095112	30
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.03C0 27841 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 3C AS DESC IN INSTRUMENT 2024000095112	31
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.03D0 27843 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 3D AS DESC IN INSTRUMENT 2024000095112	32
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.03E0 27845 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 3E AS DESC IN INSTRUMENT 2024000095112	33
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.03F0 27847 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 3F AS DESC IN INSTRUMENT 2024000095112	34
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.03G0 27849 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 3G AS DESC IN INSTRUMENT 2024000095112	35
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300	32-47-26-L4-08000.03H0 27851 SOLIS GRANDE DR	SOLIS GRANDE LOT 3H	36

BONITA SPRINGS FL 34134	BONITA SPRINGS FL 34135	AS DESC IN INSTRUMENT 2024000095112	
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.04A0 27855 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 4A AS DESC IN INSTRUMENT 2024000095112	37
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.04B0 27857 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 4B AS DESC IN INSTRUMENT 2024000095112	38
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.04C0 27859 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 4C AS DESC IN INSTRUMENT 2024000095112	39
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.04D0 27861 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 4D AS DESC IN INSTRUMENT 2024000095112	40
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.04E0 27863 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 4E AS DESC IN INSTRUMENT 2024000095112	41
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.04F0 27865 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 4F AS DESC IN INSTRUMENT 2024000095112	42
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.04G0 27867 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 4G AS DESC IN INSTRUMENT 2024000095112	43
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.04H0 27869 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 4H AS DESC IN INSTRUMENT 2024000095112	44
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.05A0 13011 LUMINARY WAY BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 5A AS DESC IN INSTRUMENT 2024000095112	45
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.05B0 13013 LUMINARY WAY BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 5B AS DESC IN INSTRUMENT 2024000095112	46
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.05C0 13015 LUMINARY WAY BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 5C AS DESC IN INSTRUMENT 2024000095112	47
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.05D0 13017 LUMINARY WAY BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 5D AS DESC IN INSTRUMENT 2024000095112	48
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.05E0 13019 LUMINARY WAY BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 5E AS DESC IN INSTRUMENT 2024000095112	49
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.05F0 13021 LUMINARY WAY BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 5F AS DESC IN INSTRUMENT 2024000095112	50
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300	32-47-26-L4-08000.06A0 27857 RADIANT CT	SOLIS GRANDE LOT 6A	51

BONITA SPRINGS FL 34134	BONITA SPRINGS FL 34135	AS DESC IN INSTRUMENT 2024000095112	
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.06B0 27859 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 6B AS DESC IN INSTRUMENT 2024000095112	52
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.06C0 27861 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 6C AS DESC IN INSTRUMENT 2024000095112	53
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.06D0 27863 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 6D AS DESC IN INSTRUMENT 2024000095112	54
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.06E0 27865 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 6E AS DESC IN INSTRUMENT 2024000095112	55
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.06F0 27867 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 6F AS DESC IN INSTRUMENT 2024000095112	56
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.06G0 27869 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 6G AS DESC IN INSTRUMENT 2024000095112	57
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.06H0 27871 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 6H AS DESC IN INSTRUMENT 2024000095112	58
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.07A0 27875 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 7A AS DESC IN INSTRUMENT 2024000095112	59
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.07B0 27877 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 7B AS DESC IN INSTRUMENT 2024000095112	60
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.07C0 27879 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 7C AS DESC IN INSTRUMENT 2024000095112	61
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.07D0 27881 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 7D AS DESC IN INSTRUMENT 2024000095112	62
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.07E0 27883 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 7E AS DESC IN INSTRUMENT 2024000095112	63
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.07F0 27885 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 7F AS DESC IN INSTRUMENT 2024000095112	64
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.07G0 27887 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 7G AS DESC IN INSTRUMENT 2024000095112	65
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300	32-47-26-L4-08000.07H0 27889 RADIANT CT	SOLIS GRANDE LOT 7H	66

BONITA SPRINGS FL 34134	BONITA SPRINGS FL 34135	AS DESC IN INSTRUMENT 2024000095112	
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.08A0 27893 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 8A AS DESC IN INSTRUMENT 2024000095112	67
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.08B0 27895 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 8B AS DESC IN INSTRUMENT 2024000095112	68
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.08C0 27897 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 8C AS DESC IN INSTRUMENT 2024000095112	69
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.08D0 27899 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 8D AS DESC IN INSTRUMENT 2024000095112	70
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.08E0 27901 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 8E AS DESC IN INSTRUMENT 2024000095112	71
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.08F0 27903 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 8F AS DESC IN INSTRUMENT 2024000095112	72
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.08G0 27905 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 8G AS DESC IN INSTRUMENT 2024000095112	73
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.08H0 27907 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 8H AS DESC IN INSTRUMENT 2024000095112	74
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.09A0 27906 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 9A AS DESC IN INSTRUMENT 2024000095112	75
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.09B0 27904 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 9B AS DESC IN INSTRUMENT 2024000095112	76
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.09C0 27902 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 9C AS DESC IN INSTRUMENT 2024000095112	77
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.09D0 27900 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 9D AS DESC IN INSTRUMENT 2024000095112	78
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.09E0 27898 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 9E AS DESC IN INSTRUMENT 2024000095112	79
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.09F0 27896 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 9F AS DESC IN INSTRUMENT 2024000095112	80
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300	32-47-26-L4-08000.09G0 27894 RADIANT CT	SOLIS GRANDE LOT 9G	81

BONITA SPRINGS FL 34134	BONITA SPRINGS FL 34135	AS DESC IN INSTRUMENT 2024000095112	
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.09H0 27892 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 9H AS DESC IN INSTRUMENT 2024000095112	82
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.10A0 27888 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 10A AS DESC IN INSTRUMENT 2024000095112	83
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.10B0 27886 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 10B AS DESC IN INSTRUMENT 2024000095112	84
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.10C0 27884 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 10C AS DESC IN INSTRUMENT 2024000095112	85
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.10D0 27882 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 10D AS DESC IN INSTRUMENT 2024000095112	86
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.10E0 27880 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 10E AS DESC IN INSTRUMENT 2024000095112	87
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.10F0 27878 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 10F AS DESC IN INSTRUMENT 2024000095112	88
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.10G0 27876 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 10G AS DESC IN INSTRUMENT 2024000095112	89
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.10H0 27874 RADIANT CT BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 10H AS DESC IN INSTRUMENT 2024000095112	90
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.11A0 13014 LUMINARY WAY BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 11A AS DESC IN INSTRUMENT 2024000095112	91
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.11B0 13012 LUMINARY WAY BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 11B AS DESC IN INSTRUMENT 2024000095112	92
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.11C0 13010 LUMINARY WAY BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 11C AS DESC IN INSTRUMENT 2024000095112	93
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.11D0 13008 LUMINARY WAY BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 11D AS DESC IN INSTRUMENT 2024000095112	94
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.11E0 13006 LUMINARY WAY BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 11E AS DESC IN INSTRUMENT 2024000095112	95
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300	32-47-26-L4-08000.11F0 13004 LUMINARY WAY	SOLIS GRANDE LOT 11F	96

BONITA SPRINGS FL 34134	BONITA SPRINGS FL 34135	AS DESC IN INSTRUMENT 2024000095112	
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.11G0 13002 LUMINARY WAY BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 11G AS DESC IN INSTRUMENT 2024000095112	97
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.11H0 13000 LUMINARY WAY BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 11H AS DESC IN INSTRUMENT 2024000095112	98
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.12A0 27854 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 12A AS DESC IN INSTRUMENT 2024000095112	99
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.12B0 27856 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 12B AS DESC IN INSTRUMENT 2024000095112	100
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.12C0 27858 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 12C AS DESC IN INSTRUMENT 2024000095112	101
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.12D0 27860 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 12D AS DESC IN INSTRUMENT 2024000095112	102
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.12E0 27862 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 12E AS DESC IN INSTRUMENT 2024000095112	103
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.12F0 27864 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 12F AS DESC IN INSTRUMENT 2024000095112	104
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.12G0 27866 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 12G AS DESC IN INSTRUMENT 2024000095112	105
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.12H0 27868 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 12H AS DESC IN INSTRUMENT 2024000095112	106
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.13A0 27836 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 13A AS DESC IN INSTRUMENT 2024000095112	107
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.13B0 27838 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 13B AS DESC IN INSTRUMENT 2024000095112	108
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.13C0 27840 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 13C AS DESC IN INSTRUMENT 2024000095112	109
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.13D0 27842 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 13D AS DESC IN INSTRUMENT 2024000095112	110
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300	32-47-26-L4-08000.13E0 27844 SOLIS GRANDE DR	SOLIS GRANDE LOT 13E	111

BONITA SPRINGS FL 34134	BONITA SPRINGS FL 34135	AS DESC IN INSTRUMENT 2024000095112	
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.13F0 27846 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 13F AS DESC IN INSTRUMENT 2024000095112	112
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.13G0 27848 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 13G AS DESC IN INSTRUMENT 2024000095112	113
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.13H0 27850 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 13H AS DESC IN INSTRUMENT 2024000095112	114
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.14A0 27818 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 14A AS DESC IN INSTRUMENT 2024000095112	115
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.14B0 27820 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 14B AS DESC IN INSTRUMENT 2024000095112	116
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.14C0 27822 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 14C AS DESC IN INSTRUMENT 2024000095112	117
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.14D0 27824 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 14D AS DESC IN INSTRUMENT 2024000095112	118
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.14E0 27826 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 14E AS DESC IN INSTRUMENT 2024000095112	119
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.14F0 27828 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 14F AS DESC IN INSTRUMENT 2024000095112	120
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.14G0 27830 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 14G AS DESC IN INSTRUMENT 2024000095112	121
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.14H0 27832 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 14H AS DESC IN INSTRUMENT 2024000095112	122
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.15A0 27800 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 15A AS DESC IN INSTRUMENT 2024000095112	123
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.15B0 27802 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 15B AS DESC IN INSTRUMENT 2024000095112	124
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.15C0 27804 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 15C AS DESC IN INSTRUMENT 2024000095112	125
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300	32-47-26-L4-08000.15D0 27806 SOLIS GRANDE DR	SOLIS GRANDE LOT 15D	126

BONITA SPRINGS FL 34134	BONITA SPRINGS FL 34135	AS DESC IN INSTRUMENT 2024000095112	
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.15E0 27808 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 15E AS DESC IN INSTRUMENT 2024000095112	127
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.15F0 27810 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 15F AS DESC IN INSTRUMENT 2024000095112	128
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.15G0 27812 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 15G AS DESC IN INSTRUMENT 2024000095112	129
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08000.15H0 27814 SOLIS GRANDE DR BONITA SPRINGS FL 34135	SOLIS GRANDE LOT 15H AS DESC IN INSTRUMENT 2024000095112	130
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-0800A.00CE RIGHT OF WAY BONITA SPRINGS FL 34135	SOLIS GRANDE TRACT A AS DESC IN INSTRUMENT 2024000095112	131
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-080A1.00CE SOLIS GRANDE C/E BONITA SPRINGS FL 34135	SOLIS GRANDE TRACT A-1 AS DESC IN INSTRUMENT 2024000095112	132
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-080B1.00CE SOLIS GRANDE C/E BONITA SPRINGS FL 34135	SOLIS GRANDE TRACT B-1 AS DESC IN INSTRUMENT 2024000095112	133
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-080B2.00CE SOLIS GRANDE C/E BONITA SPRINGS FL 34135	SOLIS GRANDE TRACT B-2 AS DESC IN INSTRUMENT 2024000095112	134
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-080D1.00CE SOLIS GRANDE C/E BONITA SPRINGS FL 34135	SOLIS GRANDE TRACT D-1 AS DESC IN INSTRUMENT 2024000095112	135
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-080D2.00CE SOLIS GRANDE C/E BONITA SPRINGS FL 34135	SOLIS GRANDE TRACT D-2 AS DESC IN INSTRUMENT 2024000095112	136
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-080D3.00CE SOLIS GRANDE C/E BONITA SPRINGS FL 34135	SOLIS GRANDE TRACT D-3 AS DESC IN INSTRUMENT 2024000095112	137
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-080D4.00CE SOLIS GRANDE C/E BONITA SPRINGS FL 34135	SOLIS GRANDE TRACT D-4 AS DESC IN INSTRUMENT 2024000095112	138
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	32-47-26-L4-08RW1.0000 SOLIS GRANDE C/E BONITA SPRINGS FL 34135	SOLIS GRANDE TRACT RW-1 AS DESC IN INSTRUMENT 2024000095112	139
SNELL LANE HOLDINGS LLC 4601 GULF SHORE BLVD N # 12 NAPLES FL 34102	32-47-26-L4-U2665.1302 RIGHT OF WAY BONITA SPRINGS FL 34135	PARCEL AS DESC IN 2024000109081	140

BATEY RYAN G & SARAH E 13171 BRIDGEFORD AVE BONITA SPRINGS FL 34135	05-48-26-B1-00101.0180 13171 BRIDGEFORD AVE BONITA SPRINGS FL 34135	WORTHINGTON COUNTRY CLUB BLK 1 PB 45 PG 62 LOT 18	141
BATEY BILL & JOANN + 13181 BRIDGEFORD AVE BONITA SPRINGS FL 34135	05-48-26-B1-00101.0190 13181 BRIDGEFORD AVE BONITA SPRINGS FL 34135	WORTHINGTON COUNTRY CLUB BLK 1 PB 45 PG 62 LOT 19	142
GARCEAU DONALD & KATHLEEN 13191 BRIDGEFORD AVE BONITA SPRINGS FL 34135	05-48-26-B1-00101.0200 13191 BRIDGEFORD AVE BONITA SPRINGS FL 34135	WORTHINGTON COUNTRY CLUB BLK 1 PB 45 PG 62 LOT 20	143
TWO8 PROPERTIES LLC 12104 SUSSEX ST FORT MYERS FL 33913	05-48-26-B1-00101.0210 13201 BRIDGEFORD AVE BONITA SPRINGS FL 34135	WORTHINGTON COUNTRY CLUB BLK 1 PB 45 PG 67 LOT 21	144
WORTHINGTON MASTER ASSN INC 13550 WORTHINGTON WAY BONITA SPRINGS FL 34135	05-48-26-B2-00114.00CE 13500-550 WORTHINGTON WAY BONITA SPRINGS FL 34135	WORTHINGTON CC PB 45 PGS 62 -73 TRS 14 17 + 18-26 + 29 GOLF CRS+MAINT AREA + CE + INST#2009000008863	145
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	05-48-26-B2-00127.0010 ACCESS UNDETERMINED BONITA SPRINGS FL	WORTHINGTON CC PB 45 PG 62 TRACT 27 LESS INST#2009000008863	146

3 SNELL LANE LLC
PMB 155
21301 S TAMiami TRL STE 320
ESTERO FL 33928

2 SNELL LANE LLC
PMB 155
21301 S TAMiami TRL STE 320
ESTERO FL 33928

LILES BYRON G & LINDA L
13101 SNELL LN
BONITA SPRINGS FL 34135

LILES A V & IRIS C
13137 SNELL LN
BONITA SPRINGS FL 34135

RACETRAC INC
PROPERTY TAX DEPT
200 GALLERIA PKWY SE STE 900
ATLANTA GA 30339

1 SNELL LANE LLC
PMB 155
21301 S TAMiami TRL STE 320
ESTERO FL 33928

UNKNOWN HEIRS OF
13052 SNELL LN
BONITA SPRINGS FL 34135

VERK FRANCIS L & NANCY J
13050 SNELL LN
BONITA SPRINGS FL 34135

FAERBER JOHN T TR
4601 GULF SHORE BLVD N #12
NAPLES FL 34103

UNTCH WILLIAM G JR
13220 BONITA BEACH RD SE
BONITA SPRINGS FL 34135

HAINES ALAN R TR
4690 CHANTRY CT
COLUMBUS OH 43220

BONITA SPRINGS FIRE CONTROL AN
27701 BONITA GRANDE DR
BONITA SPRINGS FL 34135

PULTE HOME COMPANY LLC
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SNELL LANE HOLDINGS LLC
4601 GULF SHORE BLVD N # 12
NAPLES FL 34102

BATEY RYAN G & SARAHE
13171 BRIDGEFORD AVE
BONITA SPRINGS FL 34135

BATEY BILL & JOANN +
13181 BRIDGEFORD AVE
BONITA SPRINGS FL 34135

GARCEAU DONALD & KATHLEEN
13191 BRIDGEFORD AVE
BONITA SPRINGS FL 34135

TWO8 PROPERTIES LLC
12104 SUSSEX ST
FORT MYERS FL 33913

WORTHINGTON MASTER ASSN INC
13550 WORTHINGTON WAY
BONITA SPRINGS FL 34135

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

Terraquatic, Inc.
1220 Tangelo Terrace, Unit A-12
Delray Beach, Florida 33444



Date: 5/25/24

TAI P/N: 23-1756

Address: 13140, 13150, & 13180 Bonita Beach Road SE & 13150 Snell Lane, Bonita Beach, FL

LEGAL DESCRIPTION OF OVERALL PARCEL:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N89°17'22"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, FOR 657.34 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE, N00°43'35"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, FOR 25.00 FEET TO POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BONITA BEACH ROAD SOUTHEAST AND THE **POINT OF BEGINNING**, SAID POINT BEING HEREIN REFERRED TO AS REFERENCE POINT "A"; THENCE CONTINUE N00°43'35"W, ALONG SAID WEST LINE, FOR 1,262.94 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SNELL LANE, SAID LINE BEING 25 FEET SOUTH OF AND PARALLEL TO, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE N89°11'21"E, ALONG SAID RIGHT OF WAY LINE OF SNELL LANE, FOR 327.62 FEET, TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S00°46'22"E, ALONG SAID EAST LINE, FOR 631.76 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, THENCE N89°14'22"E ALONG SAID SOUTH LINE, FOR 328.14 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S00°49'09"E, ALONG SAID EAST LINE, FOR 632.04 FEET, TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF BONITA BEACH ROAD SOUTHEAST, SAID LINE BEING 25 FEET NORTH OF AND PARALLEL TO, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S89°17'22"W, ALONG SAID RIGHT OF WAY LINE OF BONITA BEACH ROAD, FOR 657.30 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED 25 FOOT WIDE PARCEL RESERVED FOR COUNTY ROAD RIGHT OF WAY:

THE NORTH 25 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT SAID REFERENCE POINT "A", THENCE N00°43'35"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, FOR 606.47 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N00°43'35"W, ALONG SAID WEST LINE, FOR 25.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE N89°14'22"E, ALONG SAID SOUTH LINE, FOR 656.27 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S00°49'09"E, ALONG SAID EAST LINE, FOR 25.00 FEET, TO A POINT ON A LINE 25 FEET SOUTH OF AND PARALLEL TO, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S89°14'22"W, ALONG SAID LINE, FOR 656.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 605,612.76 SQUARE FEET OR 13.90 ACRES, MORE OR LESS. (excluding right of way)

CONTAINING 622,020.04 SQUARE FEET OR 14.28 ACRES, MORE OR LESS. (including right of way)

SKETCH OF DESCRIPTION
PROJECT LOCATION



VICINITY MAPS
NOT TO SCALE



CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON 2/28/24. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 54-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027.

Joshua Lee, PSM
7322
2024.06.03
13:41:30 -04'00'

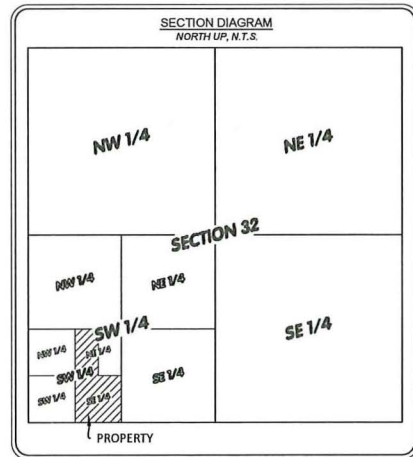
JOSHUA LEE, PSM - FLORIDA REGISTRATION NUMBER 7322

SURVEY NOTES:

- THIS IS NOT A SURVEY.
- THIS SKETCH, AND ANY REPRODUCTION THEREOF, IS NOT VALID WITHOUT AN ORIGINAL OR VERIFIED DIGITAL SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR. ADDITIONALLY, THIS SKETCH IS NOT VALID IF PRINTED BEARING A DIGITAL SIGNATURE AND SEAL.
- ANY ADDITION OR DELETIONS TO THIS SKETCH BY ANYONE OTHER THAN THE SIGNING PARTY IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- OTHER THAN THOSE DESCRIBED IN THE REFERENCED LEGAL DOCUMENTS, NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED FOR EASEMENTS, ENCUMBRANCES OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PARCEL OF LAND.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1 INCH = 50 FEET OR SMALLER.
- THE METES AND BOUNDS LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED UNDER THE DIRECT SUPERVISION OF THE SIGNING SURVEYOR. BEARINGS AND DISTANCES SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICA DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90), FLORIDA STATE PLANE, EAST ZONE (0901), TRANSVERSE MERCATOR PROJECTION IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°17'22"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32.
- LEGAL DESCRIPTIONS SHOWN HEREON WERE PROVIDED BY THE CLIENT.
- CROSS REFERENCES TO TITLE COMMITMENTS / PROPERTY INFORMATION REPORTS ARE NOTED IN THE INDIVIDUAL PROPERTY LEGAL DESCRIPTIONS.
- NO EASEMENTS WERE FOUND IN THE TITLE COMMITMENTS / PROPERTY INFORMATION REPORTS PROVIDED TO THIS FIRM.
- NO PHYSICAL ENCUMBRANCES WERE OBSERVED DURING THE CONDUCT OF THE SURVEY.

ABBREVIATIONS:

APX	APPROXIMATE	IR	IRON ROD
(C)	CALCULATED	(M)	IRON ROD & CAP
CMON	CONCRETE MONUMENT	ORB	MEASURED
FND	FOUND	(P)	OFFICIAL RECORDS BOOK
EXST	EXISTING	PG	PLAT
INST	INSTRUMENT	TT	PAGE
IP	IRON PIPE	TYP	TIN TAB
IPC	IRON PIPE & CAP		TYPICAL



LEGAL DESCRIPTION OF OVERALL PARCEL:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N89°17'22"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, FOR 657.34 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE, N00°43'35"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, FOR 25.00 FEET TO POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BONITA BEACH ROAD SOUTHEAST AND THE POINT OF BEGINNING, SAID POINT BEING HEREIN REFERRED TO AS REFERENCE POINT "A"; THENCE CONTINUE N00°43'35"W, ALONG SAID WEST LINE, FOR 1,262.94 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SNELL LANE, SAID LINE BEING 25 FEET SOUTH OF AND PARALLEL TO, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE N89°11'21"E, ALONG SAID RIGHT OF WAY LINE OF SNELL LANE, FOR 327.62 FEET, TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S00°46'22"E, ALONG SAID EAST LINE, FOR 631.76 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, THENCE N89°14'22"E ALONG SAID SOUTH LINE, FOR 328.14 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S00°49'09"E, ALONG SAID EAST LINE, FOR 632.04 FEET, TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF BONITA BEACH ROAD SOUTHEAST, SAID LINE BEING 25 FEET NORTH OF AND PARALLEL TO, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S89°17'22"W, ALONG SAID RIGHT OF WAY LINE OF BONITA BEACH ROAD, FOR 657.30 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED 25 FOOT WIDE PARCEL RESERVED FOR COUNTY ROAD RIGHT OF WAY:

THE NORTH 25 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID REFERENCE POINT "A", THENCE N00°43'35"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, FOR 606.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°43'35"W, ALONG SAID WEST LINE, FOR 25.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE N89°14'22"E, ALONG SAID SOUTH LINE, FOR 656.27 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S00°49'09"E, ALONG SAID EAST LINE, FOR 25.00 FEET, TO A POINT ON A LINE 25 FEET SOUTH OF AND PARALLEL TO, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S89°14'22"W, ALONG SAID LINE, FOR 656.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 605,612.76 SQUARE FEET OR 13.90 ACRES, MORE OR LESS.

LEGAL DESCRIPTIONS (PER TITLE COMMITMENTS):

PROPERTY 1 (PER ORDER No. 11750872, O.R.B. 4496, PG. 4006 L.C.R.)

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, EXCEPTING THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY. ALSO EXCEPTING THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY.

PROPERTY 2 (PER ORDER No. 11750860, O.R.B. 1203, PG. 882 L.C.R.)

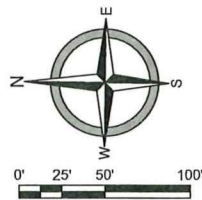
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, EXCEPTING THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AND THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY.

PROPERTY 3 (PER POLICY No. OFG-9110051, INST. No. 2023000109696 L.C.R.)

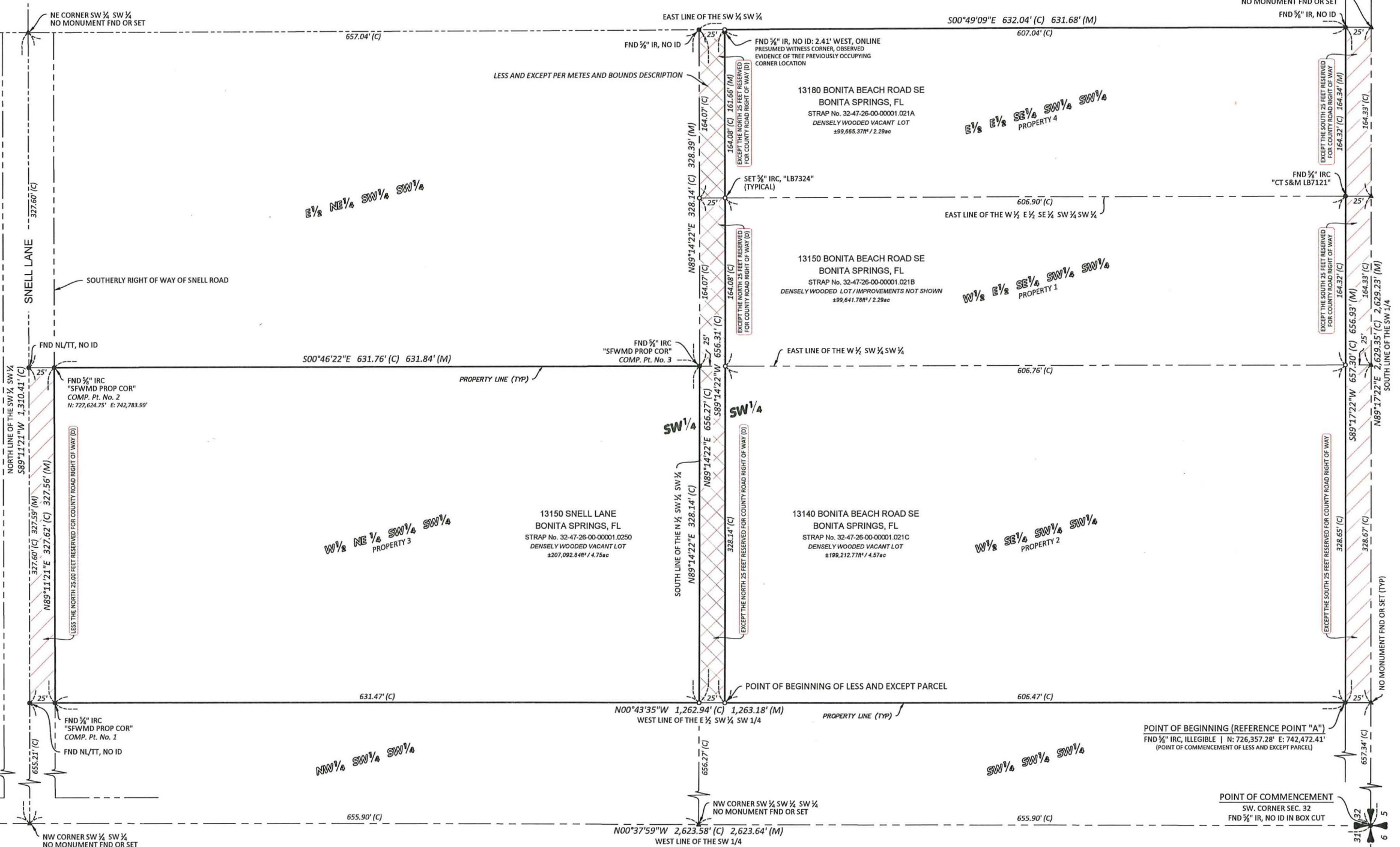
THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LESS THE NORTH 25.00 FEET THEREOF, RESERVED FOR COUNTY ROAD RIGHT-OF-WAY.

PROPERTY 4 (PER POLICY No. 000013211, INST. No. 2007000221912 L.C.R.)

THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LESS AND EXCEPT THE SOUTH 25 FEET AND THE NORTH 25 FEET FOR ROAD RIGHT OF WAY.



HORIZONTAL SCALE: 1" = 50'



SHEET

1 of 1

REVISION	DESCRIPTION	DATE
1	MISC REV PER WMD CMNTS	1/17/24
2	ADDED OSW TABLE	1/29/24
3	ADDED 13860 BOUNDARY	3/7/24
4	ADDED M&B DESC & MISC	5/23/24

SKETCH OF DESCRIPTION
13140, 13150 & 13180 BONITA BEACH RD SE
& 13150 SNELL LN
BONITA BEACH - LEE COUNTY, FLORIDA

TERRAQUATIC
TERRAQUATIC, INC. - PHONE: (561) 806-6085
1220 TANGELO TERR, UNIT A12 - DELRAY BEACH, FLORIDA 33444

PREPARED FOR:
MANNA CHRISTIAN MISSIONS, INC.
10421 PENNSYLVANIA AVENUE
BONITA SPRINGS, FL 34145



Bonita Beach Rd CPD Property Owners Exhibit

I. PROPERTY OWNERS LIST

STRAP Number	Property Owner	Section. Township. Range
32-47-26-00-00001.0250	MANNA CHRISTIAN MISSIONS INC	32.47.26E
32-47-26-00-00001.021C	MANNA CHRISTIAN MISSIONS INC	32.47.26E
32-47-26-00-00001.021B	OLDE TOWN DEVELOPMENT INC	32.47.26E
32-47-26-00-00001.021A	MICHAEL P QUINN TRUST	32.47.26E

II. PROPERTY OWNERS MAP



III. DEEDS

See Following Pages

Prepared by and return to:

Jocelyn K. Skipper, Esq.

Attorney at Law

Swaine, Harris & Wohl, P.A.

425 South Commerce Avenue

Sebring, FL 33870-3702

863-385-1549

File Number: 8743-001

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23 day of **March, 2023** between **Pura C. Pol, a single woman** whose post office address is **PO Box 8045, Sebring, FL 33872**, grantor, and **Manna Christian Missions, Inc., a Florida not for profit corporation** whose post office address is **10421 Pennsylvania Ave., Bonita Springs, FL 34135**, grantee:

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

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

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 47 South, Range 26 East, LESS the North 25.00 feet thereof, reserved for county road right-of-way.

Parcel Identification Number: 32-47-26-00-00001.0250

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

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

Signed, sealed and delivered in our presence:

Witness Name: Jocelyn Skipper
Witness Name: Milagros E Colon

Pura C. Pol (Seal)
Pura C. Pol

State of Florida
County of Highlands

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of March, 2023 by Pura C. Pol, a single woman, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



MILAGROS ELENA COLON
Notary Public
State of Florida
Comm# HH293560
Expires 8/12/2026

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

K3, 500.80

1007745

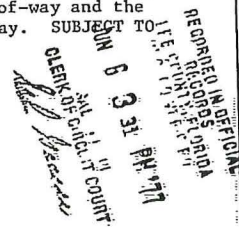
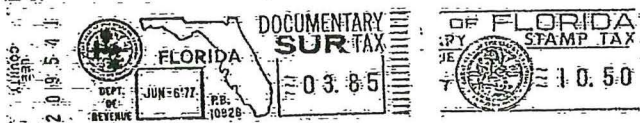
WARRANTY DEED
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

#99757

This Warranty Deed Made the 18th day of May

A. D. 19 77 by

H. LOWELL BUROW and ANNE L. BUROW, Husband and Wife
hereinafter called the grantor, to MANNA CHRISTIAN MISSIONS, INC.a corporation existing under the laws of the State of Florida, with its permanent postoffice
address at P.O. Drawer 4095, Bonita Springs, FL 33923
hereinafter called the grantee:(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee
County, Florida, viz:The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4,
of Section 32, Township 47 South, Range 26 East, Lee County, Florida, excepting
the South 25 feet thereof reserved for County roadway right-of-way and the
North 25 feet thereof reserved for County roadway right-of-way. SUBJECT TO
easements, restrictions and reservations of record.**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.**To Have and to Hold**, the same in fee simple forever.RECORD VERIFIED - SAI CERACI CLERK
BY C. MURPHY D.C.**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 19:**In Witness Whereof**, the said grantor has hereunto set their hand and seal the day and year
first above written.

Signed, sealed and delivered in our presence:

Thelma Bruce
Dan [unclear]
(TWO SEPARATE WITNESSES REQUIRED)
STATE OF FLORIDA,
COUNTY OF Lee

H. Lowell Burow L.S.
H. LOWELL BUROW
Anne L. Burow L.S.
ANNE L. BUROW

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared:
H. LOWELL BUROW and ANNE L. BUROW, Husband and Wife
to me known to be the person described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.WITNESS my hand and official seal in the County and State last aforesaid this 19th day of
May, A.D. 19 77.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

This Instrument prepared by: Cindy Lohnes
Address: Homeowners Title Company
2111 McGregor Blvd.
Ft. Myers, FL

Notary Public, State of Florida, 011 32
My Comm. expires Nov. 27 '77
SEAL

4.00
3.85
10.50

Prepared by and Return to:

C.L. HALL
CLASSIC TITLE SERVICES, INC.
10998 Bonita Beach Road
Bonita Springs, FL 34135
GRANTEE TAX ID NUMBER: _____

INSTR # 6528766
UR BK 84496 Pgs 4006 - 4007; (2pgs)
RECORDED 11/18/2004 09:47:08 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 18.50
DEED DUC 301.00
DEPUTY CLERK J Miller

WARRANTY DEED

THIS INDENTURE, made this 29th day of October 2004, A.D. 2004 between

PATRICK WEBER, as Curator of the Estate of JACK RIESSEN and ROY POSTOLL

as Grantor*, whose address is: 11301 Meadow Lane, Bonita Springs, FL 34135
and

OLDE TOWN DEVELOPMENT, INC., a Florida corporation

as Grantee*, whose address is: 10550 Abernathy Street, Bonita Springs, FL 34135

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of LEE, State of Florida, to-wit:

The West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 47 South, Range 26 East, Lee County, Florida, EXCEPTING the South 25 feet thereof reserved for County roadway right-of-way. ALSO EXCEPTING the North 25 feet thereof reserved for County roadway right-of-way.

THIS PROPERTY DOES NOT REPRESENT THE HOMESTEAD OF ROY POSTOLL

Property Tax ID Number: 32-47-26-00-00001.021B

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 2004 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses

(WITNESS 1)

PRINT OR TYPE NAME:

(WITNESS 2)

PRINT OR TYPE NAME:

State of Florida

County of Collier

The foregoing instrument was acknowledged before me on this 29th day of October, 2004 by PATRICK WEBER who is known to me or who has produced _____ as identification and did take an oath.

My Commission Expires:

(SEAL)

NOTARY PUBLIC

PRINT OR TYPE NAME:

Frank P. Murphy
MY COMMISSION # DD126334 EXPIRES
August 3, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Frank P. Murphy
MY COMMISSION # DD126334 EXPIRES
August 3, 2006
BONDED THRU TROY FAIN INSURANCE, INC.



Frank P. Murphy
MY COMMISSION # DD126334 EXPIRES
August 3, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year below written.

Signed, sealed and delivered
in the presence of:

Frank P. Murphy
Witness

Printed Name:

W. W. Schick
Witness

Printed Name:

Roy Postoll
ROY POSTOLL

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me on this 28th day of October, 2004, by ROY POSTOLL, who is known to me or who has produced _____ as identification and did not take an oath.

My commission expires:

Frank P. Murphy
NOTARY PUBLIC
Print or Type Name:



Frank P. Murphy
MY COMMISSION # DD126334 EXPIRES
August 3, 2006
BONDED THRU TROY FARM INSURANCE, INC.

Prepared by and return to:

Deborah Curling
American Integrity Title
1415 Panther Lane
333
Naples, FL 34109
(239) 427-1505
File No AMER-2024-5

Parcel Identification No 32-47-26-00-00001.021A

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30th day of April, 2024 between **Richard W. Hanson and Linda Hanson, husband and wife** whose post office address is **11458 South Carolina Drive, Bonita Springs, FL 34135**, of the County of Collier, State of Florida, a **undivided one-half (1/2) interest** and **Wanda Dian Rhodes and Curtis Jared Rhodes, Individually and as Trustees of The Rhodes Joint Revocable Trust dated July 12, 2007, as amended, an undivided one-half (1/2) interest**, whose post office address is **8455 Buseman Road, Suring, WI 54174**, of the County of Oconto, State of Wisconsin, Grantors, to **The Michael P. Quinn Trust dated March 6, 2018**, whose post office address is **141 Alfalfa Lane, Whittier, NC 28789**, of the County of Jackson, State of North Carolina, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee, Florida, to-wit:

The East 1/2 of the East 1/2 of the Southeast 1/4 of Southwest 1/4 of the Southwest 1/4 of Section 32, Township 47 South, Range 26 East, less and except the South 25 feet and the North 25 feet for road right of way.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Richard W. Hanson

Richard W. Hanson

Linda Hanson

Linda Hanson

The Rhodes Joint Revocable Trust dated July 12, 2007, as amended

By:

Wanda Dian Rhodes, Individually and as Trustee

By:

Curtis Jared Rhodes, Individually and as Trustee

Susan Lynn Thompson

WITNESS

PRINT NAME: Susan Lynn Thompson

Beverly Grondin

WITNESS

PRINT NAME: Beverly Grondin

15155 Parkside Dr. #7
Fort Myers, FL 33908

WITNESS 1 ADDRESS

15101 Parkside dr 3
Fort Myers, FL 33908

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 26th day of April, 2024, by Richard W. Hanson, Linda Hanson and Wanda Dian Rhodes and Curtis Jared Rhodes, Trustees of The Rhodes Joint Revocable Trust dated July 12, 2007.

Susan Lynn Thompson

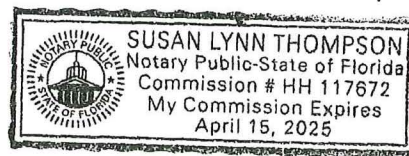
Signature of Notary Public

Print, Type/Stamp Name of Notary Susan Lynn Thompson

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: drivers licenses



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Richard W. Hanson

Linda Hanson

The Rhodes Joint Revocable Trust dated July 12, 2007, as amended

By: Wanda Dian Rhodes
Wanda Dian Rhodes, Individually and as Trustee

By: Curtis Jared Rhodes
Curtis Jared Rhodes, Individually and as Trustee

WITNESS

PRINT NAME: LORETTA DAY

WITNESS

PRINT NAME: Rebecca Logan

21422 Knighton Run

ESTERO, FL 33928

WITNESS 1 ADDRESS

21445 Knighton Run

ESTERO, FL 33928

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 26th day of April, 2024, by Richard W. Hanson, Linda Hanson and Wanda Dian Rhodes and Curtis Jared Rhodes, Trustees of The Rhodes Joint Revocable Trust dated July 12, 2007.

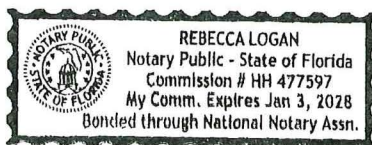
Rebecca Logan
Signature of Notary Public

Print, Type/Stamp Name of Notary Rebecca Logan

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Drivers' licenses



TRAFFIC IMPACT STATEMENT

FOR

13140 – 13150 BONITA BEACH RD COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2305.11)

PREPARED BY:

**TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090**

**Revised:
July 12, 2024**



CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED COMPREHENSIVE PLAN AMENDMENT
- IV. TRIP GENERATION
- V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS
- VI. ZONING ANALYSIS
- VII. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking an amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located at 13140-13150 Bonita Beach Road in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

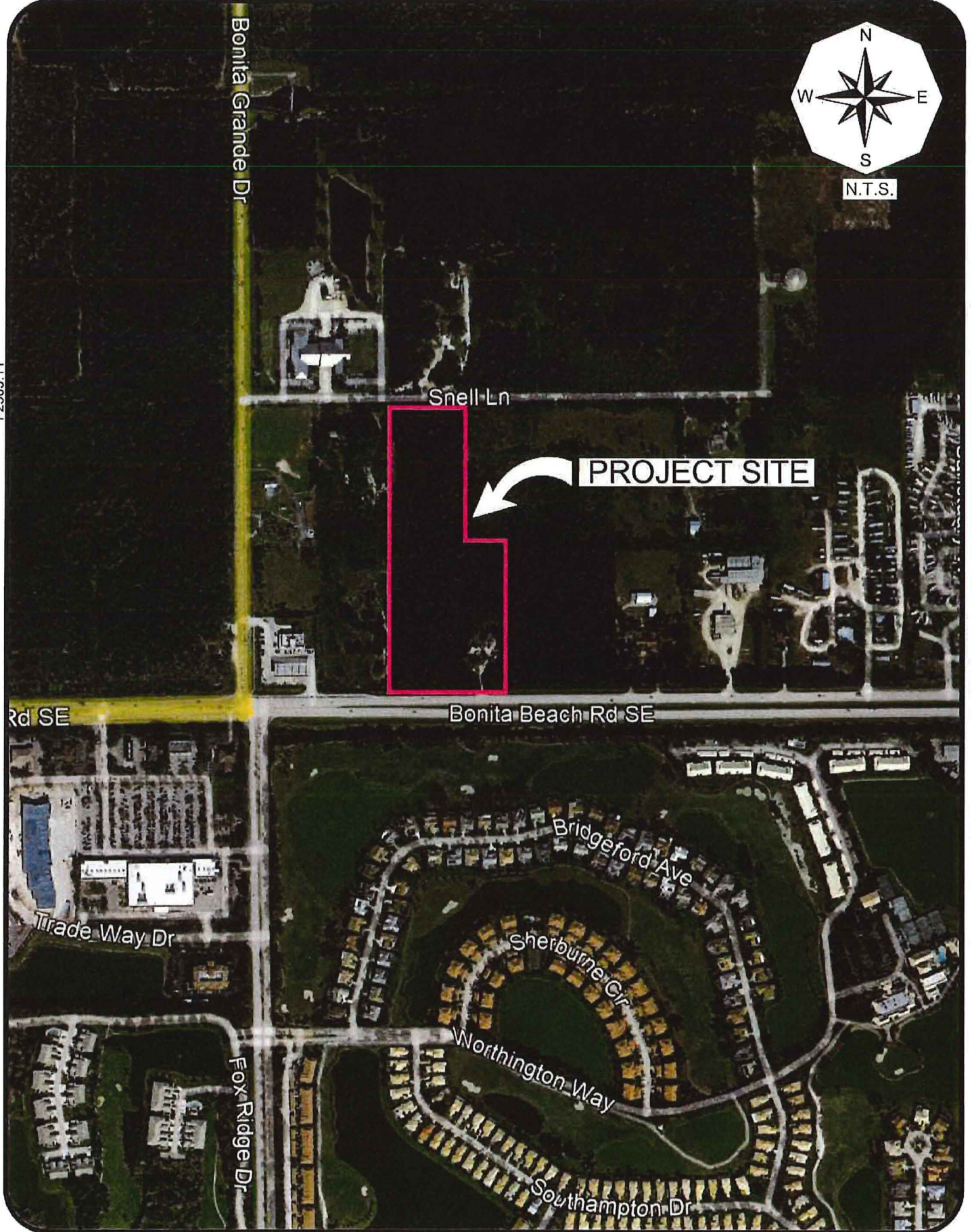
The analysis in this report will determine the impacts of change in land use on the approximately 12-acre subject site from DR/GR, Wetlands and Conservation to General Interchange, Wetlands and Conservation as well as a zoning amendment to permit the development of up to 90,000 square feet of commercial retail uses. The transportation related impacts of the proposed Comprehensive Plan amendment will be assessed based on evaluation of the long-range impact (20-year horizon) and short-range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to Bonita Beach Road via a single connection.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways and intersections.

II. EXISTING CONDITIONS

The subject site is currently occupied by a single residential dwelling at the southeast corner of the site. The subject site is generally bordered by Bonita Beach Road to the south, vacant land to the east, Snell Lane to the north, and by residential uses and vacant land to the west.

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Bonita Beach Road is a four-lane divided arterial that borders the subject site to the south. Bonita Beach Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED COMPREHENSIVE PLAN AMENDMENT

The proposed Map Amendment would change the future land use designation on the approximate 12-acre subject site from DR/GR, Wetlands and Conservation to General Interchange, Wetlands and Conservation to permit the development of up to 90,000 square feet of commercial retail uses. **Table 1** summarizes the development intensity that could be developed as a result of the proposed Map Amendment.

Table 1
Land Use
13140-13150 Bonita Beach Rd

Land Use	Intensity
Commercial Retail	90,000 Sq. Ft.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 821 (Shopping Plaza W/ Supermarket) was utilized for the trip generation purposes of the proposed commercial development. The equations used from this land use are included in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday AM and PM peak hour trip generation based on the proposed development. The daily trip generation is also indicated in both tables.

Table 2
Trip Generation – Total Trips
13140-13150 Bonita Beach Rd

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Commercial Retail (90,000 Sq. Ft.)	197	121	318	388	421	809	8,339

The trips shown use in Table 2 will not all be new trips to the adjacent roadway system. ITE estimates that a commercial retail use of comparable size may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called “pass-by” traffic, reduces the development’s overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. ITE indicates an average “pass-by” traffic reduction for Land Use Code 821 of forty percent (40%) during the weekday PM peak hour. However, consistent with historical traffic studies approved in Lee County, the pass-by rate was limited to thirty percent (30%).

For this analysis, the “pass-by” traffic was accounted for in order to determine the number of “new” trips the development will add to the surrounding roadways. **Table 3** summarizes the “pass-by” percentage for the proposed use. **Table 4** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the “pass-by” trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the “pass-by” reduction, only the traffic added to the surrounding streets and intersections.

Table 3
Pass-by Trip Reduction Factors
13140-13150 Bonita Beach Rd

Land Use	Percentage Trip Reduction
Retail	30%

Table 4
Trip Generation – New Trips
13140-13150 Bonita Beach Rd

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	197	121	318	388	421	809	8,339
Less 30% Pass-by	-48	-48	-96	-121	-121	-242	-2,502
Net New Trips	149	73	222	267	300	567	5,837

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

As mentioned previously, the proposed Map Amendment would change the future land use designation on the approximate 12-acre subject site from DR/GR, Wetlands and Conservation to General Interchange, Wetlands and Conservation. The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the improvements include I-75 widening to a 10-lane facility, Bonita Beach Road widening to a 6-lane facility west of Old US 41 as well as Old US 41 widening to a 4-lane facility south of Bonita Beach Road. The future 2045 Level of Service Analysis also included the recently extended Logan Boulevard to the south of Bonita Beach Road. These improvements were assumed to be in place for the purposes of the future 2045 Level of Service Analysis. There are no other programmed improvements within the vicinity of the subject site. The Lee County 2045 Highway Cost Feasible Plan map is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation plan along with the FDOT District One travel model were also reviewed in order to

determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area. The new PM peak hour trips to be generated from the project as shown in Table 4 were then added to the projected 2045 background volumes. The Level of Service for those roadways were then evaluated. The Level of Service threshold volumes for County/City of Bonita Springs maintained roadways were obtained from *Lee County's Generalized Peak Hour Directional Service Volumes* table. The Level of Service threshold volumes for State maintained roadways were derived based on the *Florida Department of Transportation Freeway Generalized Service Volume Table*. Both documents are attached to the Appendix of this report for reference.

The results of the analysis indicate that the proposed change to the land use category on the subject parcel will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. There were several roadway segments that were shown to operate below the adopted LOS standards in 2045 in the Background traffic conditions and not as a result of adding new trips from the project. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Range Impacts (5-year horizon)

The 2023/2024-2027/2028 Lee County Transportation Capital Improvement Plan, City of Bonita Springs Five Year Capital Improvement Plan as well as the 2024-2029 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there are no programmed improvements in the vicinity of the subject site.

The proposed map amendment will increase the overall trip generation potential of the subject site by approximately 567 vehicles during the weekday P.M. peak hour. **Table 3A**

and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the uses that would be permitted under the proposed land use change. The existing peak hour, peak season, peak direction traffic volumes on the roadway links maintained by Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*. The existing peak hour, peak season, peak direction traffic volumes on the roadway links maintained by the City and State were formulated by adjusting the latest AADT volumes by appropriate K and D factors, which were obtained from *FDOT's Florida Traffic Online* webpage and the *City of Bonita Springs Traffic Count Report*.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2029 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* resource as well as the traffic data from the latest *City of Bonita Springs Traffic Count Report*. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2029 without the proposed amendment and year 2029 with the proposed amendment. Traffic data obtained from the aforementioned City of Bonita Springs and FDOT resources is attached to the Appendix of this report for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2029 volumes will not cause any roadway links to fall below the minimum acceptable Level of Service standards. There were several roadway segments that were shown to operate below the adopted LOS standards in 2029 in the background traffic conditions and not as a result of adding new trips from the project. Therefore, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

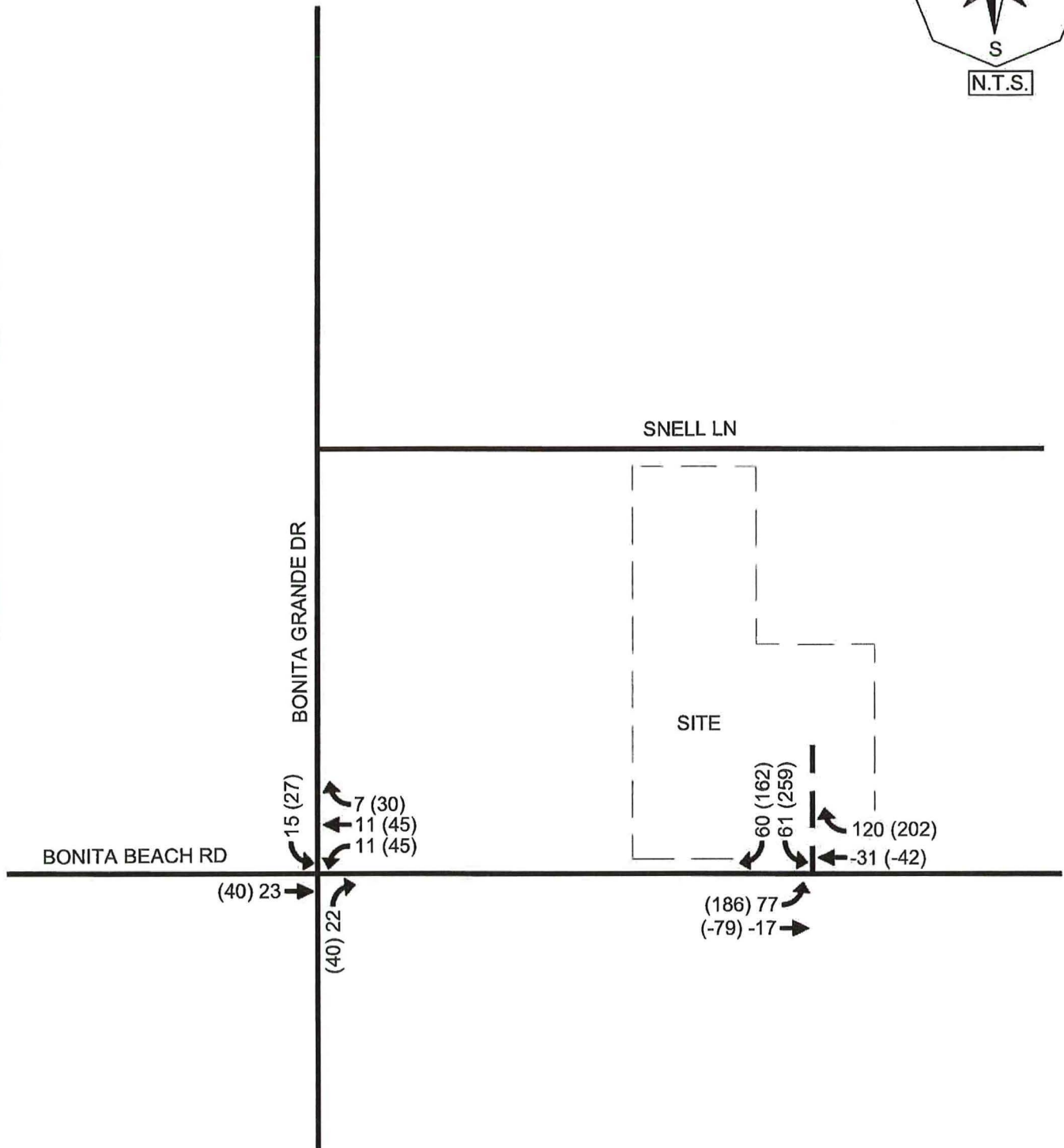
VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning on the approximate 12-acre subject site from Agricultural (AG-2) to Commercial Planned Development (CPD) to

allow a development of up to 90,000 square feet of commercial retail uses. The trips the proposed development is anticipated to generate, as shown in the Table 4, were assigned to the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure A-1**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of the net new project trips. **Figure A-2**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).

Access to Bonita Beach Road is currently being proposed via a full site access drive as shown in Figure 2. Should this configuration not be approved during the future Development Order process as discussed during the meeting with Lee County Department of Transportation on June 21, 2024, an alternative access assignment was provided that assumed a directional access only at the project's entrance on Bonita Beach Road. This scenario is illustrated on **Figure 3** as well as on attached **Figure B-1** and **Figure B-2**. As previously mentioned, the final access configuration at this location will be determined at the time of the Development Order.

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 5A**, contained in the Appendix, was created. This table indicates which roadway links will experience a significant impact as a result of the added development traffic. Significant impact is defined as any roadway projected to experience greater than 10% of the Peak Hour – Peak Direction Level of Service “C” volumes. The Level of Service threshold volumes were derived based on the Lee County's *Generalized Peak Hour Directional Service Volumes* table. Based on the information contained within Table 5A, no roadway segments are anticipated to be significantly impacted as a result of the proposed development.

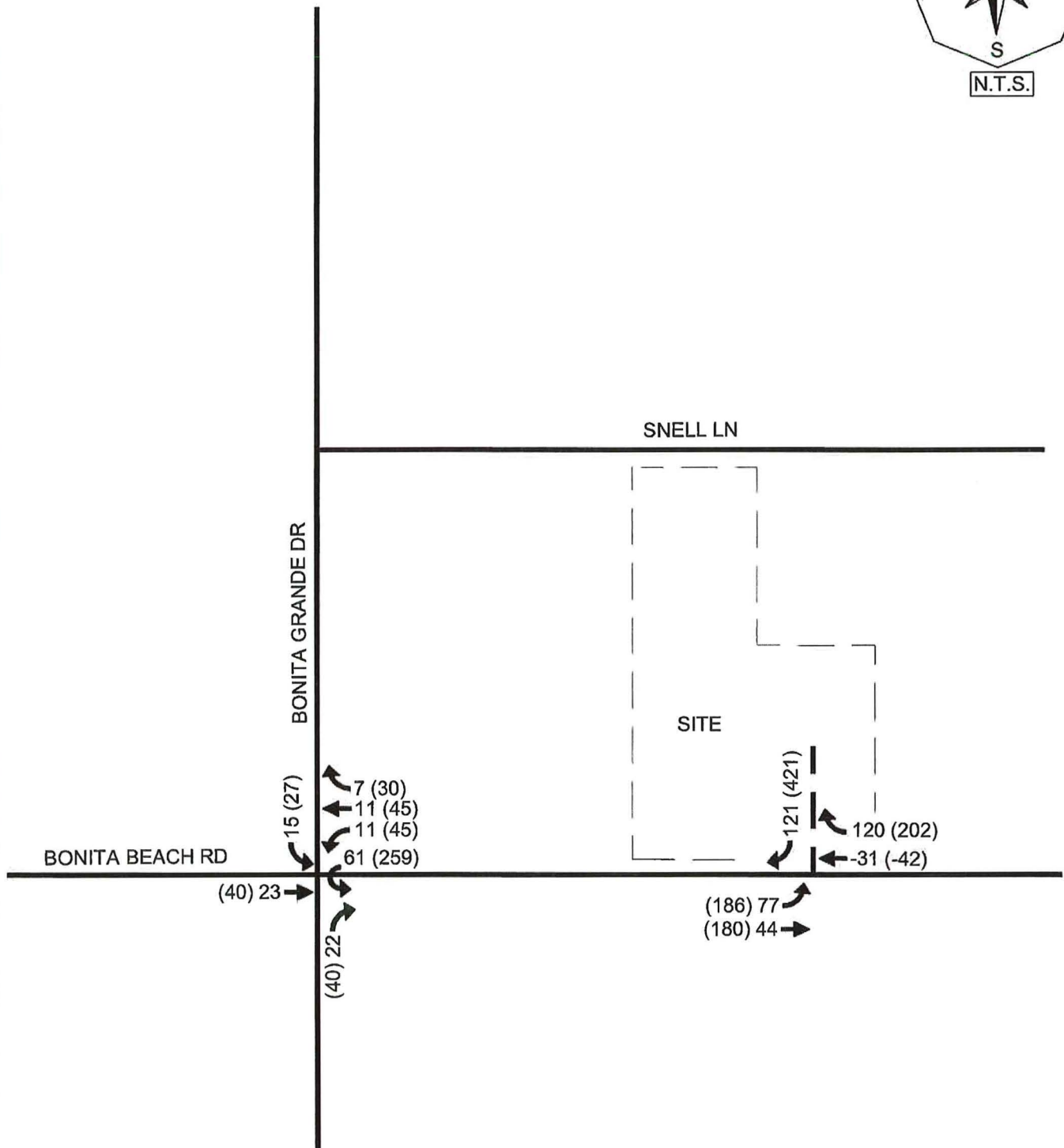


LEGEND

- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC

ASSIGNMENT OF ALL SITE RELATED TRIPS
 NET NEW + PASS-BY TRIPS (FULL ACCESS)
 13140 - 13150 BONITA BEACH RD

Figure 2



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC

ASSIGNMENT OF ALL SITE RELATED TRIPS
 NET NEW + PASS-BY TRIPS (DIRECTIONAL ACCESS)
 13140 - 13150 BONITA BEACH RD

Figure 3

Level of Service Analysis

The future Level of Service analysis was based on projected build-out year of the project, or year 2029. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates for each roadway segment were calculated based on historical traffic data obtained from the latest *City of Bonita Springs Traffic Count Report*. Based on the project distribution illustrated on Table 5A, the link data was analyzed for the year 2029 without the development and year 2029 with the development.

Table 6A in the Appendix of the report indicates the methodology utilized to obtain the year 2029 background and build-out traffic volumes. The existing peak hour, peak season, peak direction traffic volumes on the roadway links maintained by the Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2029 background traffic conditions on the area roadway network.

Figure 4 indicates the year 2029 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 4 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 6A contained in the Appendix.

As can be seen from Figure 4, the roadway links analyzed as part of this report will not be adversely impacted as a result of the proposed rezoning request. Bonita Beach Road adjacent to the site was shown to operate at acceptable Level of Service “C” in 2029 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed rezoning request.



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BONITA GRANDE DR

SNELL LN

BONITA BEACH RD

SITE

1,175 - "C"
(1,295 - "C")

1,175 - "C"
(1,355 - "C")

LEGEND

XXX - "C" 2029 PEAK SEASON, PEAK HOUR,
PEAK DIRECTION PROJECTED
BACKGROUND TRAFFIC AND
LEVEL OF SERVICE DESIGNATION

(XXX - "C") 2029 PEAK SEASON, PEAK HOUR,
PEAK DIRECTION PROJECTED
BACKGROUND TRAFFIC PLUS PM
PEAK HOUR PROJECT TRIPS AND
LEVEL OF SERVICE DESIGNATION

PROJECTED 2029
LEVEL OF SERVICE ANALYSIS
13140 - 13150 BONITA BEACH RD

Figure 4

Intersection Analysis

Intersection analysis was conducted utilizing the *SYNCHRO*® software to determine the operational characteristics of the signalized intersection of Bonita Beach Road and Bonita Grande Drive as well as the proposed site access drive intersection on Bonita Beach Road. The analysis was also completed based on the alternative access plan that includes directional access on Bonita Beach Road (Figure 3). The intersection analysis was based on the projected 2029 weekday AM and PM peak hour traffic conditions both with and without the project traffic added to the intersection. Traffic counts were conducted at the intersection of Bonita Beach Road and Bonita Grande Drive between the hours of 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M. on September 7, 2023. The peak hour turning movements were then adjusted for peak season conditions based on the peak season factor data as provided by FDOT in their *Florida Traffic Online* resource. The FDOT peak season correction factor is included in the Appendix of this report for reference.

The existing weekday peak hour traffic volumes were then increased by a growth rate factor to determine the projected 2029 background turning movement volumes. The turning volumes projected to be added to the intersection as illustrated on Figure 2 were then added to the 2029 background volumes to estimate the future 2029 traffic volumes with the project. These volumes are based on the data from the spreadsheets contained in the Appendix of this report titled *Development of Future Year Background Turning Volumes*.

The results of the intersection analysis at the signalized intersection of Bonita Beach Road with Bonita Grande Drive indicate the intersection to operate at an acceptable LOS “E” both with and without the proposed development traffic in the 2029 weekday A.M. and P.M. peak hour traffic conditions under the full site access scenario at the proposed project’s driveway on Bonita Beach Road. Under the directional site access scenario, this intersection was shown to operate at a poor Level of Service in the 2029 weekday P.M. peak hour traffic conditions. However, this intersection is considered as an off-site intersection. All off-site improvements are mitigated by the projects through the payment of the road impact fees.

The results of the intersection analysis at the proposed site access connection to Bonita Beach Road indicate all major movements on Bonita Beach Road to operate at acceptable Level of Service in 2029 weekday A.M. and P.M. peak hour traffic conditions. Therefore, no intersection improvements will be warranted based on the intersection analysis conducted as part of this report. SYNCHRO[®] summary sheets are included in the Appendix of this report for reference.

Trip Conversion Matrix

The Developer is also requesting a development scenario that would allow for self-storage/mini-warehouse use on the subject site. As a result, a matrix trip conversion table was created between retail, office and self-storage/mini-warehouse uses, which would ensure that the trip generation is not being exceeded from the 90,000 square feet of commercial retail uses that was analyzed as part of this report. **Table 5** illustrates the equivalent amount of self-storage/mini-warehouse floor area for retail and office floor area. This table was completed consistent ITE *Trip Generation Manual*, 11th Edition. The average PM peak hour trip rates from Land Use Code 821 (Shopping Plaza W/ Supermarket), Land Use Code 710 (General Office Building), Land Use Code 720 (Medical-Dental Office Building) and Land Use Code 151 (Mini-Warehouse) were utilized to complete Table 5.

Table 5
Land Use Matrix Conversion
13140-13150 Bonita Beach Rd

Land Use	Mini-Warehouse (SF)
Mini-Warehouse (1,000 SF)	1,000
Retail	24
General Office	104
Medical-Dental Office	38

*Based on the ITE Trip Generation Manual, 11th Ed.

As an example, should the development of 120,000 square feet of self-storage/mini-warehouse floor area occur, the retail floor area would need to be reduced by approximately 2,880 square feet ($120,000/1,000 \times 24$) based on Table 5.

VII. CONCLUSION

The proposed project is located at 13140-13150 Bonita Beach Road in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both the Comprehensive Plan amendment and rezoning request, it was determined that the proposed development will not cause any roadway links to fall below the minimum acceptable Level of Service standards. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed Comprehensive Plan Amendment and Rezoning request.

The 2045 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in Lee County will not require any modification in order to accommodate the proposed Land Use Change. The rezoning analysis also indicates that the subject site will not have an adverse impact on the surrounding roadway network. Therefore, no roadway capacity improvements are necessary to accommodate the proposed development.

The results of the intersection analysis at the signalized intersection of Bonita Beach Road with Bonita Grande Drive indicate the intersection to operate at an acceptable LOS "E" both with and without the proposed development traffic in the 2029 weekday A.M. and P.M. peak hour traffic conditions under the full site access scenario at the proposed project's driveway on Bonita Beach Road. Under the directional site access scenario, this intersection was shown to operate at a poor Level of Service in the 2029 weekday P.M. peak hour traffic conditions. However, this intersection is considered as an off-site intersection. All off-site improvements are mitigated by the projects through the payment of the road impact fees.

The results of the intersection analysis at the proposed site access connection to Bonita Beach Road indicate all major movements on Bonita Beach Road to operate at acceptable Level of Service in 2029 weekday A.M. and P.M. peak hour traffic conditions under either access scenario. Therefore, no intersection improvements will be warranted based on the intersection analysis conducted as part of this report.

APPENDIX

TABLES 1A & 2A
2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - 13140 & 13150 BONITA BEACH RD

ROADWAY	ROADWAY SEGMENT		2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
	FROM	TO	# Lanes	Roadway Designation	LOS A	LOS B	LOS C	LOS D	LOS E
					VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Bonita Beach Road	Bonita Beach Rd End	Valencia Bonita Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Valencia Bonita Blvd	Villagewalk Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Villagewalk Blvd	Logan Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Logan Blvd	Matteotti View	4LD	Arterial	0	250	1,840	1,960	1,960
	Matteotti View	Site	4LD	Arterial	0	250	1,840	1,960	1,960
	Site	Bonita Grande Dr	4LD	Arterial	0	250	1,840	1,960	1,960
	Bonita Grande Dr	I-75	4LD	Arterial	0	250	1,840	1,960	1,960
	I-75	Imperial Pkwy	6LD	Arterial	0	400	2,840	2,940	2,940
	Imperial Pkwy	Old 41 Rd	6LD	Arterial	0	400	2,840	2,940	2,940
	Old 41 Rd	Spanish Wells Blvd	6LD	Arterial	0	400	2,840	2,940	2,940
Bonita Grande Dr	E. Terry St	Bonita Beach Rd	2LN	Collector	0	0	310	660	740
E. Terry St	Bonita Grande Dr	Imperial Pkwy	2LN	Collector	0	0	310	660	740
	Imperial Pkwy	Old 41 Rd	4LD	Collector	0	0	710	1,510	1,600
W. Terry St	Old 41 Rd	Bonita Fairways Blvd	2LD	Arterial	0	0	330	710	780
Imperial Pkwy	Shangrila Rd	E. Terry St	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	E. Terry St	Bonita Beach Rd	4LD	Arterial	0	0	710	1,590	1,660
	Bonita Beach Rd	Livingston Rd	4LD	Arterial	0	250	1,840	1,960	1,960
Logan Blvd	Bonita Beach Rd	Immokalee Rd	2LD	Arterial	0	140	800	860	860
I-75	Corkscrew Rd	Bonita Beach Rd	10LF	Freeway	0	5,790	8,020	10,020	10,610
	Bonita Beach Rd	Immokalee Rd	10LF	Freeway	0	5,790	8,020	10,020	10,610
Old 41 Rd	River Rock Blvd	E. Terry St	4LD	Arterial	0	0	710	1,590	1,660
	E. Terry St	Bonita Beach Rd	2LU	Arterial	0	0	330	710	780
	Bonita Beach Rd	Mediterra Dr	4LD	Arterial	0	250	1,840	1,960	1,960

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County/City arterials/collectors were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

* Level of Service Thresholds for I-75 were taken from the FDOT's Freeway Generalized Service Volume Table.

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
13140 & 13150 BONITA BEACH RD

TOTAL PM PEAK HOUR PROJECT TRAFFIC 567 VPH IN= 267 OUT= 300

2045												2045 BACKGROUND PLUS PROJ		
ROADWAY SEGMENT					2045 FSUTMS	100TH HIGHEST		PM PK HR	PEAK DIRECTION		PROJECT	PK DIR	PEAK DIRECTION	
ROADWAY	FROM	TO	AADT	STA #	K-100 FACTOR	HOUR PK DIR 2-WAY VOLUME	D FACTOR	PEAK DIRECTION	TRAFFIC VOLUMES & LOS VOLUME	LOS	TRAFFIC DIST.	PM PROJ TRAFFIC	TRAFFIC VOLUMES & LOS VOLUME	LOS
Bonita Beach Road	Bonita Beach Rd End	Valencia Bonita Blvd	25,998	42	0.088	2,288	0.55	EAST	1,258	C	15%	45	1,303	C
	Valencia Bonita Blvd	Villagewalk Blvd	26,193	42	0.088	2,305	0.55	EAST	1,268	C	25%	75	1,343	C
	Villagewalk Blvd	Logan Blvd	26,193	42	0.088	2,305	0.55	EAST	1,268	C	35%	105	1,373	C
	Logan Blvd	Matteotti View	23,203	42	0.088	2,042	0.55	EAST	1,123	C	50%	150	1,273	C
	Matteotti View	Site	23,203	42	0.088	2,042	0.55	EAST	1,123	C	60%	180	1,303	C
	Site	Bonita Grande Dr	36,673	42	0.088	3,227	0.55	EAST	1,775	C	40%	120	1,895	D
	Bonita Grande Dr	I-75	47,553	42	0.088	4,185	0.55	EAST	2,302	F	15%	45	2,347	F
	I-75	Imperial Pkwy	70,211	42	0.088	6,179	0.55	EAST	3,398	F	10%	30	3,428	F
	Imperial Pkwy	Old 41 Rd	59,401	42	0.088	5,227	0.55	EAST	2,875	D	3%	9	2,884	D
	Old 41 Rd	Spanish Wells Blvd	38,166	42	0.088	3,359	0.55	EAST	1,847	C	2%	6	1,853	C
Bonita Grande Dr	E. Terry St	Bonita Beach Rd	6,726	1202	0.090	605	0.56	NORTH	339	D	10%	30	369	D
E. Terry St	Bonita Grande Dr	Imperial Pkwy	14,531	1205	0.090	1,308	0.56	EAST	732	E	2%	6	738	E
	Imperial Pkwy	Old 41 Rd	31,009	1211	0.090	2,791	0.56	EAST	1,563	E	2%	6	1,569	E
W. Terry St	Old 41 Rd	Bonita Fairways Blvd	12,229	1231	0.110	1,345	0.50	EAST	673	D	1%	3	676	D
Imperial Pkwy	Shangrila Rd	E. Terry St	28,588	63	0.116	3,316	0.60	NORTH	1,990	D	2%	6	1,996	D
	E. Terry St	Bonita Beach Rd	38,286	1206	0.130	4,977	0.60	NORTH	2,986	F	2%	6	2,992	F
	Bonita Beach Rd	Livingston Rd	38,512	0004	0.130	5,007	0.60	NORTH	3,004	F	5%	15	3,019	F
Logan Blvd	Bonita Beach Rd	Immokalee Rd	6,071	0024	0.090	546	0.56	NORTH	306	C	15%	45	351	C
I-75	Corkscrew Rd	Bonita Beach Rd	172,881	120054	0.090	15,559	0.572	NORTH	8,900	D	3%	9	8,909	D
	Bonita Beach Rd	Immokalee Rd	164,883	039950	0.090	14,839	0.531	NORTH	7,880	C	2%	6	7,886	C
Old 41 Rd	River Rock Blvd	E. Terry St	30,626	1220	0.110	3,369	0.50	NORTH	1,685	F	1%	3	1,688	F
	E. Terry St	Bonita Beach Rd	18,456	1222	0.110	2,030	0.50	NORTH	1,015	F	1%	3	1,018	F
	Bonita Beach Rd	Mediterra Dr	35,902	1223	0.110	3,949	0.50	NORTH	1,975	F	1%	3	1,978	F

* The K-100 and D factors for County maintained roadways were obtained from the Lee County Traffic Count Report.

** The K-100 and D factors for City of Bonita Springs maintained roadways were obtained from the City of Bonita Springs Traffic Count Report.

*** The K-100 and D factors for I-75 were obtained from FDOT's Florida Traffic Online resource.

Note: The K-100 and D factors for the Bonita Grande Dr north of Bonita Beach Road were obtained from the City of Bonita Springs Traffic Count Report due to lack of data for this roadway in the Lee County Traffic Count Report.

Note: 15% of project traffic was distributed to Bonita Grande Drive to/from the south of Bonita Beach Road.

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LOS THRESHOLDS
13140 & 13150 BONITA BEACH RD**

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>GENERALIZED SERVICE VOLUMES</u>				
			<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>
Bonita Beach Road	E. of Valencia Bonita Blvd	4LD	0	250	1,840	1,960	1,960
	E. of Villagewalk Blvd	4LD	0	250	1,840	1,960	1,960
	E. of Logan Blvd	4LD	0	250	1,840	1,960	1,960
	E. of Matteotti View	4LD	0	250	1,840	1,960	1,960
	E. of Site	4LD	0	250	1,840	1,960	1,960
	W. of Site	4LD	0	250	1,840	1,960	1,960
	W. of Bonita Grande Dr.	4LD	0	250	1,840	1,960	1,960
	W. of I-75	6LD	0	400	2,840	2,940	2,940
	W. of Imperial Pkwy	6LD	0	400	2,840	2,940	2,940
	W. of Old 41 Rd	4LD	0	250	1,840	1,960	1,960
Bonita Grande Dr	S. of E. Terry St	2LN	0	0	310	660	740
E. Terry St	W. of Bonita Grande Dr	2LN	0	0	310	660	740
	W. of Imperial Pkwy	4LD	0	0	710	1,510	1,600
W. Terry St	W. of Old 41 Rd	2LD	0	0	330	710	780
Imperial Pkwy	N. of E. Terry St	4LD	0	270	1,970	2,100	2,100
	N. of Bonita Beach Rd	4LD	0	0	710	1,590	1,660
	S. of Bonita Beach Rd	4LD	0	250	1,840	1,960	1,960
Logan Blvd	S. of Bonita Beach Rd	2LD	0	140	800	860	860
I-75	N. of Bonita Beach Rd	6LF	0	3,570	4,900	6,080	6,360
	S. of Bonita Beach Rd	6LF	0	3,570	4,900	6,080	6,360
Old 41 Rd	N. of E. Terry St	4LD	0	0	710	1,590	1,660
	S. of E. Terry St	2LU	0	0	330	710	780
	S. of Bonita Beach Rd	2LU	0	140	800	860	860

* Level of Service Thresholds for Lee County/City arterials/collectors were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

* Level of Service Thresholds for I-75 were taken from the FDOT's Freeway Generalized Service Volume Table.

**TABLE 4A
TRAFFIC COUNTS AND CONCURRENCY CALCULATIONS
13140 & 13150 BONITA BEACH RD**

										Count Station	K-Factor	D-Factor												
										1205	0.090	0.560												
TOTAL PROJECT TRAFFIC AM =		222	VPH	IN =	149	OUT=	73			1211	0.090	0.560												
TOTAL PROJECT TRAFFIC PM =		567	VPH	IN=	267	OUT=	300			124611	0.090	0.539												
										1206	0.130	0.600												
										0024	0.090	0.560												
										120054	0.090	0.572												
										039950	0.090	0.531												
										1220	0.110	0.500												
										1222	0.110	0.500												
										1223	0.110	0.500												
										BASE		2028		PERCENT		2028								
										PK HR PK SEASON		BACKGROUND		PROJECT		BACKGROUND + PM PROJECT								
										Count	BASE	LATEST	YRS OF	ANNUAL	PEAK DIRECTION	VOLUME	LOS	VOLUME	LOS	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS
ROADWAY	SEGMENT	STA #	ADT	ADT	GROWTH ¹	RATE ¹	VOLUME ²	LOS	VOLUME ⁴	LOS	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS									
Bonita Beach Road	E. of Valencia Bonita Blvd	0025	12,200	14,300	2	8.27%	655	C	1,055	C	15%	22	45	1,100	C									
	E. of Villagewalk Blvd	0025	12,200	14,300	2	8.27%	655	C	1,055	C	25%	37	75	1,130	C									
	E. of Logan Blvd	0025	12,200	14,300	2	8.27%	655	C	1,055	C	35%	52	105	1,160	C									
	E. of Matteotti View	0019	15,900	22,200	4	8.70%	655	C	1,081	C	50%	75	150	1,231	C									
	E. of Site	0019	15,900	22,200	4	8.70%	655	C	1,081	C	60%	89	180	1,261	C									
	W. of Site	0019	15,900	22,200	4	8.70%	655	C	1,081	C	40%	60	120	1,201	C									
	W. of Bonita Grande Dr.	0018	21,400	25,600	4	4.58%	655	C	857	C	15%	22	45	902	C									
	W. of I-75	0017	50,300	47,400	4	2.00%	2,139	C	2,409	C	10%	15	30	2,439	C									
	W. of Imperial Pkwy	1230	37,500	43,200	7	2.04%	1,921	C	2,169	C	3%	4	9	2,178	C									
W. of Old 41 Rd	0005	28,500	32,400	6	2.16%	1,456	C	1,655	C	2%	3	6	1,661	C										
Bonita Grande Dr	S. of E. Terry St	1202	6,600	10,200	7	6.42%	695	E	1,009	F	10%	15	30	1,039	F									
E. Terry St	W. of Bonita Grande Dr	1205	9,000	12,900	7	5.28%	650	D	841	F	2%	3	6	847	F									
	W. of Imperial Pkwy	1211	14,800	16,800	7	2.00%	847	D	935	D	2%	3	6	941	D									
W. Terry St	W. of Old 41 Rd	124611	8,200	11,400	11	3.04%	553	D	642	D	1%	1	3	645	D									
Imperial Pkwy	N. of E. Terry St	1227	17,200	22,600	7	3.98%	1,058	C	1,337	C	2%	3	6	1,343	C									
	N. of Bonita Beach Rd	1206	23,300	26,200	7	2.00%	2,044	F	2,257	F	2%	3	6	2,263	F									
	S. of Bonita Beach Rd	0004	20,200	25,700	6	4.10%	1,039	C	1,322	C	5%	7	15	1,337	C									
Logan Blvd	S. of Bonita Beach Rd	0024	7,200	7,900	1	9.72%	398	C	633	C	15%	22	45	678	C									
I-75	N. of Bonita Beach Rd	120054	81,500	115,000	15	2.32%	5,920	D	6,794	F	3%	4	9	6,803	F									
	S. of Bonita Beach Rd	039950	75,022	108,699	10	3.78%	5,195	D	6,489	F	2%	3	6	6,495	F									
Old 41 Rd	N. of E. Terry St	1220	18,400	22,100	7	2.65%	1,216	D	1,386	D	1%	1	3	1,389	D									
	S. of E. Terry St	1222	9,000	13,900	7	6.41%	765	E	1,044	F	1%	1	3	1,047	F									
	S. of Bonita Beach Rd	1223	14,700	19,300	7	3.97%	1,062	F	1,290	F	1%	1	3	1,293	F									

¹ Annual Growth Rates for County/City roadways were calculated based on historical traffic data obtained from the City of Bonita Springs Traffic Count Report.

¹ Annual Growth Rates for State roadways were calculated based on historical traffic data obtained from the Florida Traffic Online webpage.

* Due to lack of traffic data in the City's Traffic Count Report, the historical traffic data for W. Terry Street was obtained from the FDOT's Florida Traffic Online webpage.

² Base Peak Hour Peak Season Peak Direction Volumes for City roadways were taken by adjusting the 2023 AADT volume by appropriate K and D factors.

² Base Peak Hour Peak Season Peak Direction Volumes for I-75 were formulated by adjusting the 2022 AADT volume by appropriate K and D factors. The latest AADT volumes as well K and D factors were obtained from FDOT's Florida Traffic Online resource.

² Base Peak Hour Peak Season Peak Direction Volumes for County roadways were obtained from the Lee County Public Facilities Level of Service and Concurrency Report.

⁴ Was obtained by adjusting the Base Peak Hour Peak Season Peak Direction Volume by Annual Growth Rate.

TABLES 5A & 6A
REZONING LOS ANALYSIS

**TABLE 5A
LEVEL OF SERVICE THRESHOLDS
13140 & 13150 BONITA BEACH RD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	222 VPH	IN=	149	OUT=	73
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	567 VPH	IN=	267	OUT=	300

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>						PERCENT		
				<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJ/</u> <u>LOS C</u>
Bonita Beach Road	E. of Site	4LD	Arterial	0	250	1,840	1,960	1,960	60%	180	9.8%
	W. of Site	4LD	Arterial	0	250	1,840	1,960	1,960	40%	120	6.5%

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
13140 & 13150 BONITA BEACH RD

TOTAL PROJECT TRAFFIC AM =	222	VPH	IN =	149	OUT=	73
TOTAL PROJECT TRAFFIC PM =	567	VPH	IN=	267	OUT=	300

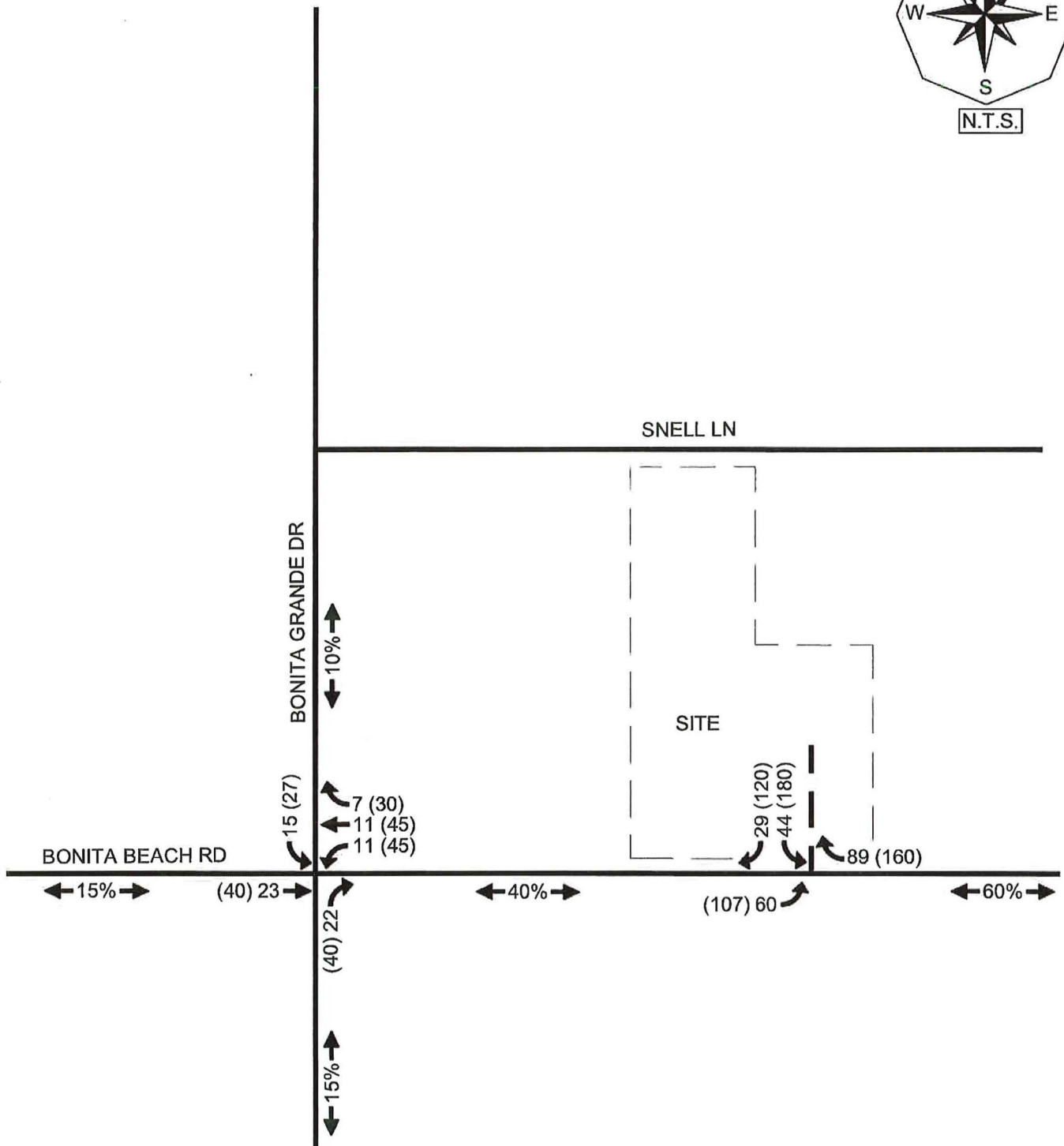
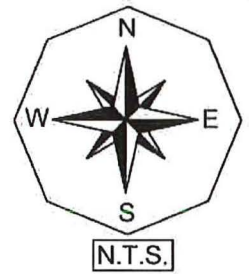
ROADWAY	ROADWAY SEGMENT	COUNT	BASE YR	2023	YRS OF GROWTH ¹	ANNUAL RATE	2022	2029			PERCENT PROJECT	2029			2029		
							PK HR	PK HR	PK SEASON	PEAK DIRECTION	V/C	BCKGRND			BCKGRND		
							PEAK DIR. ²	VOLUME	LOS	Ratio	TRAFFIC	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C
		STA #	ADT	ADT													
Bonita Beach Road	E. of Site	0019	15,900	22,200	4	8.70%	655	1,175	C	0.60	60%	89	180	1,264	C	0.64	0.69
	W. of Site	0019	15,900	22,200	4	8.70%	655	1,175	C	0.60	40%	60	120	1,234	C	0.63	0.66

¹ Annual Growth Rates were calculated based on historical traffic data obtained from the City of Bonita Springs Traffic Count Report.

² Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2023 Lee County Public Facilities Level of Service and Concurrency Report.

SUPPLEMENTAL FIGURES A-1 & A-2
(FULL SITE ACCESS)

F2305.11



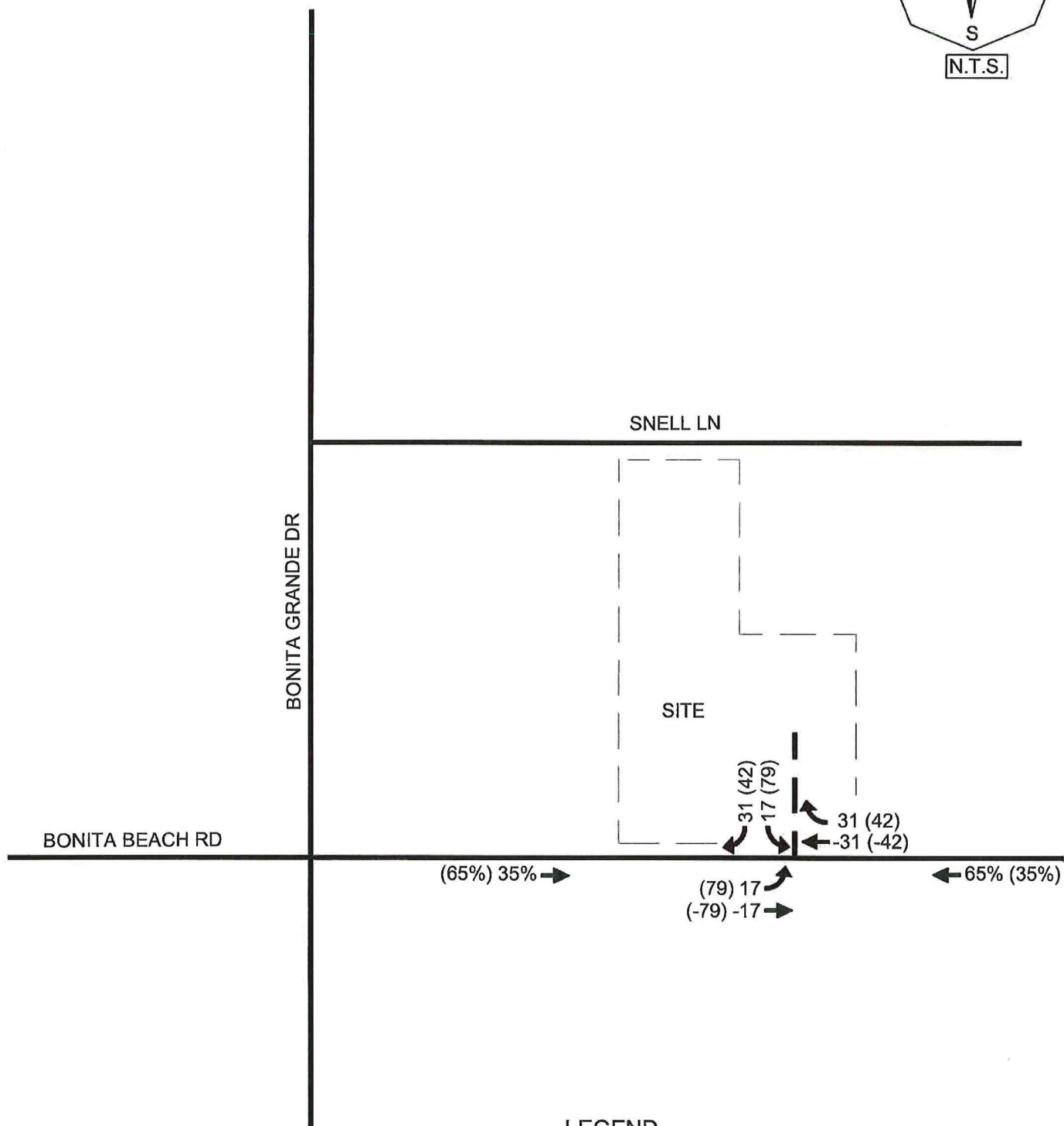
LEGEND

- ← 000 WEEKDAY AM PEAK HOUR VOLUMES
- ← (000) WEEKDAY PM PEAK HOUR VOLUMES
- ← 20% → PERCENT TRIP DISTRIBUTION

ASSIGNMENT & DISTRIBUTION OF
NET NEW PROJECT TRIPS (FULL ACCESS)
13140 - 13150 BONITA BEACH RD

Figure A-1

F2305.11



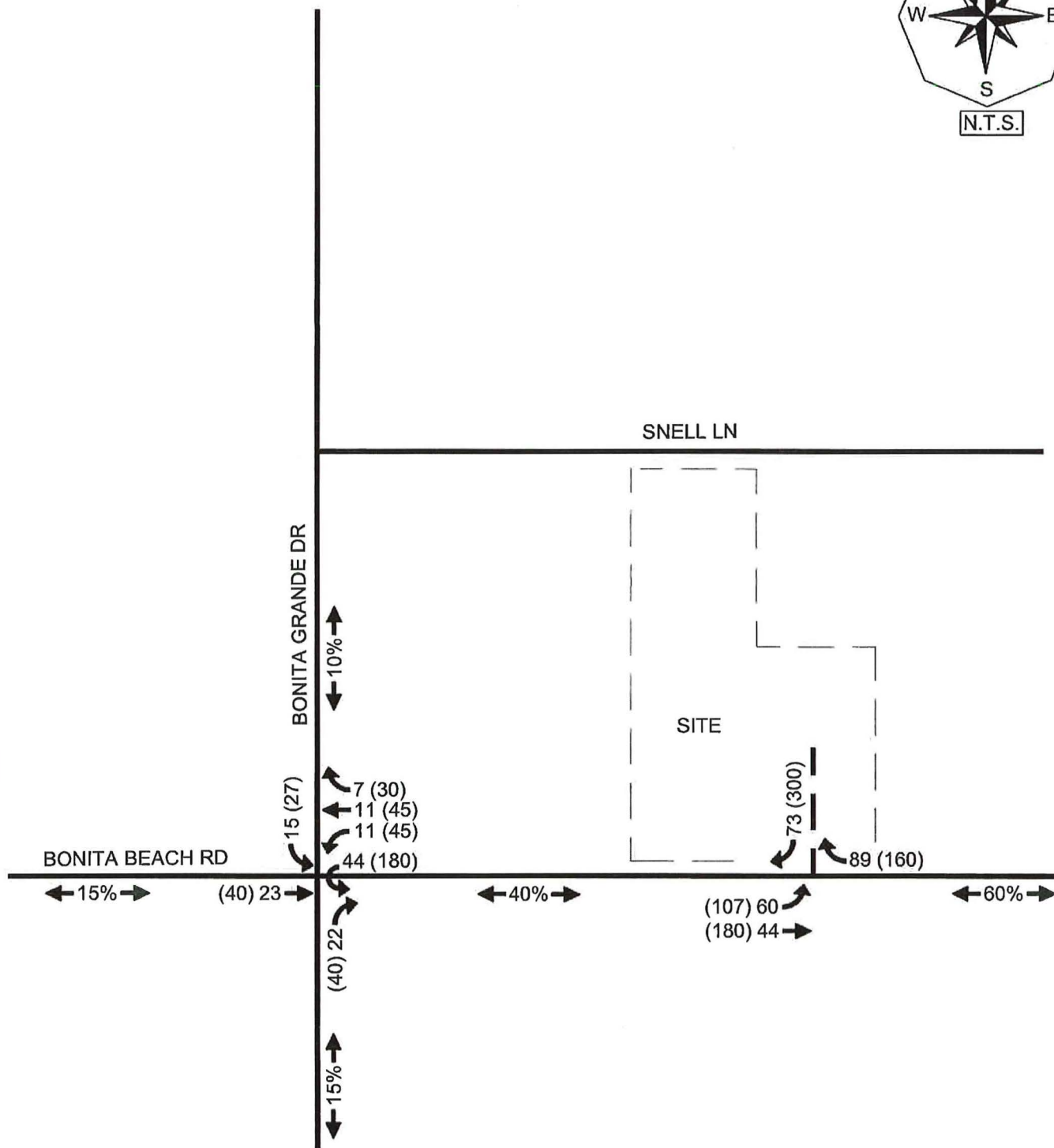
LEGEND

- ← 000 WEEKDAY AM PEAK HOUR VOLUMES
- ← (000) WEEKDAY PM PEAK HOUR VOLUMES
- ← 20% AM PEAK HOUR PASS-BY TRIP DISTRIBUTION
- ← (20%) PM PEAK HOUR PASS-BY TRIP DISTRIBUTION

ASSIGNMENT & DISTRIBUTION OF
PASS-BY PROJECT TRIPS (FULL ACCESS)
13140 - 13150 BONITA BEACH RD

Figure A-2

SUPPLEMENTAL FIGURES B-1 & B-2
(DIRECTIONAL SITE ACCESS)

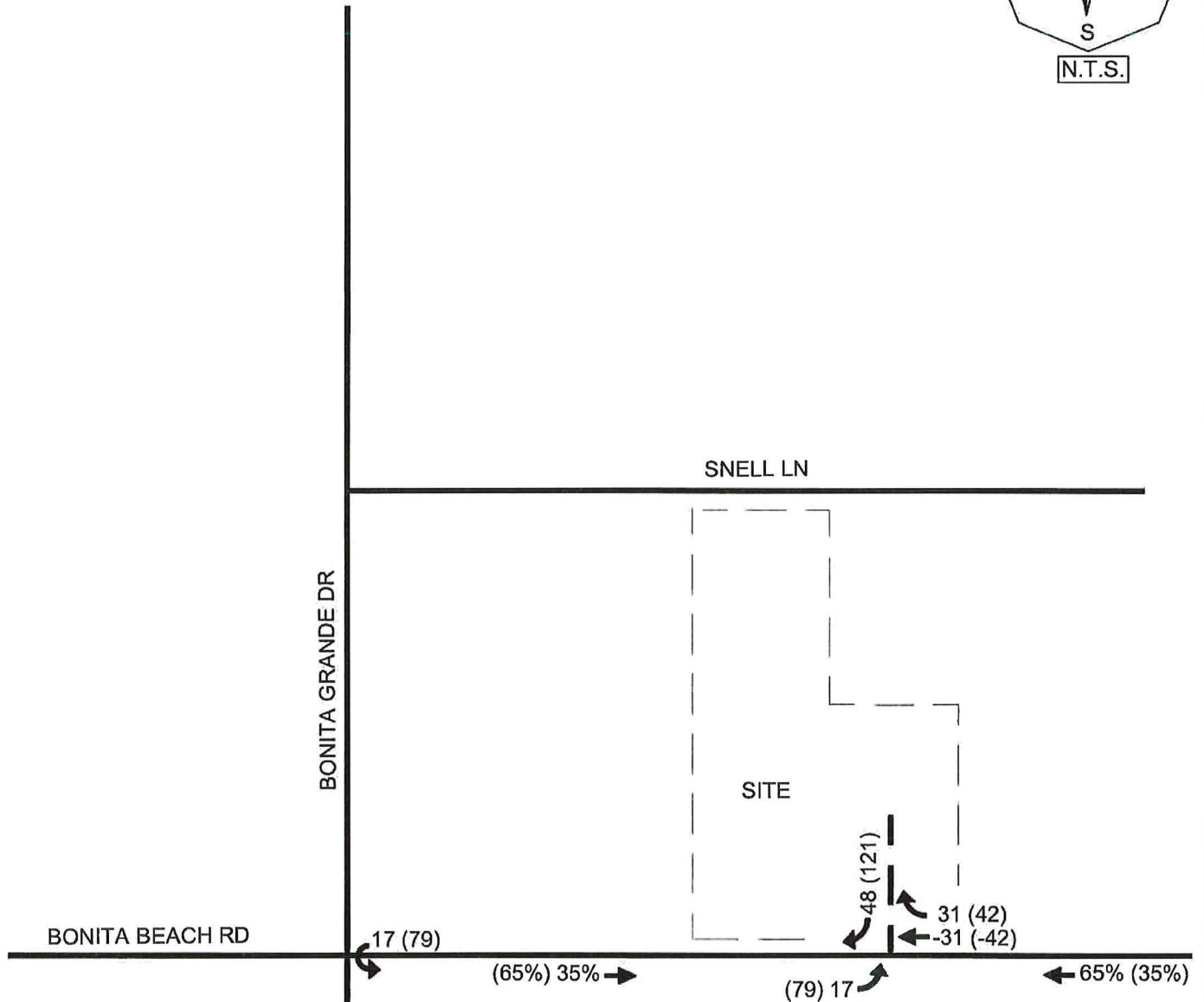
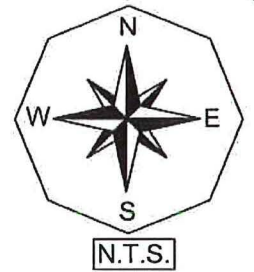


LEGEND

- ← 000 WEEKDAY AM PEAK HOUR VOLUMES
- ← (000) WEEKDAY PM PEAK HOUR VOLUMES
- ← 20% → PERCENT TRIP DISTRIBUTION

**ASSIGNMENT & DISTRIBUTION OF
NET NEW PROJECT TRIPS (DIRECTIONAL ACCESS)
13140 - 13150 BONITA BEACH RD** Figure B-1

F2305.11



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR VOLUMES
- ← (000) WEEKDAY PM PEAK HOUR VOLUMES
- ← 20% AM PEAK HOUR PASS-BY TRIP DISTRIBUTION
- ← (20%) PM PEAK HOUR PASS-BY TRIP DISTRIBUTION

ASSIGNMENT & DISTRIBUTION OF
PASS-BY PROJECT TRIPS (DIRECTIONAL ACCESS)
13140 - 13150 BONITA BEACH RD
Figure B-2

Limited Access

Freeway Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
2 Lane	2,400	3,170	3,970	4,150
3 Lane	3,390	4,600	5,810	6,130
4 Lane	4,340	6,060	7,700	8,170
5 Lane	5,480	7,450	9,680	10,390
6 Lane	6,630	9,220	11,520	12,760

Peak Hour Two-Way

	B	C	D	E
4 Lane	4,360	5,760	7,220	7,550
6 Lane	6,160	8,360	10,560	11,150
8 Lane	7,890	11,020	14,000	14,850
10 Lane	9,960	13,550	17,600	18,890
12 Lane	12,050	16,760	20,950	23,200

AADT

	B	C	D	E
4 Lane	51,300	67,800	84,900	88,800
6 Lane	72,500	98,400	124,200	131,200
8 Lane	92,800	129,600	164,700	174,700
10 Lane	117,200	159,400	207,100	222,200
12 Lane	141,800	197,200	246,500	272,900

(Core
Urbanized)

	B	C	D	E
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610

	B	C	D	E
4 Lane	4,550	6,000	7,400	7,710
6 Lane	6,490	8,910	11,050	11,560
8 Lane	8,580	11,820	14,710	15,440
10 Lane	10,530	14,580	18,220	19,290

	B	C	D	E
4 Lane	50,600	66,700	82,200	85,700
6 Lane	72,100	99,000	122,800	128,400
8 Lane	95,300	131,300	163,400	171,600
10 Lane	117,000	162,000	202,400	214,300

(Urbanized)

	B	C	D	E
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800

	B	C	D	E
4 Lane	4,420	5,780	6,890	7,110
6 Lane	6,400	8,490	10,200	10,670
8 Lane	8,420	11,220	13,530	14,240
10 Lane	10,350	13,890	16,760	17,820

	B	C	D	E
4 Lane	45,100	59,000	70,300	72,600
6 Lane	65,300	86,600	104,100	108,900
8 Lane	85,900	114,500	138,100	145,300
10 Lane	105,600	141,700	171,000	181,800

(Transitioning)

	B	C	D	E
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

	B	C	D	E
4 Lane	3,650	5,040	5,950	6,640
6 Lane	5,130	7,250	8,670	9,950
8 Lane	6,600	9,490	11,380	13,270

	B	C	D	E
4 Lane	34,800	48,000	56,700	63,200
6 Lane	48,900	69,000	82,600	94,800
8 Lane	62,900	90,400	108,400	126,400

(Rural)

Adjustment Factors

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

**LEE COUNTY GENERALIZED PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES TABLE**

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 03 - COLLIER

SITE: 9950 - I-75, 1.25 MI N OF CR-846/IMMOKALEE RD, NAPLES

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	108699 C	N 53395	S 55304	9.00	53.10	8.70
2021	103888 C	N 51632	S 52256	9.00	55.80	8.90
2020	90041 C	N 44689	S 45352	9.00	54.90	9.60
2019	105903 C	N 52573	S 53330	9.00	55.00	8.30
2018	99582 C	N 49466	S 50116	9.00	55.40	8.30
2017	97387 C	N 48486	S 48901	9.00	55.40	7.90
2016	97041 C	N 48196	S 48845	9.00	55.90	8.20
2015	92399 C	N 45990	S 46409	9.00	56.20	7.40
2014	85506 C	N 42537	S 42969	9.00	55.70	7.00
2013	79834 C	N 39755	S 40079	9.00	55.30	6.60
2012	75022 C	N 37364	S 37658	9.00	55.10	7.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0054 - SR 93/I 75, SOUTH OF CORKSCREW ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2022	115000 C	N 57000	S 58000	9.00	57.20	11.40
2021	108000 S	N 54000	S 54000	9.00	57.70	10.70
2020	107000 F	N 53500	S 53500	9.00	57.70	10.70
2019	110000 C	N 55000	S 55000	9.00	58.70	10.70
2018	106000 C	N 52500	S 53500	9.00	59.00	10.40
2017	101000 C	N 50000	S 51000	9.00	58.10	10.30
2016	100500 C	N 50000	S 50500	9.00	58.10	9.00
2015	91500 C	N 45500	S 46000	9.00	56.80	10.70
2014	87500 C	N 43500	S 44000	9.00	56.40	9.90
2013	79000 C	N 37500	S 41500	9.00	57.70	8.40
2012	73000 C	N 37000	S 36000	9.00	56.40	9.60
2011	71500 C	N 35500	S 36000	9.00	55.80	9.10
2010	72500 C	N 36000	S 36500	9.64	55.58	9.20
2009	69000 F	N 34000	S 35000	9.40	55.84	10.10
2008	70000 C	N 34500	S 35500	9.07	55.79	10.10
2007	81500 C	N 40000	S 41500	9.29	52.37	13.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4611 - TERRY STREET E. / W., NORTH OF S.R. 45 / U.S. 41

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2022	11400 C	E 5600	W 5800	9.00	53.90	6.20
2021	12500 X	0	0	9.00	53.50	4.30
2020	12000 E	0	0	9.00	59.30	3.90
2019	12000 F	E	W	9.00	59.60	3.90
2018	11800 C	E 5800	W 6000	9.00	53.30	3.90
2017	10200 E	E	W	9.00	59.80	4.20
2016	10200 S	E 5100	W 5100	9.00	58.80	3.90
2015	9800 F	E 4900	W 4900	9.00	55.50	3.90
2014	9400 C	E 4700	W 4700	9.00	55.20	3.90
2013	8200 S	E 4100	W 4100	9.00	55.00	3.30
2012	8200 F	E 4100	W 4100	9.00	55.30	2.90
2011	8200 C	E 4100	W 4100	9.00	55.20	2.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

**TRAFFIC DATA FROM THE LEE
COUNTY CONCURRENCY REPORT**

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	365	0.42	C	384	0.45	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	262	0.26	C	275	0.28	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	515	0.52	D	542	0.55	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	555	0.56	D	583	0.59	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	555	0.56	D	649	0.66	pre-development order res development
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,166	0.59	B	1,225	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,166	0.39	B	1,261	0.43	
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,166	0.39	B	1,533	0.52	Three Oaks Distribution Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,618	0.88	B	2,752	0.93	⁽⁴⁾
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,533	0.52	⁽⁴⁾
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1,100	C	406	0.37	D	660	0.60	⁽⁴⁾⁽⁵⁾ ; unincorporated Lee Co; Ctr Pl/Prm Aprt Pk
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	256	0.23	B	269	0.24	⁽⁴⁾
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	60	0.07	C	65	0.08	
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	2LN	E	860	C	152	0.18	C	160	0.19	
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	712	0.40	C	766	0.43	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942	D	1,920	0.99	D	2,018	1.04	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942	D	1,944	1.00	D	2,043	1.05	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,910	B	1,215	0.42	B	1,294	0.44	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	776	0.67	C	816	0.70	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	776	0.67	C	816	0.70	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	E	1,524	0.76	E	1,615	0.81	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	E	1,524	0.76	E	1,602	0.80	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	A	1,136	0.38	A	1,221	0.41	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,136	0.57	A	1,195	0.60	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	336	0.39	C	529	0.62	Classic Hills (Cooperhead) Golf Community
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	E	803	0.42	E	844	0.44	⁽⁴⁾ ; constrained in city plan
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	E	1,417	0.75	E	1,489	0.78	constrained in city plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	E	1,456	0.78	E	1,530	0.82	constrained; old count projection (2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	E	1,921	0.69	E	2,019	0.72	constrained in city plan
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	E	2,139	0.76	E	2,248	0.80	constrained in city plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	A	655	0.32	A	688	0.34	constrained in city plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	4LD	E	2,020	A	655	0.32	A	688	0.34	constrained in city plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	695	0.81	D	730	0.85	
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,798	0.71	E	1,890	0.75	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	271	0.32	C	285	0.33	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	158	0.18	C	166	0.19	
03500	BROADWAY RD (ALVA)	SR 80	North RIVER RD	2LN	E	860	C	262	0.30	C	275	0.32	
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	487	0.49	D	511	0.52	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	358	0.36	C	392	0.40	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	E	678	0.68	E	877	0.89	Portico RPD
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	851	0.29	B	894	0.30	City of Cape Coral
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	571	0.50	C	600	0.53	partially located in City of Cape Coral
04200	BUS 41 (N TAMIAAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,810	C	2,158	0.77	D	2,268	0.81	
04300	BUS 41 (N TAMIAAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,694	C	1,494	0.55	C	1,570	0.58	
04400	BUS 41 (N TAMIAAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,186	0.62	C	1,246	0.66	
04500	BUS 41 (N TAMIAAMI TR, SR 739)	LITTLETON RD	US 41	4LD	D	1,900	C	617	0.32	C	648	0.34	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,097	0.77	D	3,255	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS PLANTATION RD	2LN	E	860	D	1,069	1.24	D	1,124	1.31	constrained

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽⁴⁾	
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	E	552	0.28	E	580	0.29	(4)
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	103	0.12	C	108	0.13	
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	297	0.35	C	312	0.36	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,239	0.54	D	1,303	0.57	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,482	0.64	D	1,558	0.68	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	237	0.28	C	252	0.29	(4); constrained
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	1,233	0.69	C	1,296	0.72	
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	0.59	C	531	0.62	
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	E	543	0.30	E	571	0.31	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	E	1,220	0.66	E	1,282	0.70	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	E	1,220	0.44	E	1,282	0.46	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	B	1,220	0.44	B	1,282	0.46	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	C	2,358	0.85	C	2,478	0.89	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	78	0.09	C	82	0.10	(4)
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	E	1,451	0.76	E	1,545	0.80	
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	739	0.72	C	784	0.77	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,059	0.56	B	1,114	0.59	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,358	0.72	B	1,427	0.76	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,403	0.75	B	1,474	0.78	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,403	0.75	B	1,474	0.78	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	327	0.38	C	344	0.40	(4)
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHUN BLVD	2LN	E	890	E	582	0.65	E	612	0.69	(4); constrained
12300	HICKORY BLVD	McLAUGHUN BLVD	MELODY LANE	2LN	E	890	E	582	0.65	E	612	0.69	(4); constrained
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	E	582	0.65	E	612	0.69	(4); constrained
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	507	0.50	D	532	0.53	(4)
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	507	0.50	D	532	0.53	(4)
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	1,960	C	507	0.26	C	532	0.27	
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	1,960	D	1,328	0.68	D	1,395	0.71	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	6,080	D	5,920	0.97	F	6,222	1.02	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	6,080	D	6,023	0.99	F	6,330	1.04	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	7,080	D	6,195	0.87	D	6,511	0.92	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	6,080	D	5,766	0.95	D	6,060	1.00	
	I-75	COLONIAL BLVD	DR MLK JR BLVD (SR 82)	6LF	D	6,080	C	4,402	0.72	D	4,626	0.76	
32300	I-75	DR MLK JR BLVD (SR 82)	LUCKETT RD	6LF	D	6,080	D	5,637	0.93	D	5,925	0.97	
32400	I-75	LUCKETT RD	SR 80	6LF	D	7,080	C	5,457	0.77	C	5,735	0.81	
32500	I-75	SR 80	SR 78	6LF	D	7,080	C	4,865	0.69	C	5,113	0.72	
32600	I-75	SR 78	COUNTY LINE	6LF	C	4,670	B	3,423	0.73	C	3,598	0.77	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	194	0.23	C	204	0.24	
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	2,814	C	2,151	0.76	C	2,261	0.80	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	2,866	C	1,377	0.48	C	1,485	0.52	Timber Creek RPD
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	2,866	C	2,158	0.75	C	2,268	0.79	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	1,942	C	831	0.43	C	873	0.45	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	1,850	C	749	0.40	C	787	0.43	
13500	IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	E	1,039	0.54	E	1,092	0.57	
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	E	1,058	0.55	E	1,112	0.58	City of Bonita Springs/Village of Estero
13600	IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	409	0.48	C	452	0.53	Watrous Plantation
13700	ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	85	0.10	C	132	0.15	Coves of Estero Bay
13800	JOEL BLVD	ALEX GRAHAM BELL BLVD	18TH ST	4LN	E	2,120	B	607	0.29	B	692	0.33	

TRAFFIC DATA FROM LEE COUNTY
TRAFFIC COUNT REPORT

PCS 42 - Bonita Beach Rd west of Oakland Dr

2022 AADT = 44,200 VPD

Hour	EB	WB	Total
0	0.29%	0.29%	0.58%
1	0.21%	0.18%	0.40%
2	0.17%	0.14%	0.31%
3	0.16%	0.13%	0.28%
4	0.27%	0.23%	0.50%
5	0.68%	0.74%	1.42%
6	1.59%	2.14%	3.73%
7	2.31%	3.21%	5.52%
8	2.59%	3.65%	6.24%
9	2.77%	3.65%	6.42%
10	3.06%	3.65%	6.71%
11	3.29%	3.76%	7.06%
12	3.46%	3.75%	7.20%
13	3.48%	3.58%	7.06%
14	3.66%	3.55%	7.22%
15	4.01%	3.47%	7.47%
16	3.98%	3.28%	7.26%
17	3.75%	3.21%	6.96%
18	2.85%	2.65%	5.50%
19	2.09%	1.91%	4.00%
20	1.69%	1.39%	3.09%
21	1.33%	1.07%	2.39%
22	0.88%	0.77%	1.65%
23	0.53%	0.48%	1.01%

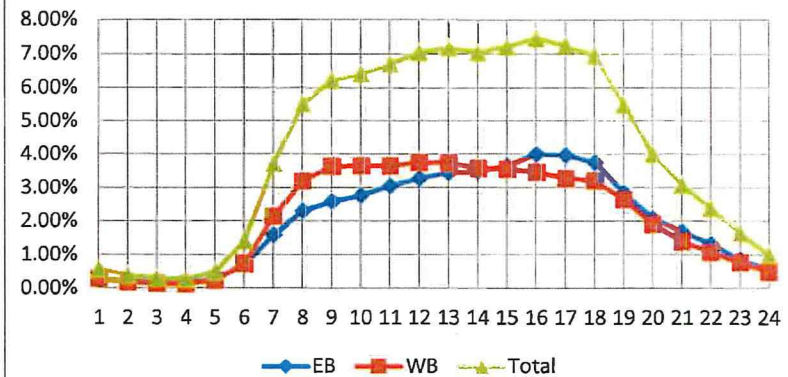
Month of Year	Fraction
January	1.08
February	1.16
March	1.17
April	1.1
May	0.94
June	0.88
July	0.87
August	0.89
September	0.89
October	1
November	1.01
December	0.99

Directional Factor		
AM	0.58	WB
PM	0.55	EB

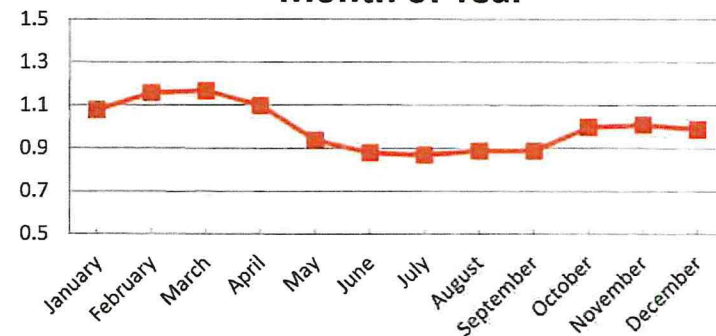
Day of Week	Fraction
Sunday	0.77
Monday	1.01
Tuesday	1.05
Wednesday	1.07
Thursday	1.06
Friday	1.11
Saturday	0.93

Design Hour Volume		
#	Volume	Factor
5	4219	0.095
10	4158	0.094
20	4101	0.093
30	4072	0.092
50	4010	0.091
100	3907	0.088
150	3860	0.087
200	3816	0.086

Hour of Day



Month of Year



PCS 63 - Imperial Pkwy north of Strike Ln

2022 AADT = 15,200 VPD

Hour	NB	SB	Total
0	0.17%	0.20%	0.37%
1	0.10%	0.12%	0.22%
2	0.07%	0.07%	0.15%
3	0.08%	0.08%	0.16%
4	0.18%	0.14%	0.32%
5	0.50%	0.63%	1.13%
6	1.29%	2.84%	4.14%
7	2.45%	3.69%	6.15%
8	2.79%	3.80%	6.59%
9	2.70%	2.98%	5.67%
10	3.04%	2.72%	5.76%
11	3.27%	2.87%	6.14%
12	3.38%	3.09%	6.48%
13	3.61%	3.34%	6.95%
14	3.58%	3.34%	6.92%
15	4.22%	3.53%	7.75%
16	5.46%	3.68%	9.13%
17	5.27%	3.78%	9.05%
18	3.29%	2.76%	6.05%
19	1.84%	1.96%	3.81%
20	1.35%	1.52%	2.88%
21	1.01%	1.10%	2.11%
22	0.67%	0.71%	1.38%
23	0.33%	0.37%	0.71%

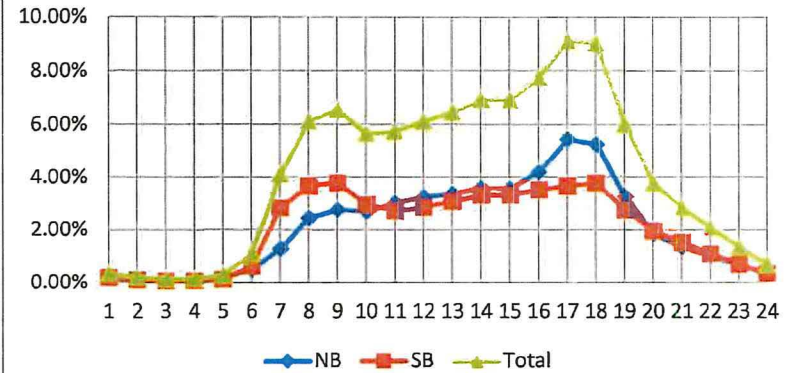
Month of Year	Fraction
January	
February	
March	
April	1.14
May	1.02
June	0.86
July	0.83
August	0.92
September	0.94
October	1.06
November	1.07
December	1.13

Day of Week	Fraction
Sunday	0.65
Monday	1.06
Tuesday	1.12
Wednesday	1.13
Thursday	1.13
Friday	1.14
Saturday	0.81

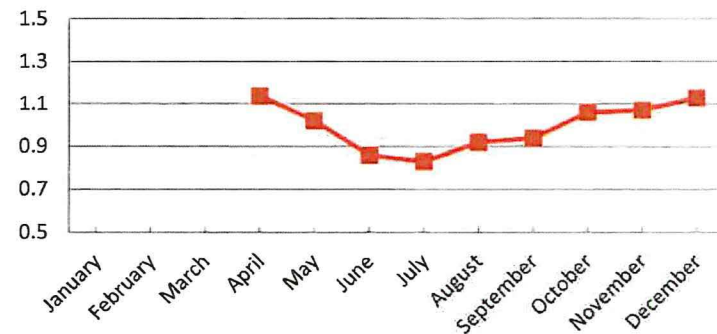
Directional Factor		
AM	0.69	SB
PM	0.60	NB

Design Hour Volume		
#	Volume	Factor
5	2241	0.147
10	2160	0.142
20	2043	0.134
30	1989	0.131
50	1899	0.125
100	1758	0.116
150	1592	0.105
200	1517	0.100

Hour of Day

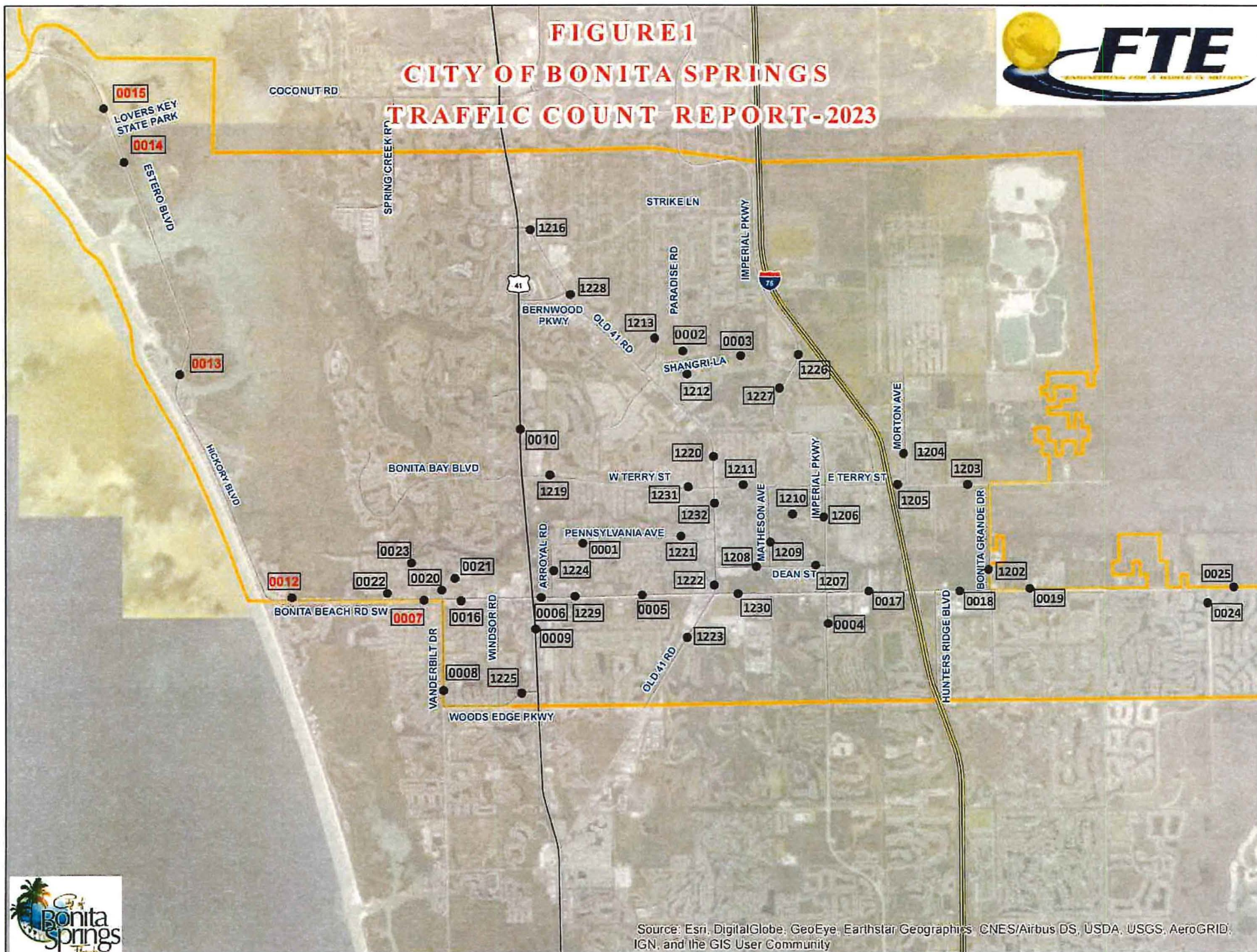


Month of Year



**TRAFFIC DATA FROM CITY OF
BONITA SPRINGS TRAFFIC COUNT
REPORT**

FIGURE 1 CITY OF BONITA SPRINGS TRAFFIC COUNT REPORT-2023



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**TABLE 1 2023 TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL**



FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1224	496	Arroyal Rd N of Bonita Beach Rd	28-Feb-23	N/S	3852	2440	6292	0.96	6000	9%	56%	540	C	42
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	28-Feb-23	E/W	16478	17301	33779	0.96	32400	9%	56%	2916	C	42
0016	7	Bonita Beach Rd E. of Vanderbilt Dr	28-Feb-23	E/W	12474	12417	24891	0.96	23900	12%	56%	2868	C	7
1229	221	Bonita Beach Rd East of Arroyal Rd	28-Feb-23	E/W	17701	17827	35528	0.96	34100	9%	56%	3069	C	42
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	28-Feb-23	E/W	18734	17886	36620	0.96	35200	10%	58%	3520	C	92
1230	N/A	Bonita Beach W of Race Track Rd	28-Feb-23	E/W	22666	22332	44998	0.96	43200	9%	56%	3888	C	42
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	28-Feb-23	E/W	7329	7520	14849	0.96	14300	12%	56%	1716	C	7
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	28-Feb-23	E/W	10255	10650	20905	0.96	20100	12%	56%	2412	C	7
1202	519	Bonita Grande Dr N of Bonita Beach Rd	28-Feb-23	N/S	5313	5277	10590	0.96	10200	9%	56%	918	C	42
1213	N/A	Cockleshell Dr N of Shangri-La Rd	28-Feb-23	N/S	1228	788	2016	0.96	1900	11%	50%	209	C	16
1207	N/A	Dean St E of Lime St	28-Feb-23	E/W	2602	2231	4833	0.96	4600	9%	56%	414	C	42
1208	N/A	Dean St W of Matheson Ave	28-Feb-23	E/W	2223	1593	3816	0.96	3700	9%	56%	333	C	42
1205	N/A	E Terry St E of I-75	28-Feb-23	E/W	6674	6716	13390	0.96	12900	9%	56%	1161	D	42
1211	271	E Terry St E of Old 41 Rd	28-Feb-23	E/W	8256	9224	17480	0.96	16800	9%	56%	1512	D	42
1203	N/A	E Terry St W of Bonita Grande Dr	28-Feb-23	E/W	4652	4733	9385	0.96	9000	9%	56%	810	D	42
0013**	N/A	Estero Blvd N. of Hickory Blvd	28-Feb-23	N/S	3999	3871	7870	0.96	7600	9%	54%	684	C	44
0015**	N/A	Estero Blvd N. of Lovers Key State Park	28-Feb-23	N/S	3793	3648	7441	0.96	7100	9%	54%	639	C	44
0014**	N/A	Estero Blvd S. of Lovers Key State Park	28-Feb-23	N/S	3738	3652	7390	0.96	7100	9%	54%	639	C	44
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	28-Mar-23	N/S	14307	13601	27908	0.94	26200	13%	60%	3406	D	63
1226	N/A	Imperial Pkwy N/O Shangri-LA	28-Feb-23	N/S	11256	11077	22333	0.96	21400	13%	60%	2782	C	63
0004	N/A	Imperial Pkwy S. of Tropic Dr	28-Feb-23	N/S	13518	13265	26783	0.96	25700	13%	60%	3341	D	63
1227	N/A	Imperial Pkwy S/O Shangri-LA	28-Feb-23	N/S	12047	11507	23554	0.96	22600	13%	60%	2938	C	63

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1209	N/A	Matheson Ave N of Dean St	28-Feb-23	N/S	1291	1116	2407	0.96	2300	9%	56%	207	C	42
1204	N/A	Morton Ave N of East Terry St	28-Feb-23	N/S	3874	3770	7644	0.96	7300	9%	56%	657	D	42
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	28-Feb-23	N/S	10709	9402	20111	0.96	19300	11%	50%	2123	F	16
1222	N/A	Old 41 Rd N of Bonita Beach Rd	28-Feb-23	N/S	6821	7638	14459	0.96	13900	11%	50%	1529	F	16
1220	N/A	Old 41 Rd N of E/W Terry St	28-Mar-23	N/S	11463	12093	23556	0.94	22100	11%	50%	2431	D	16
1216	N/A	Old 41 Rd S of US 41	28-Feb-23	N/S	9160	6594	15754	0.96	15100	11%	50%	1661	D	16
1228	N/A	Old 41 S/O Bernwood Pkwy	28-Mar-23	N/S	8950	9026	17976	0.94	16900	11%	50%	1859	D	16
0002	N/A	Paradise Rd N. of Shangri-La	28-Feb-23	N/S	2041	1933	3974	0.96	3800	13%	60%	494	C	63
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	28-Feb-23	E/W	1884	1920	3804	0.96	3700	10%	58%	370	C	92
1221	494	Pennsylvania Ave W of Old 41 Rd	28-Feb-23	E/W	2915	2244	5159	0.96	5000	9%	56%	450	C	42
0003	N/A	Tropical Acers Dr N. of Shangri-La	28-Feb-23	N/S	301	358	659	0.96	600	13%	60%	78	C	63
1212	N/A	Shangri-La Rd E of Old US 41	28-Feb-23	E/W	3305	3641	6946	0.96	6700	11%	50%	737	D	16
0010	N/A	US-41, N. of Shopping Center Entrance	28-Feb-23	N/S	27963	27715	55678	0.96	53500	9%	53%	4815	C	93
0009	N/A	US-41, S. of Beaumont Rd	28-Feb-23	N/S	22762	22573	45335	0.96	43500	10%	58%	4350	C	92
0008	N/A	Vanderbilt Dr N. of Woods Edge Pkwy	28-Feb-23	N/S	4958	4629	9587	0.96	9200	12%	56%	1104	D	7
1219	N/A	W Terry St E of US 41	28-Feb-23	E/W	6755	6953	13708	0.96	13200	9%	56%	1188	C	42
1225	N/A	Woods Edge Pkwy W of US 41	28-Feb-23	E/W	2893	2492	5385	0.96	5200	10%	60%	520	C	23
1210	N/A	Longfellow Ln W of Imperial Pkwy	28-Feb-23	E/W	469	441	910	0.96	900	9%	56%	81	C	42
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	28-Feb-23	E/W	24624	24767	49391	0.96	47400	9%	56%	4266	C	42
0018	N/A	Bonita Beach Rd between Hunters Ridge Blvd and Bonita Grande Dr	28-Feb-23	E/W	12916	13761	26677	0.96	25600	9%	56%	2304	D	42
0019	N/A	Bonita Beach Rd E. of Bonita Grande Dr	28-Feb-23	E/W	11281	11840	23121	0.96	22200	9%	56%	1998	D	42
0020	N/A	Luke St between Kens Way and Bonita Beach Rd	28-Feb-23	N/S	756	489	1245	0.96	1200	12%	56%	144	C	7
0021	N/A	Quails Walk E. of Luke St	28-Feb-23	E/W	197	257	454	0.96	400	12%	56%	48	C	7
0022	N/A	Imperial Shores Blvd S. of Vanda Dr	28-Feb-23	N/S	0	0	0	0.96	0	12%	56%	0	N/A	7
0023	N/A	Tarpon Avenue E. of Sherry Ln	28-Feb-23	E/W	839	684	1523	0.96	1500	12%	56%	180	C	7

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
0024	N/A	Logan Blvd S. of Bonita Beach Rd	28-Feb-23	N/S	4317	3941	8258	0.96	7900	9%	56%	711	D	42
0025	N/A	Bonita Beach Rd E. of Logan Blvd	28-Feb-23	E/W	7435	7453	14888	0.96	14300	9%	56%	1287	C	42
1231	N/A	W Terry St W of Old 41 Rd	28-Feb-23	E/W	6840	8367	15207	0.96	14600	11%	50%	1606	F	16
1232	N/A	Old 41 Rd S of E/W Terry St	28-Feb-23	N/S	6797	8498	15295	0.96	14700	11%	50%	1617	F	16

** Collected weekend counts also.

0022 - Imperial Shores Blvd S. of Vanda Dr - U/C



TABLE 2 HISTORIC TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL



FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						Counts performed by FTE or obtained from Lee County													
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20	March-21	March-22	Feb-23	
1224	0496	Arnold Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	5500	6300	6100	6300	6700	6300	6200	6800	6000	
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	31300	31000	32000	32400	
0016	0007	Bonita Beach Rd E of Vandebilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400	26800	30200	23900	
1229	0221	Bonita Beach Rd East of Arnold Rd	N/A	27000	25200	25600	26300	26300	22900	23600	N/A	N/A	N/A	32300	31100	28800	32800	35500	32500	34000	34100	
0006	N/A	Bonita Beach Rd W of Arnold Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900	33000	35600	35200	
1230	N/A	Bonita Beach W of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37500	36100	34900	41000	41600	40200	47000	43200
0012**	N/A	Bonita Beach Rd E of Barefoot Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19400	19000	21300	22900	20400	23500	14300	
0007**	N/A	Bonita Beach Rd W of Vandebilt Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25300	24200	26800	28600	25400	29300	20100	
1202	0519	Bonita Grande Dr N of Bonita Beach Rd	5400	7400	7100	8200	6800	5300	5300	5600	6100	5500	6200	6600	6300	7200	7900	9100	9100	10400	10200	
1213	N/A	Cockleshell Dr N of Shangri-La Rd	N/A	N/A	N/A	N/A	N/A	N/A	1900	1900	2300	1700	1900	3900	3700	2100	1600	2200	2000	2100	1900	
1207	N/A	Dean St E of Line St	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	2700	3000	2900	2600	3400	3500	3600	4100	4600	
1208	N/A	Dean St W of Matheson Ave	N/A	N/A	N/A	N/A	N/A	N/A	2800	2300	2400	2000	2000	2500	2400	2100	2600	2600	2800	3300	3700	
1205	N/A	E Terry St E of I-75	N/A	N/A	N/A	N/A	N/A	N/A	8100	7900	7900	7800	8100	9000	8600	8700	10100	11200	10200	12200	12900	
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	U/C	10000	13000	14400	14300	14800	13400	12700	14800	14200	13200	15700	16700	14300	16800	16800	
1203	N/A	E Terry St W of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	4600	4500	4600	4400	4500	5600	5400	5700	6900	7900	7300	8900	9000	
0013**	N/A	Estero Blvd N of Hickory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	9300	10000	10600	9500	11000	7600	
0015**	N/A	Estero Blvd N of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8600	9000	9600	9700	9100	10100	7100	
0014**	N/A	Estero Blvd S of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8800	9100	9700	10100	8900	10400	7100	
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16300	17400	19600	20600	23300	21100	23300	27400	25000	23400	26500	26200	
1226	N/A	Imperial Pkwy N/O Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13000	15900	15300	15700	19900	18500	16600	20500	21400	
0004	N/A	Imperial Pkwy S of Tropic Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20200	20500	25100	23100	21400	24500	25700	
1227	N/A	Imperial Pkwy S/O Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13800	17200	16600	18000	21400	20000	18000	21600	22600	
1209	N/A	Matheson Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	1500	2100	2100	1600	2000	2000	2100	2100	2300	
1204	N/A	Morton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5300	5300	5900	5700	5600	6600	6600	6000	6800	7300	
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	12600	13700	14000	14000	13000	11600	N/A	15200	14600	14100	14900	14700	14200	15200	17600	17500	17600	18900	19300	
1222	N/A	Old 41 Rd N of Bonita Beach Rd	16500	18500	17600	17400	18300	13200	15400	15000	14700	13500	13100	9000	8700	10500	12200	12400	12900	13600	13900	
1220	N/A	Old 41 Rd N of E/W Terry St	22000	24600	26300	26700	23500	19900	23800	23700	28300	25200	20700	18400	17700	19000	11900	22000	20100	23100	22100	
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	13200	N/A	12000	12500	12200	12100	12000	11900	11500	11800	13500	14200	13700	15000	15100	
1228	N/A	Old 41 S/O Burnside Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13900	13300	13700	15700	16300	15500	16900	16900
0002	N/A	Paradise Rd N of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900	3500	3600	3500	3600	3800	
0001	N/A	Pennsylvania Ave E of I us Amigos Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3100	3500	4200	3600	3100	3600	3700	
1221	0494	Pennsylvania Ave W of Old 41 Rd	4100	4000	4900	4500	4300	3000	6300	6400	6000	5600	4400	3400	3300	4300	4800	5900	4100	5100	5000	

FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						Counts performed by FTE or obtained from Lee County												
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20	March-21	March-22	Feb-23
0003	N/A	Tropical Acres Dr N of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400	500	500	600	400	600
1212	N/A	Shangri-La Rd E of Old US 41	N/A	N/A	N/A	N/A	N/A	N/A	5000	5100	5100	4900	4600	5800	5600	6300	7100	7500	6600	7200	6700
0010	N/A	US-41, N of Shopping Center Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	49200	45600	54200	50600	49300	49600	53500
0009	N/A	US-41, S of Beaumont Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35600	35500	44000	41100	39500	41700	43500
0008	N/A	Vanderbilt Dr N of Woods Edge Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6900	8400	9500	10200	8900	10200	9200
1219	N/A	W Terry St E of US 41	13300	12000	11400	12200	12200	11600	12700	12800	13900	11000	12400	13300	12800	11700	12700	13100	11200	11700	13200
1225	N/A	Woods Edge Pkwy W of US 41	N/A	N/A	N/A	N/A	N/A	N/A	4500	5000	3900	5300	4200	4500	4400	4100	5100	5600	5800	5400	5200
1210	N/A	Longfellow Ln W of Imperial Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	500	300	300	200	U/C	600	500	N/A	800	600	700	700	900
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3700	50300	46600	43600	46100	47400
0018	N/A	Luke St between Kents Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18300	21400	22500	22900	25300	25600
0019	N/A	Bonita Beach Rd E of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9700	15900	18800	18900	21200	22200
0020	N/A	Luke St between Kents Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	900	800	900	900	800	1200
0021	N/A	Quails Walk E of Luke St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500	400	500	500	500	400
0022	N/A	Imperial Shores Blvd S of Vanda Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2200	2200	2500	2600	0
0023	N/A	Tarpon Avenue E of Sherry Ln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	800	700	700	900	1500
0024	N/A	Logan Blvd S of Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4300	5400	7200	7900
0025	N/A	Bonita Beach Rd E of Logan Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12200	13200	14300
1231	N/A	W Terry St W of Old 41 Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13500	14600
1232	N/A	Old 41 Rd S of E W Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14000	14700

** Collected weekend counts also

0022 - Imperial Shores Blvd S of Vanda Dr - U/C



FDOT PEAK SEASON FACTOR

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1200 LEE COUNTYWIDE

MOCF: 0.92
 PSCF

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	1.02	1.11
2	01/02/2022 - 01/08/2022	1.00	1.09
3	01/09/2022 - 01/15/2022	0.99	1.08
4	01/16/2022 - 01/22/2022	0.97	1.05
* 5	01/23/2022 - 01/29/2022	0.95	1.03
* 6	01/30/2022 - 02/05/2022	0.94	1.02
* 7	02/06/2022 - 02/12/2022	0.92	1.00
* 8	02/13/2022 - 02/19/2022	0.90	0.98
* 9	02/20/2022 - 02/26/2022	0.90	0.98
*10	02/27/2022 - 03/05/2022	0.90	0.98
*11	03/06/2022 - 03/12/2022	0.90	0.98
*12	03/13/2022 - 03/19/2022	0.90	0.98
*13	03/20/2022 - 03/26/2022	0.91	0.99
*14	03/27/2022 - 04/02/2022	0.92	1.00
*15	04/03/2022 - 04/09/2022	0.93	1.01
*16	04/10/2022 - 04/16/2022	0.94	1.02
*17	04/17/2022 - 04/23/2022	0.95	1.03
18	04/24/2022 - 04/30/2022	0.96	1.04
19	05/01/2022 - 05/07/2022	0.98	1.07
20	05/08/2022 - 05/14/2022	0.99	1.08
21	05/15/2022 - 05/21/2022	1.00	1.09
22	05/22/2022 - 05/28/2022	1.02	1.11
23	05/29/2022 - 06/04/2022	1.03	1.12
24	06/05/2022 - 06/11/2022	1.05	1.14
25	06/12/2022 - 06/18/2022	1.06	1.15
26	06/19/2022 - 06/25/2022	1.06	1.15
27	06/26/2022 - 07/02/2022	1.06	1.15
28	07/03/2022 - 07/09/2022	1.06	1.15
29	07/10/2022 - 07/16/2022	1.06	1.15
30	07/17/2022 - 07/23/2022	1.06	1.15
31	07/24/2022 - 07/30/2022	1.06	1.15
32	07/31/2022 - 08/06/2022	1.06	1.15
33	08/07/2022 - 08/13/2022	1.07	1.16
34	08/14/2022 - 08/20/2022	1.07	1.16
35	08/21/2022 - 08/27/2022	1.09	1.18
36	08/28/2022 - 09/03/2022	1.11	1.21
37	09/04/2022 - 09/10/2022	1.13	1.23
38	09/11/2022 - 09/17/2022	1.15	1.25
39	09/18/2022 - 09/24/2022	1.12	1.22
40	09/25/2022 - 10/01/2022	1.09	1.18
41	10/02/2022 - 10/08/2022	1.07	1.16
42	10/09/2022 - 10/15/2022	1.04	1.13
43	10/16/2022 - 10/22/2022	1.03	1.12
44	10/23/2022 - 10/29/2022	1.03	1.12
45	10/30/2022 - 11/05/2022	1.02	1.11
46	11/06/2022 - 11/12/2022	1.02	1.11
47	11/13/2022 - 11/19/2022	1.01	1.10
48	11/20/2022 - 11/26/2022	1.01	1.10
49	11/27/2022 - 12/03/2022	1.01	1.10
50	12/04/2022 - 12/10/2022	1.01	1.10
51	12/11/2022 - 12/17/2022	1.02	1.11
52	12/18/2022 - 12/24/2022	1.00	1.09
53	12/25/2022 - 12/31/2022	0.99	1.08

* PEAK SEASON

23-FEB-2023 09:11:18

830UPD

1_1200_PKSEASON.TXT

2045 E+C NETWORK VOLUMES

11563
2
BONITA BEACH
BONITA BEACH
2
11640

13096
2
BONITA BEACH
BONITA BEACH
2
13097

12999
2
12999

2997
1
Logan Blvd
Logan Blvd
1
3074

2045 E+C VOLUMES & LANES

3527
1
BONITA GRANDE DR
1
3199
BONITA GRANDE DR

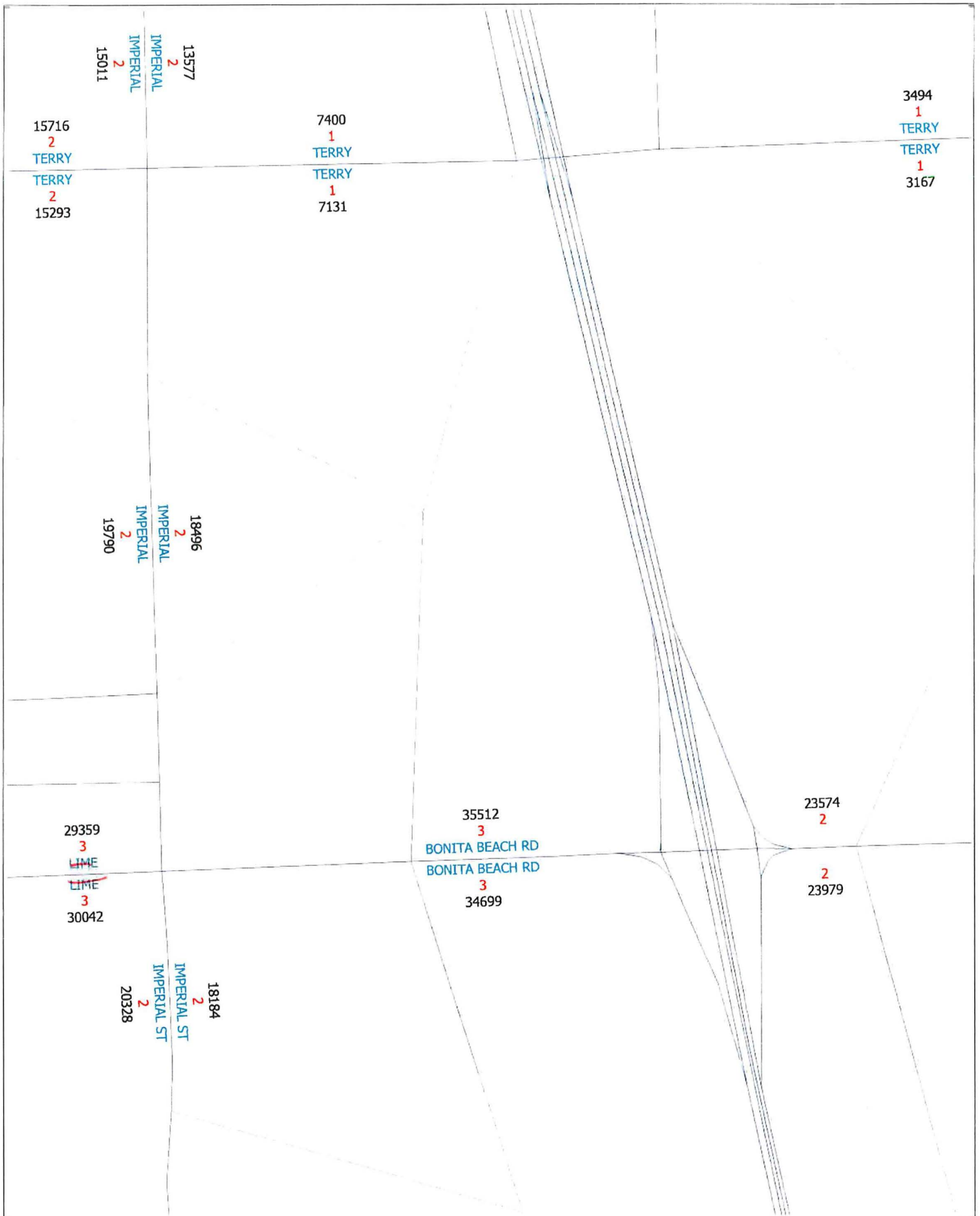
Site

19780
2
EAGLE RIDGE
EAGLE RIDGE
2
20186

18298
2
BONITA BEACH
BONITA BEACH
2
18375

3093
1
BONITA GRANDE DR
1
3092
BONITA GRANDE DR

2045 E+C VOLUMES & LANES



2045 E+C VOLUMES & LANES

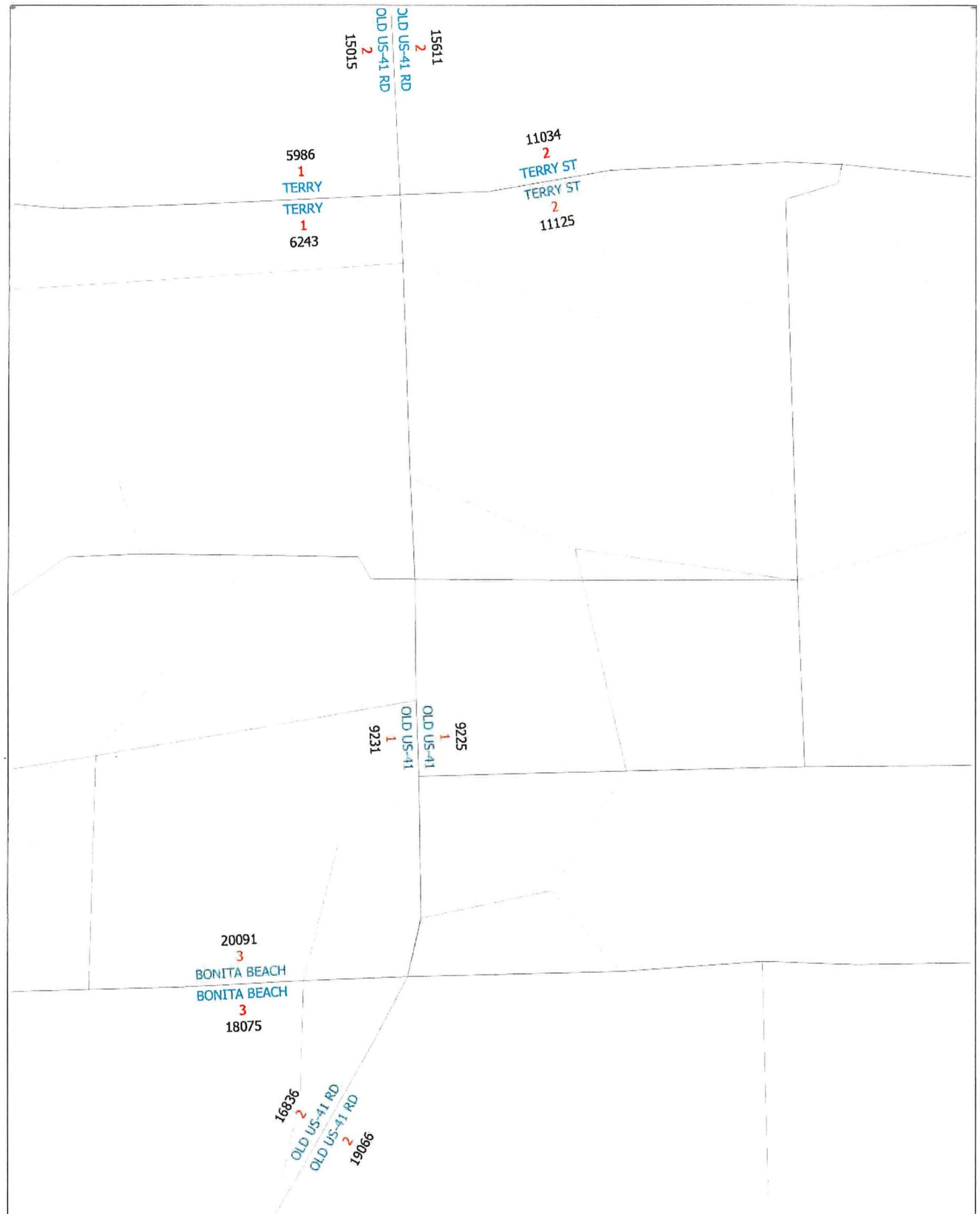
S. of Bonita Beach Rd

65037
3
1-75 SR-93
18585
2
1-75 ML
60383
3
1-75 20878
2
1-75 ML

N. of Bonita Beach Rd

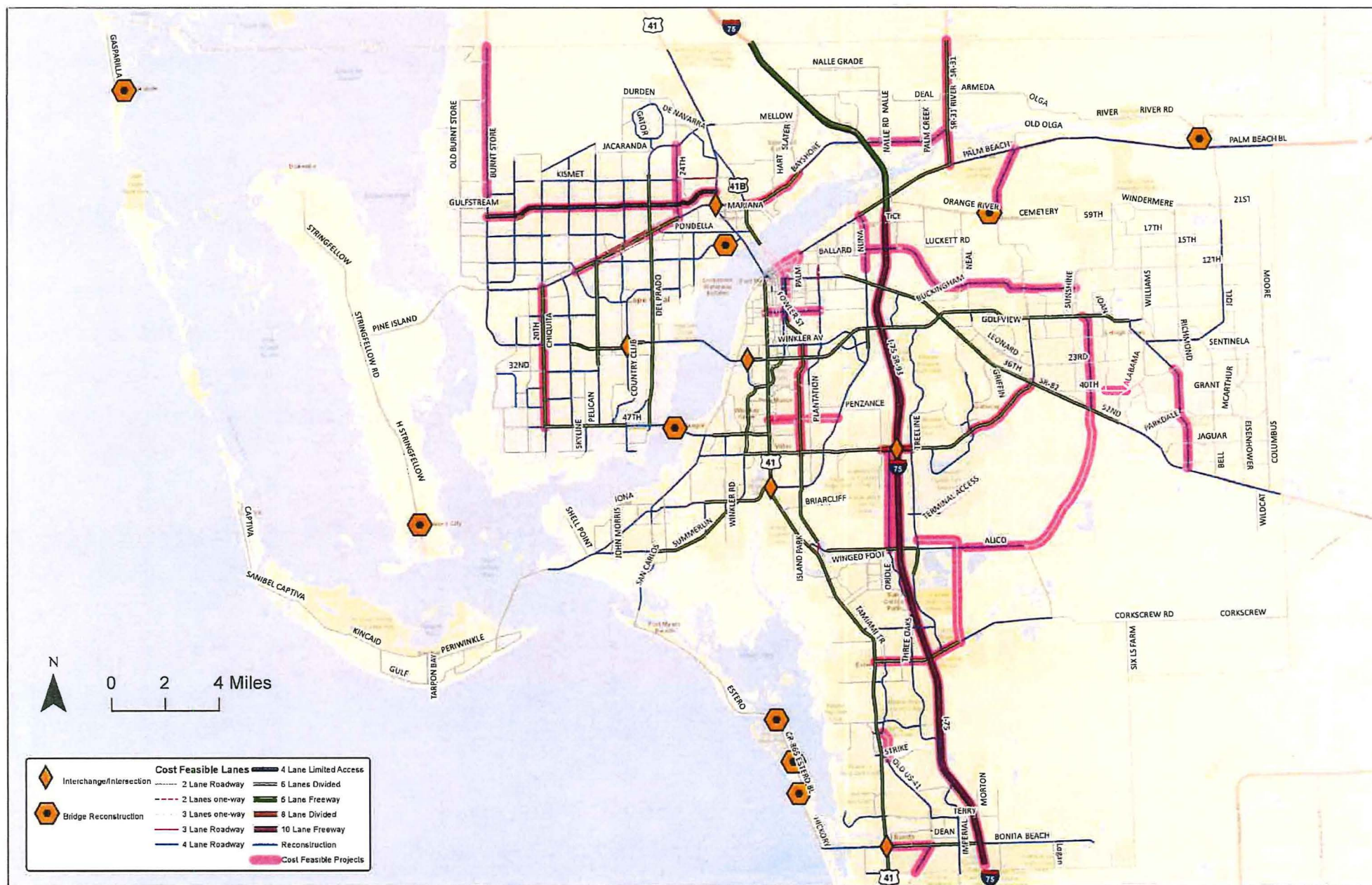
18585
1-75 ML
2
20878
1-75 ML
2

68427
1-75
3
64991
1-75
3



2045 E+C VOLUMES & LANES

**LEE COUNTY MPO 2045 COST
FEASIBLE HIGHWAY PLAN**



TRAFFIC COUNT
BONITA BEACH RD
@ BONITA GRANDE DR

**Bonita Beach Rd @ Bonita Grande Dr
Bonita Springs FL
Thursday, September 7, 2023**

Time	Southbound Bonita Grande Dr						Westbound Bonita Beach Rd						Northbound Bonita Grande Dr						Eastbound Bonita Beach Rd						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
7:00 AM	0	22	6	54	0	82	1	9	211	25	0	246	0	12	4	5	0	21	0	30	48	29	0	107	456
7:15 AM	0	26	10	79	0	115	0	11	135	39	0	185	0	15	5	1	0	21	0	39	34	23	0	96	417
7:30 AM	0	24	14	64	0	102	1	11	140	31	1	183	0	23	6	10	0	39	0	34	43	34	0	111	435
7:45 AM	0	29	13	46	0	90	0	20	159	46	0	225	0	23	7	10	0	40	0	37	53	39	0	129	484
Hourly Total	0	101	43	245	0	389	2	51	645	141	1	839	0	73	22	26	0	121	0	140	178	125	0	443	1792
8:00 AM	0	27	14	46	0	87	5	18	131	35	0	189	0	16	5	9	0	31	0	40	62	39	0	141	448
8:15 AM	0	32	17	40	0	89	0	17	141	36	0	194	0	26	2	8	0	36	0	34	79	45	0	158	477
8:30 AM	0	19	10	44	0	73	3	20	152	39	0	214	0	19	3	9	0	31	0	38	61	41	0	160	478
8:45 AM	0	27	8	32	0	67	2	19	128	27	0	174	0	29	6	4	0	39	0	46	87	35	0	168	448
Hourly Total	0	105	49	162	0	316	10	74	550	137	0	771	0	90	17	30	0	137	0	158	309	160	0	627	1851
TOTAL	0	206	92	407	0	705	12	125	1195	278	1	1810	0	163	39	56	0	258	0	298	487	285	0	1070	3643
Cars	0	181	82	290	0	553	10	115	1166	267	0	1558	0	152	36	54	0	242	0	211	465	266	0	942	3295
Heavy Vehicles	0	25	10	117	0	152	2	10	29	11	1	52	0	11	3	2	0	16	0	87	22	19	0	128	348
Heavy Vehicle %	0.00%	12.14%	10.87%	28.75%	0.00%	21.56%	16.67%	8.00%	2.43%	3.96%	100.00%	3.23%	0.00%	6.75%	7.69%	3.57%	0.00%	6.20%	0.00%	29.19%	4.52%	6.67%	0.00%	11.95%	9.55%

**Bonita Beach Rd @ Bonita Grande Dr
Bonita Springs FL
Thursday, September 7, 2023
AM Peak Hour**

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
7:45 AM	0	29	13	48	0	90	0	20	159	46	0	225	0	23	7	10	0	40	0	37	53	39	0	129	484
8:00 AM	0	27	14	46	0	87	5	18	131	35	0	189	0	16	6	9	0	31	0	40	62	39	0	141	448
8:15 AM	0	32	17	40	0	89	0	17	141	36	0	194	0	26	2	8	0	36	0	34	79	45	0	158	477
8:30 AM	0	19	10	44	0	73	3	20	152	39	0	214	0	19	3	9	0	31	0	38	61	41	0	160	478
Peak Hour Total	0	107	54	178	0	339	8	75	583	156	0	822	0	84	18	30	0	138	0	149	275	164	0	588	1887
PHF	0.000	0.838	0.794	0.927	0.000	0.942	0.400	0.938	0.917	0.848	0.000	0.913	0.000	0.808	0.643	0.900	0.000	0.863	0.000	0.931	0.849	0.911	0.000	0.919	0.875

Bonita Beach Rd @ Bonita Grande Dr
Bonita Springs FL
Thursday, September 7, 2023

Time	Southbound Bonita Grande Dr						Westbound Bonita Beach Rd						Northbound Bonita Grande Dr						Eastbound Bonita Beach Rd						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
4:00 PM	0	31	14	38	0	83	1	11	85	21	0	118	0	31	20	30	1	81	0	46	132	16	0	194	476
4:15 PM	0	36	13	29	0	78	4	13	59	41	0	117	0	32	18	31	0	81	0	40	120	13	0	173	449
4:30 PM	0	28	6	37	0	71	0	17	96	28	0	141	0	27	20	24	0	71	1	45	125	8	0	179	462
4:45 PM	0	26	8	38	0	72	1	19	55	32	0	147	0	46	18	24	0	88	0	48	128	13	0	189	496
Hourly Total	0	121	41	142	0	304	6	60	335	122	0	523	0	136	78	109	1	321	1	179	505	50	0	735	1883
5:00 PM	0	42	15	47	0	104	1	17	82	31	0	131	0	42	20	24	1	86	1	31	111	10	0	153	474
5:15 PM	0	43	9	32	0	84	1	13	109	31	0	154	0	29	22	34	0	85	0	33	158	10	0	201	524
5:30 PM	0	47	15	40	0	102	0	11	93	29	0	133	0	19	7	28	0	54	0	44	135	10	0	189	478
5:45 PM	0	32	8	34	0	74	0	7	87	33	0	127	0	15	13	21	0	49	0	39	138	11	0	188	438
Hourly Total	0	164	47	153	0	364	2	48	371	124	0	545	0	105	62	107	1	274	1	147	542	41	0	731	1914
TOTAL	0	285	88	295	0	668	8	108	706	246	0	1068	0	241	138	216	2	595	2	326	1047	91	0	1486	3797
Cars	0	274	88	285	0	647	8	108	690	221	0	1027	0	232	127	216	0	575	2	301	1035	87	0	1425	3674
Heavy Vehicles	0	11	0	10	0	21	0	0	16	25	0	41	0	9	11	0	2	20	0	25	12	4	0	41	123
Heavy Vehicle %	0.00%	3.86%	0.00%	3.39%	0.00%	3.14%	0.00%	0.00%	2.27%	10.16%	0.00%	3.84%	0.00%	3.73%	7.97%	0.00%	100.00%	3.36%	0.00%	7.67%	1.15%	4.40%	0.00%	2.80%	3.24%

Bonita Beach Rd @ Bonita Grande Dr
Bonita Springs FL
Thursday, September 7, 2023
PM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
4:45 PM	0	26	8	38	0	72	1	19	95	32	0	147	0	46	18	24	0	88	0	48	128	13	0	189	496
5:00 PM	0	42	15	47	0	104	1	17	82	31	0	131	0	42	20	24	1	86	1	31	111	10	0	153	474
5:15 PM	0	43	9	32	0	84	1	13	109	31	0	154	0	29	22	34	0	85	0	33	158	10	0	201	524
5:30 PM	0	47	15	40	0	102	0	11	93	29	0	133	0	19	7	28	0	54	0	44	135	10	0	189	478
Peak Hour Total	0	158	47	157	0	362	3	60	379	123	0	565	0	136	67	110	1	313	1	150	532	43	0	732	1972
PHF	0.000	0.840	0.783	0.835	0.000	0.870	0.750	0.789	0.869	0.981	0.000	0.917	0.000	0.739	0.761	0.809	0.250	0.889	0.250	0.813	0.842	0.827	0.000	0.910	0.941

**DEVELOPMENT OF FUTURE YEAR
BACKGROUND TURNING VOLUMES
SPREADSHEET**

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Bonita Beach Rd @ Bonita Grande Dr (Full Access Scenario)
September 7, 2023
2029

							AM Peak Hour							
	NBL	NBT	NBR	SBL	SBT	SBR	EBLU	EBL	EBT	EBR	WBLU	WBL	WBT	WBR
RAW Turning Movement Counts	84	18	36	107	54	178	0	149	275	164	8	75	583	156
Peak Season Correction Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
Current Peak Season Volumes	103	22	44	132	66	219	0	183	338	202	10	92	717	192
Growth Rate	2.00%	2.00%	2.00%	6.42%	6.42%	6.42%	4.58%	4.58%	4.58%	4.58%	8.70%	8.70%	8.70%	8.70%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6	6	6
2029 Background Turning Volumes	116	25	50	192	96	318	0	239	442	264	16	152	1,183	317
Project Turning Volumes			22	15					23			11	11	7
2029 Background + Project	116	25	72	207	96	318	0	239	465	264	16	163	1,194	324
							PM Peak Hour							
	NBL	NBT	NBR	SBL	SBT	SBR	EBLU	EBL	EBT	EBR	WBLU	WBL	WBT	WBR
RAW Turning Movement Counts	136	67	110	158	47	157	1	156	532	43	3	60	379	123
Peak Season Correction Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
Current Peak Season Volumes	167	82	135	194	58	193	1	192	654	53	4	74	466	151
Growth Rate	2.00%	2.00%	2.00%	6.42%	6.42%	6.42%	4.58%	4.58%	4.58%	4.58%	8.70%	8.70%	8.70%	8.70%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6	6	6
2029 Background Turning Volumes	188	92	152	282	84	280	1	251	856	69	7	122	769	249
Project Turning Volumes			40	27					40			45	45	30
2029 Background + Project	188	92	192	309	84	280	1	251	896	69	7	167	814	279

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Bonita Beach Rd @ Bonita Grande Dr (Directional Access Scenario)
September 7, 2023
2029

							AM Peak Hour							
	NBL	NBT	NBR	SBL	SBT	SBR	EBLU	EBL	EBT	EBR	WBLU	WBL	WBT	WBR
RAW Turning Movement Counts	84	18	36	107	54	178	0	149	275	164	8	75	583	156
Peak Season Correction Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
Current Peak Season Volumes	103	22	44	132	66	219	0	183	338	202	10	92	717	192
Growth Rate	2.00%	2.00%	2.00%	6.42%	6.42%	6.42%	4.58%	4.58%	4.58%	4.58%	8.70%	8.70%	8.70%	8.70%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6	6	6
2029 Background Turning Volumes	116	25	50	192	96	318	0	239	442	264	16	152	1,183	317
Project Turning Volumes			22	15					23		61	11	11	7
2029 Background + Project	116	25	72	207	96	318	0	239	465	264	77	163	1,194	324
							PM Peak Hour							
	NBL	NBT	NBR	SBL	SBT	SBR	EBLU	EBL	EBT	EBR	WBLU	WBL	WBT	WBR
RAW Turning Movement Counts	136	67	110	158	47	157	1	156	532	43	3	60	379	123
Peak Season Correction Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
Current Peak Season Volumes	167	82	135	194	58	193	1	192	654	53	4	74	466	151
Growth Rate	2.00%	2.00%	2.00%	6.42%	6.42%	6.42%	4.58%	4.58%	4.58%	4.58%	8.70%	8.70%	8.70%	8.70%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6	6	6
2029 Background Turning Volumes	188	92	152	282	84	280	1	251	856	69	7	122	769	249
Project Turning Volumes			40	27					40		259	45	45	30
2029 Background + Project	188	92	192	309	84	280	1	251	896	69	266	167	814	279

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Bonita Beach Rd @ Site Access (Full Access Scenario)
September 7, 2023
2029

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	426	0	0	822	0
Peak Season Correction Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
Current Peak Season Volumes	0	0	0	0	0	0	0	524	0	0	1,011	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.70%	8.70%	8.70%	8.70%	8.70%	8.70%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6
2029 Background Turning Volumes	0	0	0	0	0	0	0	864	0	0	1,668	0
Project Turning Volumes				61		60	77	-17			-31	120
2029 Background + Project	0	0	0	61	0	60	77	847	0	0	1,637	120

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	801	0	0	565	0
Peak Season Correction Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
Current Peak Season Volumes	0	0	0	0	0	0	0	985	0	0	695	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.70%	8.70%	8.70%	8.70%	8.70%	8.70%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6
2029 Background Turning Volumes	0	0	0	0	0	0	0	1,625	0	0	1,146	0
Project Turning Volumes				259		162	186	-79			-42	202
2029 Background + Project	0	0	0	259	0	162	186	1,546	0	0	1,104	202

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Bonita Beach Rd @ Site Access (Directional Access Scenario)
September 7, 2023
2029























AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	426	0	0	822	0
Peak Season Correction Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
Current Peak Season Volumes	0	0	0	0	0	0	0	524	0	0	1,011	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.70%	8.70%	8.70%	8.70%	8.70%	8.70%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6
2029 Background Turning Volumes	0	0	0	0	0	0	0	864	0	0	1,668	0
Project Turning Volumes						121	77	44			-31	120
2029 Background + Project	0	0	0	0	0	121	77	908	0	0	1,637	120

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	801	0	0	565	0
Peak Season Correction Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
Current Peak Season Volumes	0	0	0	0	0	0	0	985	0	0	695	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.70%	8.70%	8.70%	8.70%	8.70%	8.70%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6
2029 Background Turning Volumes	0	0	0	0	0	0	0	1,625	0	0	1,146	0
Project Turning Volumes						421	186	180			-42	202
2029 Background + Project	0	0	0	0	0	421	186	1,805	0	0	1,104	202

SYNCHRO SUMMARY SHEETS
BONITA BEACH RD @ BONITA
GRANDE DR

Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr

2029 AM Pk Hr Background
07/15/2024

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	239	442	264	16	152	1183	317	116	25	50	192	96
Future Volume (vph)	239	442	264	16	152	1183	317	116	25	50	192	96
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	275		270		335		465	310		0	260	
Storage Lanes	1		1		1		1	1		1	1	
Taper Length (ft)	50				50			50			50	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850				0.850			0.850		
Flt Protected	0.950				0.950			0.950				0.968
Satd. Flow (prot)	1770	3539	1583	0	1770	3539	1583	1770	1863	1583	0	1803
Flt Permitted	0.079				0.465			0.950				0.968
Satd. Flow (perm)	147	3539	1583	0	866	3539	1583	1770	1863	1583	0	1803
Right Turn on Red			Yes				Yes			Yes		
Satd. Flow (RTOR)			287				334			129		
Link Speed (mph)		45				45			35			45
Link Distance (ft)		1136				1056			1005			1129
Travel Time (s)		17.2				16.0			19.6			17.1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	260	480	287	17	165	1286	345	126	27	54	209	104
Shared Lane Traffic (%)												
Lane Group Flow (vph)	260	480	287	0	182	1286	345	126	27	54	0	313
Turn Type	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split	NA
Protected Phases	1	6		5	5	2		4	4		3	3
Permitted Phases	6		6	2	2		2			4		
Detector Phase	1	6	6	5	5	2	2	4	4	4	3	3
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	8.0	8.0
Minimum Split (s)	11.0	25.8	25.8	11.0	11.0	25.8	25.8	25.0	25.0	25.0	25.0	25.0
Total Split (s)	30.0	55.0	55.0	25.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0	40.0
Total Split (%)	20.0%	36.7%	36.7%	16.7%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%	26.7%
Maximum Green (s)	24.0	49.0	49.0	19.0	19.0	42.2	42.2	23.0	23.0	23.0	33.0	33.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0		0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	7.8	7.8	7.0	7.0	7.0		7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	None	None	None	None
Walk Time (s)		7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)		11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)		0	0			0	0	0	0	0	0	0
Act Effct Green (s)	69.1	50.7	50.7		57.8	42.7	42.7	14.9	14.9	14.9		27.7
Actuated g/C Ratio	0.52	0.38	0.38		0.43	0.32	0.32	0.11	0.11	0.11		0.21
v/c Ratio	0.83	0.36	0.37		0.39	1.13	0.47	0.63	0.13	0.18		0.83
Control Delay	58.1	32.3	5.0		21.5	111.7	6.9	72.8	56.9	1.4		70.7
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0		0.0
Total Delay	58.1	32.3	5.0		21.5	111.7	6.9	72.8	56.9	1.4		70.7













Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr

2029 AM Pk Hr Background
07/15/2024

Lane Group	SBR
Lane Configurations	7
Traffic Volume (vph)	318
Future Volume (vph)	318
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	346
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.92
Adj. Flow (vph)	346
Shared Lane Traffic (%)	
Lane Group Flow (vph)	346
Turn Type	Perm
Protected Phases	
Permitted Phases	3
Detector Phase	3
Switch Phase	
Minimum Initial (s)	8.0
Minimum Split (s)	25.0
Total Split (s)	40.0
Total Split (%)	26.7%
Maximum Green (s)	33.0
Yellow Time (s)	4.0
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lead
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	27.7
Actuated g/C Ratio	0.21
v/c Ratio	0.57
Control Delay	8.6
Queue Delay	0.0
Total Delay	8.6

Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr

2029 AM Pk Hr Background
07/15/2024


												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
LOS	E	C	A		C	F	A	E	E	A		E
Approach Delay		31.2				82.7			52.1			38.1
Approach LOS		C				F			D			D
Queue Length 50th (ft)	173	161	0		84	~723	7	109	22	0		265
Queue Length 95th (ft)	#321	242	66		147	#967	89	184	54	0		#422
Internal Link Dist (ft)		1056				976			925			1049
Turn Bay Length (ft)	275		270		335		465	310				
Base Capacity (vph)	373	1361	785		544	1137	735	309	326	383		453
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0		0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0		0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0		0
Reduced v/c Ratio	0.70	0.35	0.37		0.33	1.13	0.47	0.41	0.08	0.14		0.69

Intersection Summary

Area Type: Other
 Cycle Length: 150
 Actuated Cycle Length: 132.9
 Natural Cycle: 130
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 1.13
 Intersection Signal Delay: 58.8
 Intersection LOS: E
 Intersection Capacity Utilization 95.5%
 ICU Level of Service F
 Analysis Period (min) 15
 ~ Volume exceeds capacity, queue is theoretically infinite.
 Queue shown is maximum after two cycles.
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Bonita Beach Rd & Bonita Grande Dr

 Ø1	 Ø2	 Ø3	 Ø4
 Ø5	 Ø6		

























Lane Group	SBR
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	87
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	656
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.53
Intersection Summary	

Lanes, Volumes, Timings

2029 AM Pk Hr With Project (Full Access Scenario)

3: Bonita Beach Rd & Bonita Grande Dr

07/15/2024

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	239	465	264	16	163	1194	324	116	25	72	207	96
Future Volume (vph)	239	465	264	16	163	1194	324	116	25	72	207	96
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	275		270		335		465	310		0	260	
Storage Lanes	1		1		1		1	1		1	1	
Taper Length (ft)	50				50			50			50	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850				0.850			0.850		
Flt Protected	0.950				0.950			0.950				0.967
Satd. Flow (prot)	1770	3539	1583	0	1770	3539	1583	1770	1863	1583	0	1801
Flt Permitted	0.080				0.436			0.950				0.967
Satd. Flow (perm)	149	3539	1583	0	812	3539	1583	1770	1863	1583	0	1801
Right Turn on Red			Yes				Yes			Yes		
Satd. Flow (RTOR)			287				337			129		
Link Speed (mph)		45				45			35			45
Link Distance (ft)		1136				1056			1005			1129
Travel Time (s)		17.2				16.0			19.6			17.1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	260	505	287	17	177	1298	352	126	27	78	225	104
Shared Lane Traffic (%)												
Lane Group Flow (vph)	260	505	287	0	194	1298	352	126	27	78	0	329
Turn Type	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split	NA
Protected Phases	1	6		5	5	2		4	4		3	3
Permitted Phases	6		6	2	2		2			4		
Detector Phase	1	6	6	5	5	2	2	4	4	4	3	3
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	8.0	8.0
Minimum Split (s)	11.0	25.8	25.8	11.0	11.0	25.8	25.8	25.0	25.0	25.0	25.0	25.0
Total Split (s)	30.0	55.0	55.0	25.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0	40.0
Total Split (%)	20.0%	36.7%	36.7%	16.7%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%	26.7%
Maximum Green (s)	24.0	49.0	49.0	19.0	19.0	42.2	42.2	23.0	23.0	23.0	33.0	33.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0		0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	7.8	7.8	7.0	7.0	7.0		7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	None	None	None	None
Walk Time (s)		7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)		11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)		0	0			0	0	0	0	0	0	0
Act Effct Green (s)	69.1	50.2	50.2		58.3	42.7	42.7	15.0	15.0	15.0		28.8
Actuated g/C Ratio	0.52	0.37	0.37		0.43	0.32	0.32	0.11	0.11	0.11		0.21
v/c Ratio	0.83	0.38	0.37		0.43	1.15	0.48	0.64	0.13	0.27		0.85
Control Delay	58.5	33.5	5.1		22.4	120.3	7.2	73.5	57.2	3.0		72.2
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0		0.0
Total Delay	58.5	33.5	5.1		22.4	120.3	7.2	73.5	57.2	3.0		72.2

Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr













2029 AM Pk Hr With Project (Full Access Scenario)
07/15/2024

Lane Group	SBR
Lane Configurations	7
Traffic Volume (vph)	318
Future Volume (vph)	318
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	346
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.92
Adj. Flow (vph)	346
Shared Lane Traffic (%)	
Lane Group Flow (vph)	346
Turn Type	Perm
Protected Phases	
Permitted Phases	3
Detector Phase	3
Switch Phase	
Minimum Initial (s)	8.0
Minimum Split (s)	25.0
Total Split (s)	40.0
Total Split (%)	26.7%
Maximum Green (s)	33.0
Yellow Time (s)	4.0
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lead
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	28.8
Actuated g/C Ratio	0.21
v/c Ratio	0.57
Control Delay	8.5
Queue Delay	0.0
Total Delay	8.5

Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr

2029 AM Pk Hr With Project (Full Access Scenario)

07/15/2024

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
LOS	E	C	A		C	F	A	E	E	A		E
Approach Delay		31.9				88.4			47.8			39.5
Approach LOS		C				F			D			D
Queue Length 50th (ft)	176	176	0		94	~754	10	111	22	0		282
Queue Length 95th (ft)	#320	255	66		156	#981	95	184	54	5		#458
Internal Link Dist (ft)		1056				976			925			1049
Turn Bay Length (ft)	275		270		335		465	310				
Base Capacity (vph)	371	1339	777		521	1126	733	307	323	381		448
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0		0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0		0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0		0
Reduced v/c Ratio	0.70	0.38	0.37		0.37	1.15	0.48	0.41	0.08	0.20		0.73

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 134.1

Natural Cycle: 130

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.15

Intersection Signal Delay: 61.6

Intersection LOS: E

Intersection Capacity Utilization 95.8%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.


Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Bonita Beach Rd & Bonita Grande Dr



























Lane Group	SBR
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	87
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	653
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.53
Intersection Summary	

Lanes, Volumes, Timings

2029 AM Pk Hr With Project (Directional Site Access)

3: Bonita Beach Rd & Bonita Grande Dr

07/15/2024

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	239	465	264	77	163	1194	324	116	25	72	207	96
Future Volume (vph)	239	465	264	77	163	1194	324	116	25	72	207	96
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	275		270		335		465	310		0	260	
Storage Lanes	1		1		1		1	1		1	1	
Taper Length (ft)	50				50			50			50	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850				0.850			0.850		
Flt Protected	0.950				0.950			0.950				0.967
Satd. Flow (prot)	1770	3539	1583	0	1770	3539	1583	1770	1863	1583	0	1801
Flt Permitted	0.083				0.410			0.950				0.967
Satd. Flow (perm)	155	3539	1583	0	764	3539	1583	1770	1863	1583	0	1801
Right Turn on Red			Yes				Yes			Yes		
Satd. Flow (RTOR)			287				337			129		
Link Speed (mph)		45				45			35			45
Link Distance (ft)		1136				1056			1005			1129
Travel Time (s)		17.2				16.0			19.6			17.1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	260	505	287	84	177	1298	352	126	27	78	225	104
Shared Lane Traffic (%)												
Lane Group Flow (vph)	260	505	287	0	261	1298	352	126	27	78	0	329
Turn Type	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split	NA
Protected Phases	1	6		5	5	2		4	4		3	3
Permitted Phases	6		6	2	2		2			4		
Detector Phase	1	6	6	5	5	2	2	4	4	4	3	3
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	8.0	8.0
Minimum Split (s)	11.0	25.8	25.8	11.0	11.0	25.8	25.8	25.0	25.0	25.0	25.0	25.0
Total Split (s)	30.0	55.0	55.0	25.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0	40.0
Total Split (%)	20.0%	36.7%	36.7%	16.7%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%	26.7%
Maximum Green (s)	24.0	49.0	49.0	19.0	19.0	42.2	42.2	23.0	23.0	23.0	33.0	33.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0		0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	7.8	7.8	7.0	7.0	7.0		7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	None	None	None	None
Walk Time (s)		7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)		11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)		0	0			0	0	0	0	0	0	0
Act Effct Green (s)	67.9	48.2	48.2		60.5	42.7	42.7	15.0	15.0	15.0		28.8
Actuated g/C Ratio	0.51	0.36	0.36		0.45	0.32	0.32	0.11	0.11	0.11		0.21
v/c Ratio	0.83	0.40	0.38		0.56	1.15	0.48	0.64	0.13	0.27		0.85
Control Delay	57.2	35.0	5.2		25.0	121.2	7.2	73.8	57.3	3.0		72.5
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0		0.0
Total Delay	57.2	35.0	5.2		25.0	121.2	7.2	73.8	57.3	3.0		72.5

Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr

2029 AM Pk Hr With Project (Directional Site Access)













07/15/2024

Lane Group	SBR
Lane Configurations	7
Traffic Volume (vph)	318
Future Volume (vph)	318
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	346
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.92
Adj. Flow (vph)	346
Shared Lane Traffic (%)	
Lane Group Flow (vph)	346
Turn Type	Perm
Protected Phases	
Permitted Phases	3
Detector Phase	3
Switch Phase	
Minimum Initial (s)	8.0
Minimum Split (s)	25.0
Total Split (s)	40.0
Total Split (%)	26.7%
Maximum Green (s)	33.0
Yellow Time (s)	4.0
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lead
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	28.8
Actuated g/C Ratio	0.21
v/c Ratio	0.57
Control Delay	8.5
Queue Delay	0.0
Total Delay	8.5

Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr

2029 AM Pk Hr With Project (Directional Site Access)

07/15/2024

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
LOS	E	D	A		C	F	A	E	E	A		E
Approach Delay		32.4				87.1			47.9			39.7
Approach LOS		C				F			D			D
Queue Length 50th (ft)	176	183	0		132	~758	10	112	23	0		283
Queue Length 95th (ft)	#316	255	66		210	#981	95	184	54	5		#458
Internal Link Dist (ft)		1056				976			925			1049
Turn Bay Length (ft)	275		270		335		465	310				
Base Capacity (vph)	372	1306	765		505	1124	732	306	322	380		447
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0		0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0		0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0		0
Reduced v/c Ratio	0.70	0.39	0.38		0.52	1.15	0.48	0.41	0.08	0.21		0.74

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 134.3

Natural Cycle: 130

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.15

Intersection Signal Delay: 61.6

Intersection LOS: E

Intersection Capacity Utilization 95.8%

ICU Level of Service F

Analysis Period (min) 15

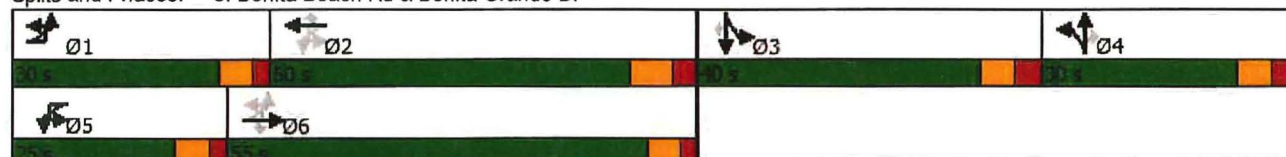
~ Volume exceeds capacity, queue is theoretically infinite.


Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Bonita Beach Rd & Bonita Grande Dr



























Lane Group	SBR
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	87
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	653
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.53
Intersection Summary	

Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr

2029 PM Pk Hr Background

07/15/2024

												
Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	1	251	856	69	7	122	769	249	188	92	152	282
Future Volume (vph)	1	251	856	69	7	122	769	249	188	92	152	282
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		275		270		335		465	310		0	260
Storage Lanes		1		1		1		1	1		1	1
Taper Length (ft)		50				50			50			50
Lane Util. Factor	0.95	1.00	0.95	1.00	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00
Flt				0.850				0.850			0.850	
Flt Protected		0.950				0.950			0.950			
Satd. Flow (prot)	0	1770	3539	1583	0	1770	3539	1583	1770	1863	1583	0
Flt Permitted		0.111				0.139			0.950			
Satd. Flow (perm)	0	207	3539	1583	0	259	3539	1583	1770	1863	1583	0
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)				124				271			165	
Link Speed (mph)			45				45			35		
Link Distance (ft)			1136				1056			1005		
Travel Time (s)			17.2				16.0			19.6		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1	273	930	75	8	133	836	271	204	100	165	307
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	274	930	75	0	141	836	271	204	100	165	0
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	1	1	6		5	5	2		4	4		3
Permitted Phases	6	6		6	2	2		2			4	
Detector Phase	1	1	6	6	5	5	2	2	4	4	4	3
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	8.0
Minimum Split (s)	11.0	11.0	25.8	25.8	11.0	11.0	25.8	25.8	25.0	25.0	25.0	25.0
Total Split (s)	30.0	30.0	55.0	55.0	25.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0
Total Split (%)	20.0%	20.0%	36.7%	36.7%	16.7%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%
Maximum Green (s)	24.0	24.0	49.0	49.0	19.0	19.0	42.2	42.2	23.0	23.0	23.0	33.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0	6.0	6.0		6.0	7.8	7.8	7.0	7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lag	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	None	None	None	None
Walk Time (s)			7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)			11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)			0	0			0	0	0	0	0	0
Act Effct Green (s)		65.7	47.4	47.4		52.6	38.2	38.2	20.0	20.0	20.0	
Actuated g/C Ratio		0.47	0.34	0.34		0.38	0.27	0.27	0.14	0.14	0.14	
v/c Ratio		0.86	0.77	0.12		0.61	0.86	0.43	0.81	0.38	0.45	
Control Delay		58.1	46.9	0.9		34.8	58.9	6.6	82.6	60.1	11.8	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay		58.1	46.9	0.9		34.8	58.9	6.6	82.6	60.1	11.8	













Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr

2029 PM Pk Hr Background
07/15/2024

	↓	↘
Lane Group	SBT	SBR
Lane Configurations	↕	↗
Traffic Volume (vph)	84	280
Future Volume (vph)	84	280
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		0
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected	0.963	
Satd. Flow (prot)	1794	1583
Flt Permitted	0.963	
Satd. Flow (perm)	1794	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		259
Link Speed (mph)	45	
Link Distance (ft)	1129	
Travel Time (s)	17.1	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	91	304
Shared Lane Traffic (%)		
Lane Group Flow (vph)	398	304
Turn Type	NA	Perm
Protected Phases	3	
Permitted Phases		3
Detector Phase	3	3
Switch Phase		
Minimum Initial (s)	8.0	8.0
Minimum Split (s)	25.0	25.0
Total Split (s)	40.0	40.0
Total Split (%)	26.7%	26.7%
Maximum Green (s)	33.0	33.0
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes
Vehicle Extension (s)	3.0	3.0
Recall Mode	None	None
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	33.3	33.3
Actuated g/C Ratio	0.24	0.24
v/c Ratio	0.93	0.53
Control Delay	82.4	13.1
Queue Delay	0.0	0.0
Total Delay	82.4	13.1

Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr







2029 PM Pk Hr Background
07/15/2024

												
Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
LOS		E	D	A		C	E	A	F	E	B	
Approach Delay			46.6				44.8			52.9		
Approach LOS			D				D			D		
Queue Length 50th (ft)		185	405	0		74	398	0	191	87	0	
Queue Length 95th (ft)		#314	520	5		121	491	71	#307	150	68	
Internal Link Dist (ft)			1056				976			925		
Turn Bay Length (ft)		275		270		335		465	310			
Base Capacity (vph)		369	1302	661		317	1080	671	294	310	401	
Starvation Cap Reductn		0	0	0		0	0	0	0	0	0	
Spillback Cap Reductn		0	0	0		0	0	0	0	0	0	
Storage Cap Reductn		0	0	0		0	0	0	0	0	0	
Reduced v/c Ratio		0.74	0.71	0.11		0.44	0.77	0.40	0.69	0.32	0.41	

Intersection Summary

Area Type: Other
 Cycle Length: 150
 Actuated Cycle Length: 139.5
 Natural Cycle: 100
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.93
 Intersection Signal Delay: 47.9
 Intersection LOS: D
 Intersection Capacity Utilization 86.1%
 ICU Level of Service E
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Bonita Beach Rd & Bonita Grande Dr

 Ø1	 Ø2	 Ø3	 Ø4
30 s	50 s	30 s	30 s
 Ø5	 Ø6		
25 s	55 s		

Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr

2029 PM Pk Hr Background
07/15/2024























	↓	↙
Lane Group	SBT	SBR
LOS	F	B
Approach Delay	52.4	
Approach LOS	D	
Queue Length 50th (ft)	386	35
Queue Length 95th (ft)	520	132
Internal Link Dist (ft)	1049	
Turn Bay Length (ft)		
Base Capacity (vph)	428	575
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.93	0.53
Intersection Summary		

Lanes, Volumes, Timings

2029 PM Pk Hr With Project (Full Access Scenario)

3: Bonita Beach Rd & Bonita Grande Dr

07/15/2024

												
Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	1	251	896	69	7	167	814	279	188	92	192	309
Future Volume (vph)	1	251	896	69	7	167	814	279	188	92	192	309
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		275		270		335		465	310		0	260
Storage Lanes		1		1		1		1	1		1	1
Taper Length (ft)		50				50			50			50
Lane Util. Factor	0.95	1.00	0.95	1.00	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00
Frt				0.850				0.850			0.850	
Flt Protected		0.950				0.950			0.950			
Satd. Flow (prot)	0	1770	3539	1583	0	1770	3539	1583	1770	1863	1583	0
Flt Permitted		0.092				0.101			0.950			
Satd. Flow (perm)	0	171	3539	1583	0	188	3539	1583	1770	1863	1583	0
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)				124				303			209	
Link Speed (mph)			45				45			35		
Link Distance (ft)			1136				1056			1005		
Travel Time (s)			17.2				16.0			19.6		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1	273	974	75	8	182	885	303	204	100	209	336
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	274	974	75	0	190	885	303	204	100	209	0
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	1	1	6		5	5	2		4	4		3
Permitted Phases	6	6		6	2	2		2			4	
Detector Phase	1	1	6	6	5	5	2	2	4	4	4	3
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	8.0
Minimum Split (s)	11.0	11.0	25.8	25.8	11.0	11.0	25.8	25.8	25.0	25.0	25.0	25.0
Total Split (s)	30.0	30.0	55.0	55.0	25.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0
Total Split (%)	20.0%	20.0%	36.7%	36.7%	16.7%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%
Maximum Green (s)	24.0	24.0	49.0	49.0	19.0	19.0	42.2	42.2	23.0	23.0	23.0	33.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0	6.0	6.0		6.0	7.8	7.8	7.0	7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lag	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	None	None	None	None
Walk Time (s)			7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)			11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)			0	0			0	0	0	0	0	0
Act Effct Green (s)		67.3	46.7	46.7		56.8	39.5	39.5	20.2	20.2	20.2	
Actuated g/C Ratio		0.47	0.33	0.33		0.40	0.28	0.28	0.14	0.14	0.14	
v/c Ratio		0.87	0.84	0.12		0.77	0.90	0.46	0.81	0.38	0.52	
Control Delay		63.7	52.1	0.9		55.0	62.5	6.6	84.0	60.8	11.7	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay		63.7	52.1	0.9		55.0	62.5	6.6	84.0	60.8	11.7	

Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr

2029 PM Pk Hr With Project (Full Access Scenario)
07/15/2024













↓ ↘		
Lane Group	SBT	SBR
Lane Configurations	↶ ↷	↶ ↷
Traffic Volume (vph)	84	280
Future Volume (vph)	84	280
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		0
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected	0.962	
Satd. Flow (prot)	1792	1583
Flt Permitted	0.962	
Satd. Flow (perm)	1792	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		241
Link Speed (mph)	45	
Link Distance (ft)	1129	
Travel Time (s)	17.1	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	91	304
Shared Lane Traffic (%)		
Lane Group Flow (vph)	427	304
Turn Type	NA	Perm
Protected Phases	3	
Permitted Phases		3
Detector Phase	3	3
Switch Phase		
Minimum Initial (s)	8.0	8.0
Minimum Split (s)	25.0	25.0
Total Split (s)	40.0	40.0
Total Split (%)	26.7%	26.7%
Maximum Green (s)	33.0	33.0
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes
Vehicle Extension (s)	3.0	3.0
Recall Mode	None	None
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	33.2	33.2
Actuated g/C Ratio	0.23	0.23
v/c Ratio	1.02	0.55
Control Delay	102.0	15.9
Queue Delay	0.0	0.0
Total Delay	102.0	15.9

Lanes, Volumes, Timings

2029 PM Pk Hr With Project (Full Access Scenario)

3: Bonita Beach Rd & Bonita Grande Dr

07/15/2024

												
Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
LOS		E	D	A		D	E	A	F	E	B	
Approach Delay			51.6				49.2			50.0		
Approach LOS			D				D			D		
Queue Length 50th (ft)		200	456	0		124	438	0	194	89	0	
Queue Length 95th (ft)		#341	556	5		210	#550	74	#307	150	76	
Internal Link Dist (ft)			1056				976			925		
Turn Bay Length (ft)		275		270		335		465	310			
Base Capacity (vph)		354	1241	635		293	1060	686	289	304	433	
Starvation Cap Reductn		0	0	0		0	0	0	0	0	0	
Spillback Cap Reductn		0	0	0		0	0	0	0	0	0	
Storage Cap Reductn		0	0	0		0	0	0	0	0	0	
Reduced v/c Ratio		0.77	0.78	0.12		0.65	0.83	0.44	0.71	0.33	0.48	

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 141.8

Natural Cycle: 110

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.02

Intersection Signal Delay: 53.2

Intersection LOS: D

Intersection Capacity Utilization 89.5%

ICU Level of Service E

Analysis Period (min) 15

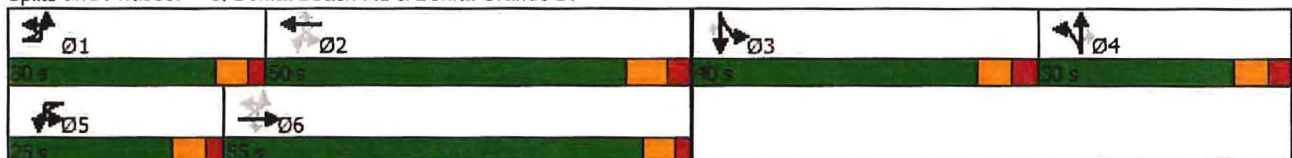
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Bonita Beach Rd & Bonita Grande Dr



Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr

2029 PM Pk Hr With Project (Full Access Scenario)

07/15/2024























	↓	↙
Lane Group	SBT	SBR
LOS	F	B
Approach Delay	66.2	
Approach LOS	E	
Queue Length 50th (ft)	~466	51
Queue Length 95th (ft)	#685	152
Internal Link Dist (ft)	1049	
Turn Bay Length (ft)		
Base Capacity (vph)	420	555
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	1.02	0.55
Intersection Summary		

Lanes, Volumes, Timings

2029 PM Pk Hr With Project (Directional Site Access)

3: Bonita Beach Rd & Bonita Grande Dr

07/15/2024

												
Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	1	251	896	69	266	167	814	279	188	92	192	309
Future Volume (vph)	1	251	896	69	266	167	814	279	188	92	192	309
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		275		270		335		465	310		0	260
Storage Lanes		1		1		1		1	1		1	1
Taper Length (ft)		50				50			50			50
Lane Util. Factor	0.95	1.00	0.95	1.00	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00
Frt				0.850				0.850			0.850	
Flt Protected		0.950				0.950			0.950			
Satd. Flow (prot)	0	1770	3539	1583	0	1770	3539	1583	1770	1863	1583	0
Flt Permitted		0.105				0.098			0.950			
Satd. Flow (perm)	0	196	3539	1583	0	183	3539	1583	1770	1863	1583	0
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)				124				303			129	
Link Speed (mph)			45				45			35		
Link Distance (ft)			1136				1056			1005		
Travel Time (s)			17.2				16.0			19.6		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1	273	974	75	289	182	885	303	204	100	209	336
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	274	974	75	0	471	885	303	204	100	209	0
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	1	1	6		5	5	2		4	4		3
Permitted Phases	6	6		6	2	2		2			4	
Detector Phase	1	1	6	6	5	5	2	2	4	4	4	3
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	8.0
Minimum Split (s)	11.0	11.0	25.8	25.8	11.0	11.0	25.8	25.8	25.0	25.0	25.0	25.0
Total Split (s)	30.0	30.0	55.0	55.0	25.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0
Total Split (%)	20.0%	20.0%	36.7%	36.7%	16.7%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%
Maximum Green (s)	24.0	24.0	49.0	49.0	19.0	19.0	42.2	42.2	23.0	23.0	23.0	33.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0	6.0	6.0		6.0	7.8	7.8	7.0	7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lag	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	None	None	None	None
Walk Time (s)			7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)			11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)			0	0			0	0	0	0	0	0
Act Effct Green (s)		65.9	44.7	44.7		61.6	40.7	40.7	20.3	20.3	20.3	
Actuated g/C Ratio		0.46	0.31	0.31		0.43	0.28	0.28	0.14	0.14	0.14	
v/c Ratio		0.85	0.88	0.13		1.63	0.88	0.45	0.82	0.38	0.63	
Control Delay		59.3	57.4	0.9		328.3	60.7	6.5	85.2	61.1	31.8	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay		59.3	57.4	0.9		328.3	60.7	6.5	85.2	61.1	31.8	

Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr

2029 PM Pk Hr With Project (Directional Site Access)
07/15/2024













	↓	↙
Lane Group	SBT	SBR
Lane Configurations	↖	↗
Traffic Volume (vph)	84	280
Future Volume (vph)	84	280
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		0
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected	0.962	
Satd. Flow (prot)	1792	1583
Flt Permitted	0.962	
Satd. Flow (perm)	1792	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		241
Link Speed (mph)	45	
Link Distance (ft)	1129	
Travel Time (s)	17.1	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	91	304
Shared Lane Traffic (%)		
Lane Group Flow (vph)	427	304
Turn Type	NA	Perm
Protected Phases	3	
Permitted Phases		3
Detector Phase	3	3
Switch Phase		
Minimum Initial (s)	8.0	8.0
Minimum Split (s)	25.0	25.0
Total Split (s)	40.0	40.0
Total Split (%)	26.7%	26.7%
Maximum Green (s)	33.0	33.0
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes
Vehicle Extension (s)	3.0	3.0
Recall Mode	None	None
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	33.1	33.1
Actuated g/C Ratio	0.23	0.23
v/c Ratio	1.03	0.55
Control Delay	105.9	15.9
Queue Delay	0.0	0.0
Total Delay	105.9	15.9

Lanes, Volumes, Timings

2029 PM Pk Hr With Project (Directional Site Access)

3: Bonita Beach Rd & Bonita Grande Dr

07/15/2024

												
Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
LOS		E	E	A		F	E	A	F	E	C	
Approach Delay			54.6				126.8			58.8		
Approach LOS			D				F			E		
Queue Length 50th (ft)		191	466	0		~623	438	0	194	89	71	
Queue Length 95th (ft)		#324	556	5		#849	#550	74	#307	150	162	
Internal Link Dist (ft)			1056				976			925		
Turn Bay Length (ft)		275		270		335		465	310			
Base Capacity (vph)		359	1215	625		289	1046	681	285	300	363	
Starvation Cap Reductn		0	0	0		0	0	0	0	0	0	
Spillback Cap Reductn		0	0	0		0	0	0	0	0	0	
Storage Cap Reductn		0	0	0		0	0	0	0	0	0	
Reduced v/c Ratio		0.76	0.80	0.12		1.63	0.85	0.44	0.72	0.33	0.58	

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 143.3

Natural Cycle: 150

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.63

Intersection Signal Delay: 85.8

Intersection LOS: F

Intersection Capacity Utilization 103.8%

ICU Level of Service G

Analysis Period (min) 15

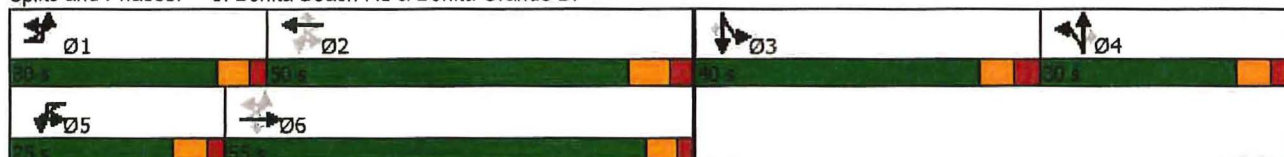
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Bonita Beach Rd & Bonita Grande Dr



Lanes, Volumes, Timings
3: Bonita Beach Rd & Bonita Grande Dr

2029 PM Pk Hr With Project (Directional Site Access)
07/15/2024

↓ ↙

Lane Group	SBT	SBR
LOS	F	B
Approach Delay	68.5	
Approach LOS	E	
Queue Length 50th (ft)	~466	51
Queue Length 95th (ft)	#685	152
Internal Link Dist (ft)	1049	
Turn Bay Length (ft)		
Base Capacity (vph)	414	551
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	1.03	0.55
Intersection Summary		

SYNCHRO SUMMARY SHEETS
BONITA BEACH RD @ SITE ACCESS

Intersection						
Int Delay, s/veh	32.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↰	↰↰	↰↰	↰	↰	↰
Traffic Vol, veh/h	77	847	1637	120	61	60
Future Vol, veh/h	77	847	1637	120	61	60
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	365	-	-	240	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	84	921	1779	130	66	65

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1909	0	0 2408 890
Stage 1	-	-	- 1779 -
Stage 2	-	-	- 629 -
Critical Hdwy	4.14	-	- 6.84 6.94
Critical Hdwy Stg 1	-	-	- 5.84 -
Critical Hdwy Stg 2	-	-	- 5.84 -
Follow-up Hdwy	2.22	-	- 3.52 3.32
Pot Cap-1 Maneuver	307	-	- ~27 286
Stage 1	-	-	- 120 -
Stage 2	-	-	- 494 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	307	-	- ~20 286
Mov Cap-2 Maneuver	-	-	- ~20 -
Stage 1	-	-	- 87 -
Stage 2	-	-	- 494 -

Approach	EB	WB	SB
HCM Control Delay, s	1.8	0	\$ 736.9
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	307	-	-	-	20	286
HCM Lane V/C Ratio	0.273	-	-	-	3.315	0.228
HCM Control Delay (s)	21.1	-	-	-	\$ 1440.7	21.3
HCM Lane LOS	C	-	-	-	F	C
HCM 95th %tile Q(veh)	1.1	-	-	-	8.7	0.9

Notes			
~: Volume exceeds capacity	\$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection

Int Delay, s/veh 1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑↑	↑↑	↗		↗
Traffic Vol, veh/h	77	908	1637	120	0	121
Future Vol, veh/h	77	908	1637	120	0	121
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	365	-	-	240	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	84	987	1779	130	0	132

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1909	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.14	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.22	-	-
Pot Cap-1 Maneuver	307	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	307	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	1.6	0	27.9
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	307	-	-	-	286
HCM Lane V/C Ratio	0.273	-	-	-	0.46
HCM Control Delay (s)	21.1	-	-	-	27.9
HCM Lane LOS	C	-	-	-	D
HCM 95th %tile Q(veh)	1.1	-	-	-	2.3

Intersection

Int Delay, s/veh 637.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑↑	↑↑	↗	↘	↗
Traffic Vol, veh/h	186	1546	1104	202	259	162
Future Vol, veh/h	186	1546	1104	202	259	162
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	365	-	-	240	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	202	1680	1200	220	282	176

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1420	0	0 2444 600
Stage 1	-	-	- 1200 -
Stage 2	-	-	- 1244 -
Critical Hdwy	4.14	-	- 6.84 6.94
Critical Hdwy Stg 1	-	-	- 5.84 -
Critical Hdwy Stg 2	-	-	- 5.84 -
Follow-up Hdwy	2.22	-	- 3.52 3.32
Pot Cap-1 Maneuver	475	-	- ~26 444
Stage 1	-	-	- ~248 -
Stage 2	-	-	- ~235 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	475	-	- ~15 444
Mov Cap-2 Maneuver	-	-	- ~15 -
Stage 1	-	-	- ~143 -
Stage 2	-	-	- ~235 -

Approach	EB	WB	SB
HCM Control Delay, s	1.9	0	\$ 5228
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	475	-	-	-	15	444
HCM Lane V/C Ratio	0.426	-	-	-	18.768	0.397
HCM Control Delay (s)	18.1	-	-	-	\$ 8486.6	18.3
HCM Lane LOS	C	-	-	-	F	C
HCM 95th %tile Q(veh)	2.1	-	-	-	36.2	1.9

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection						
Int Delay, s/veh	10.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↰	↰↰	↰↰	↰		↰
Traffic Vol, veh/h	186	1805	1104	202	0	421
Future Vol, veh/h	186	1805	1104	202	0	421
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	365	-	-	240	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	202	1962	1200	220	0	458

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1420	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.14	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.22	-	-
Pot Cap-1 Maneuver	475	-	0 ~ 444
Stage 1	-	-	0
Stage 2	-	-	0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	475	-	- ~ 444
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	1.7	0	81.7
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	475	-	-	-	444
HCM Lane V/C Ratio	0.426	-	-	-	1.031
HCM Control Delay (s)	18.1	-	-	-	81.7
HCM Lane LOS	C	-	-	-	F
HCM 95th %tile Q(veh)	2.1	-	-	-	14

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

SIGNAL TIMINGS

Lee County, FL



MOVING TARGET, PERMANENT

5408 - Bonita Bch & Bonita Grande Drive - - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	E-L	W-TR	S-LTR	N-LTR	W-L	E-TR	N	N	N	N	N	N	N	N	N	N
Min Green	5	15	8	8	5	15	0	0	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	7	7	0	7	0	0	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	27	28	34	0	28	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	5.0	3.0	3.0	2.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	20	40	30	20	15	40	0	0	0	0	0	0	0	0	0	0
Max2	25	45	35	25	20	45	0	0	0	0	0	0	0	0	0	0
Max3	30	50	40	30	25	50	0	0	0	0	0	0	0	0	0	0
DYM Max	30	50	40	30	25	50	0	0	0	0	0	0	0	0	0	0
Dym Step	5.0	5.0	5.0	5.0	5.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	4.8	4.0	4.0	4.0	4.8	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	2.0	3.0	3.0	3.0	2.0	3.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

ITE PASS-BY RATES

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

[illegible]

TRIP GENERATION EQUATIONS

Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 17

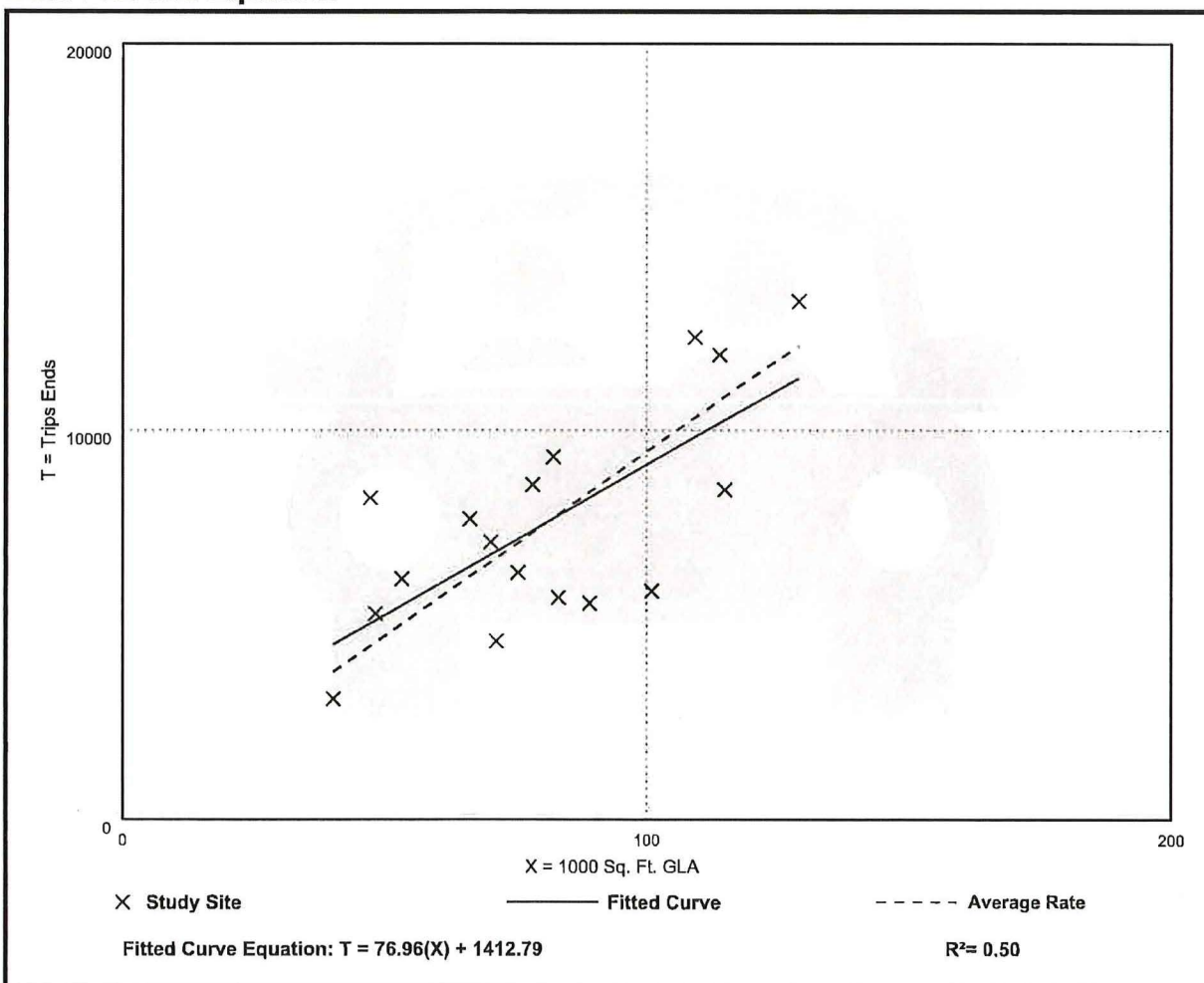
Avg. 1000 Sq. Ft. GLA: 81

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

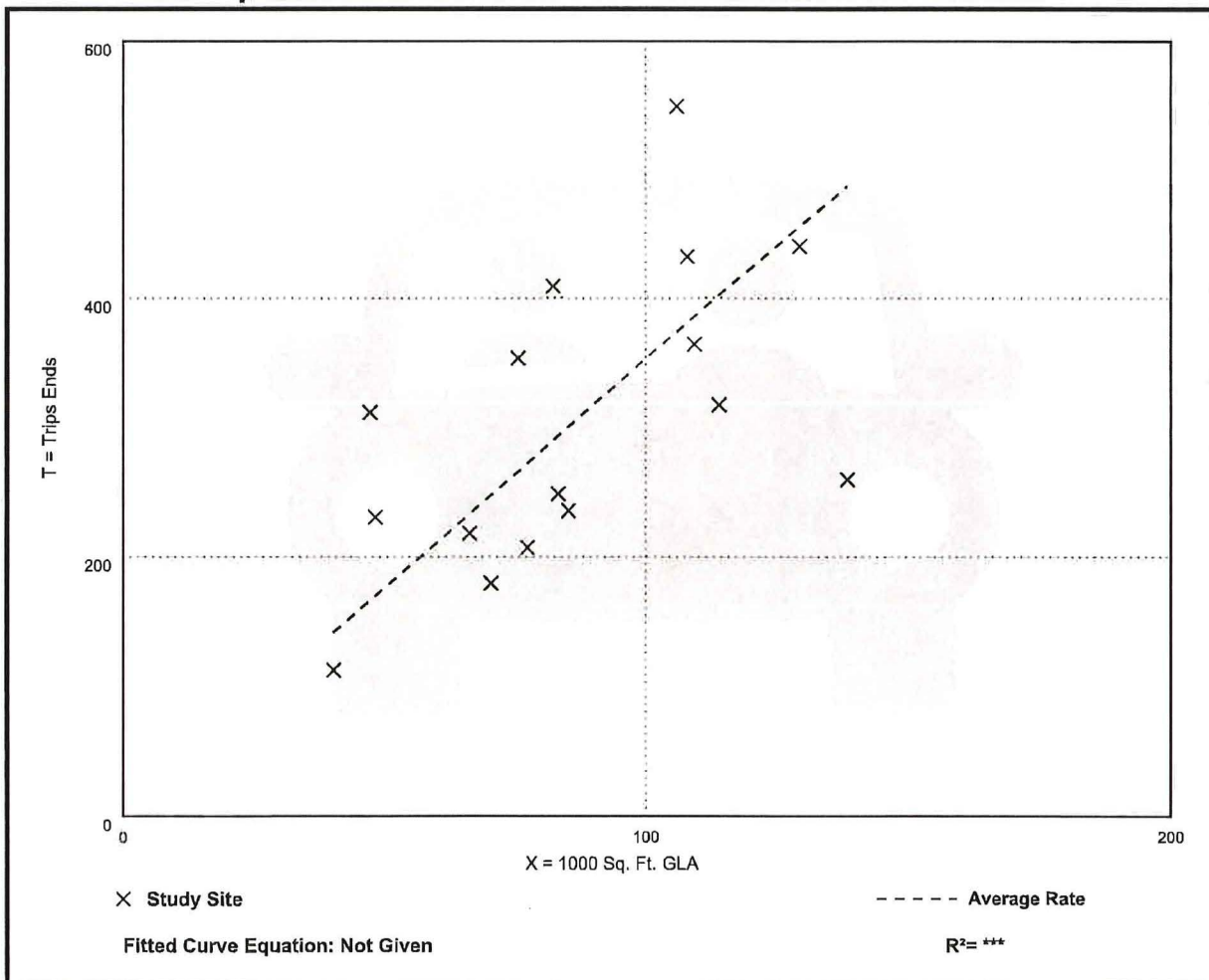
Avg. 1000 Sq. Ft. GLA: 86

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

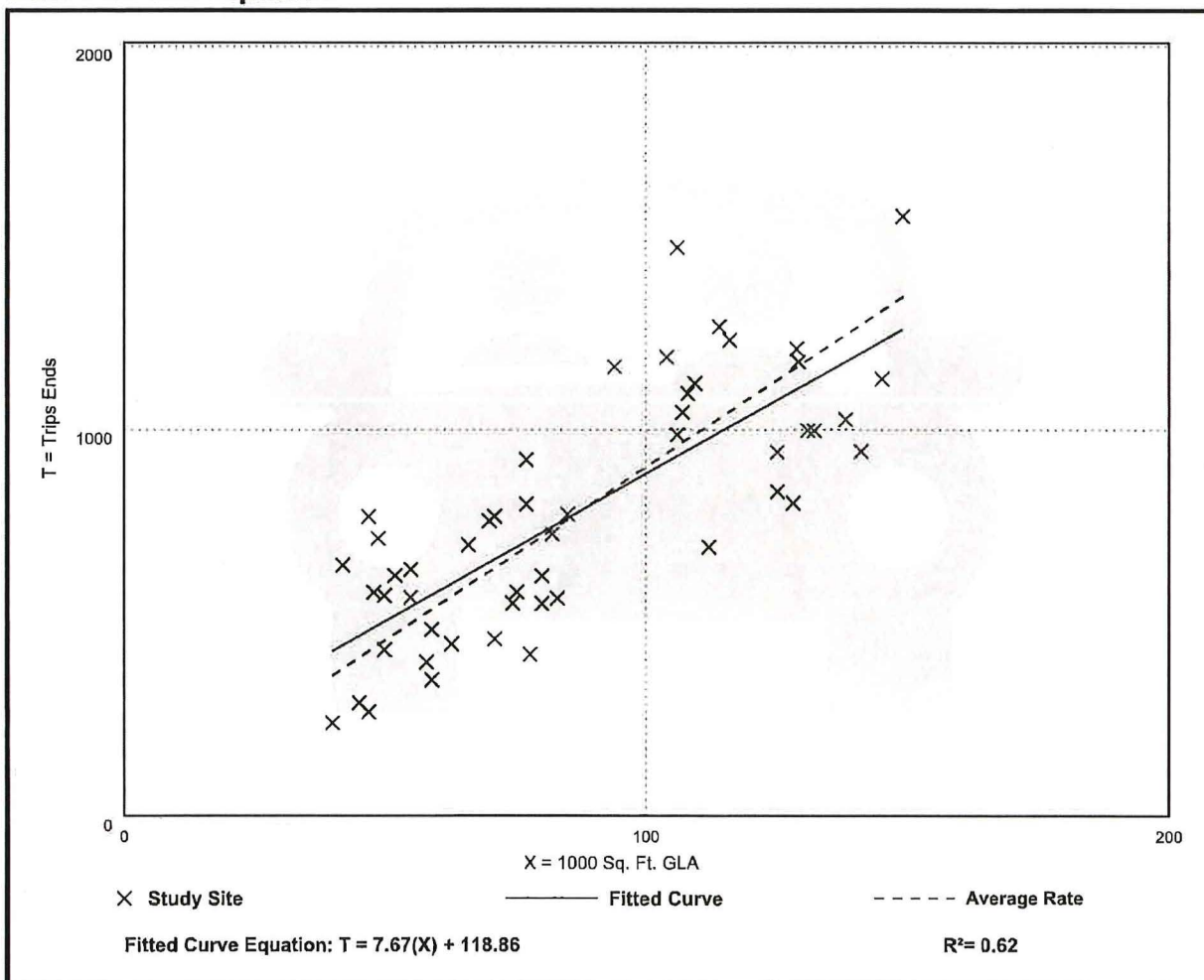
Avg. 1000 Sq. Ft. GLA: 87

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

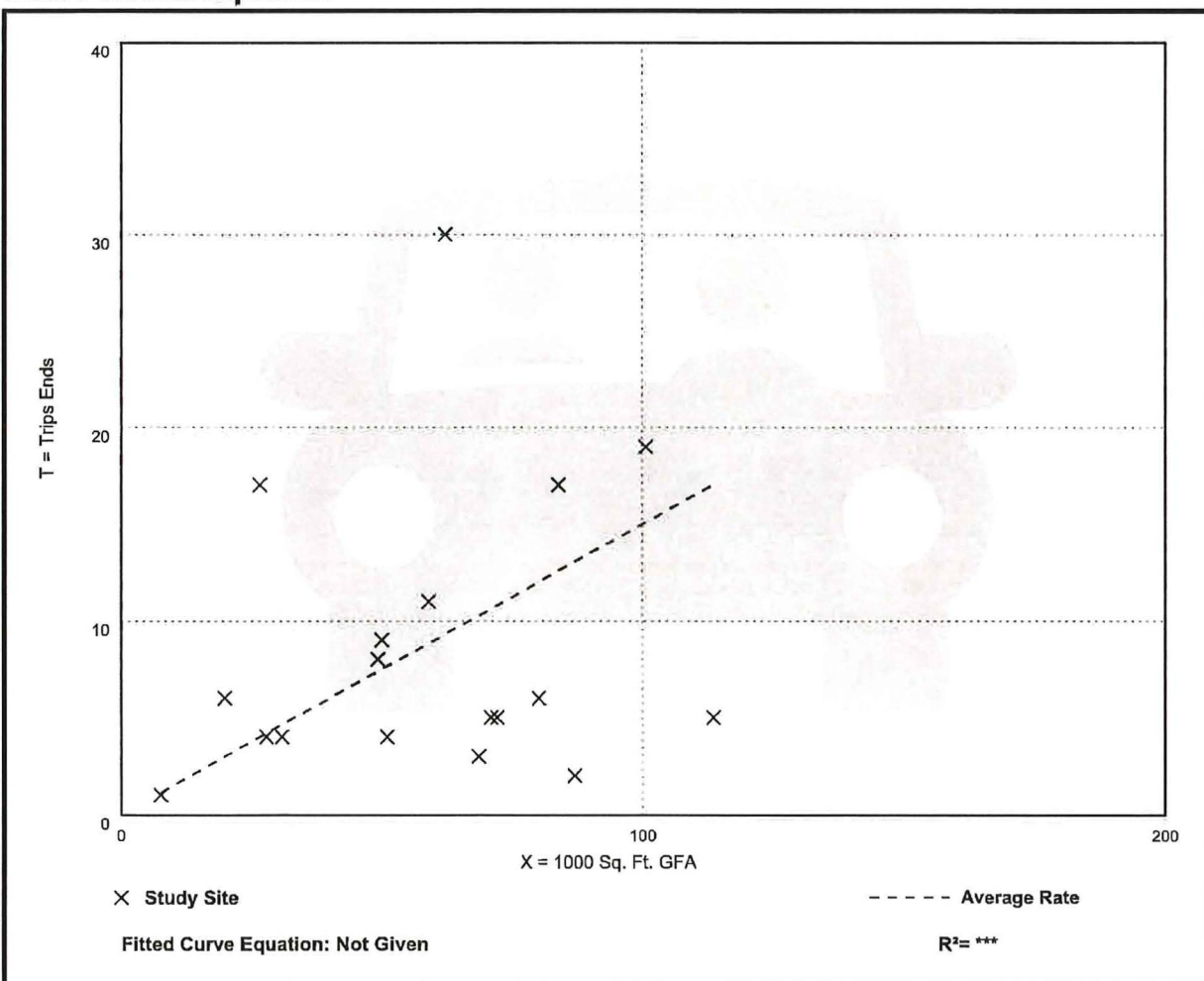
Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 232

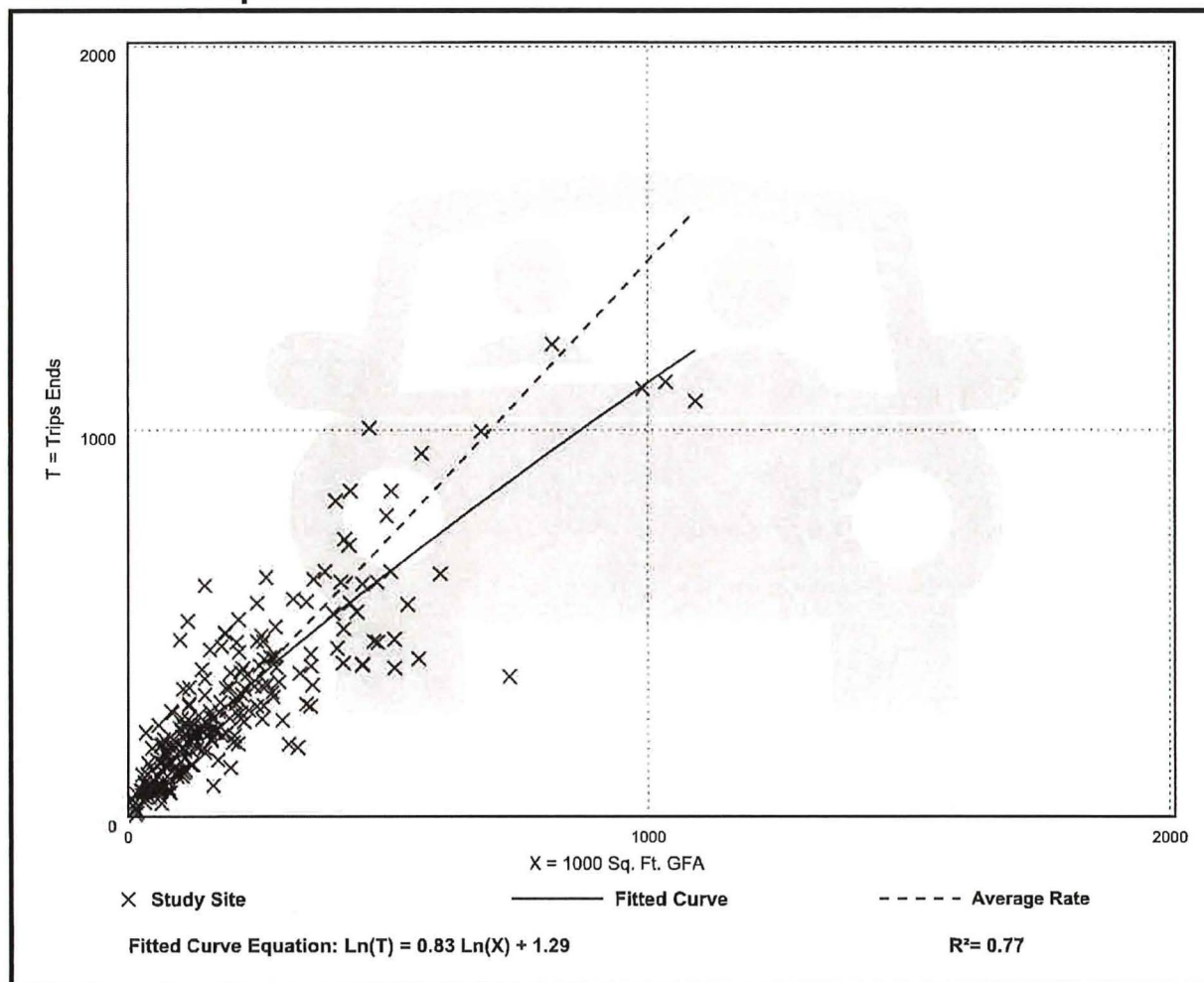
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

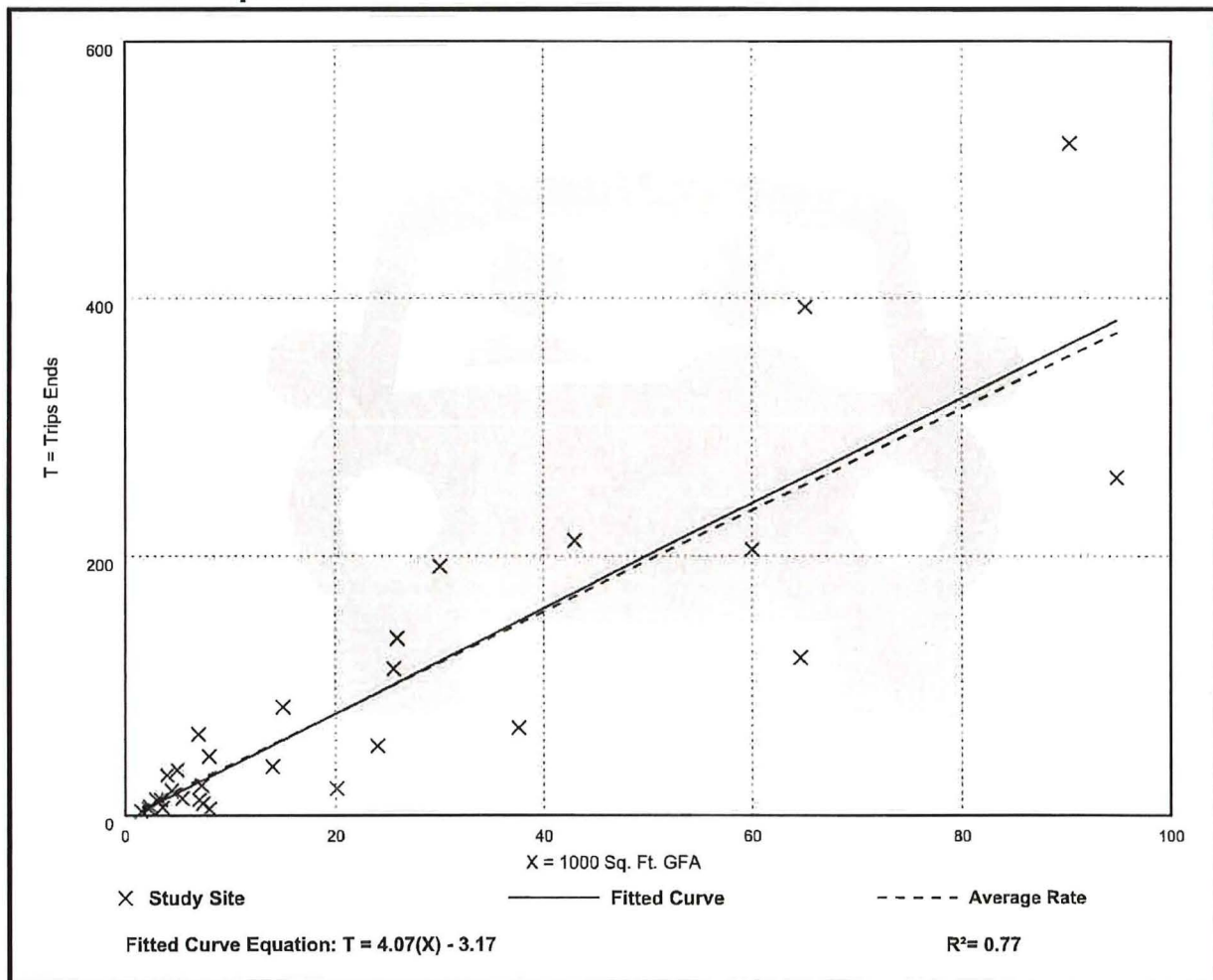
Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation





Bonita Beach CPD Map Amendment

Justification of Proposed Amendment

Exhibit M19

The Bonita Beach property ("Property") comprises 12.1± acres and is located in the northeast quadrant of the intersection of Bonita Beach Road and Bonita Grande Drive and Rattlesnake Hammock Road. The property is located within Southeast Lee County Community Planning area and is in unincorporated Lee County, Florida.

I. Request

Manna Christian Missions, Inc ("Applicant") requests approval of a Small-Scale Comprehensive Plan Amendment to change the future Land Use Category (FLUC) of 14.28± acres of the Property from Conservation Lands-wetlands; Density Reduction/Groundwater Resource; and Wetlands to General Interchange.

The proposed map changes include changing the Future Land Use Category (FLUC) of the Property from Conservation Lands-wetlands, Density Reduction/Groundwater Resource (DR/GR), and Wetlands to General Interchange. A companion text amendment modifies Lee Plan Policy 33.2.5 to indicate that the limitation on overall commercial square footage in the Southeast Lee County Planning District does not apply to commercial uses along Bonita Beach Road and Table 1(b) is modified to adjust the general interchange and DR/GR acreage in the Southeast Lee County Planning District.

The Applicant has also filed a companion rezoning request for the Property. The proposed CPD will include up to 90,000 square feet of commercial retail uses with accessory uses and supportive infrastructure. The maximum height is 45 feet. The Property will also connect to the Bonita Springs Utilities (BSU), for central water and sanitary sewer service.

II. Existing Conditions & Property History

The Bonita Beach Rd CPD property ("Property") comprises 14.28± acres and is located in the northeast quadrant of the intersection of Bonita Beach Rd. and Bonita Grande Dr., approximately 600 feet from Bonita Grande Dr. and includes frontage along Snell Ln. to the north of the Property.

The western portion of the Property is currently vacant with existing vegetation. The eastern portion of the property includes a residential structure fronting Bonita Springs Road. The Property is not located within the Coastal High Hazard Area nor any Archaeological Sensitivity Areas.

III. Surrounding Land Use Pattern

The Property is located along an existing suburban corridor within Lee County and abutting the City of Bonita Springs, which includes a mix of residential, commercial, mixed-use, and public land uses.

The surrounding land use pattern consists of public rights-of-way and residential development to the south, low-density single-family residential dwellings, public uses, and vacant lands to the north, and east, and a future multi-family residential development to the west. A commercial plaza is also located on the southwest quadrant of Bonita Beach Rd. and Bonita Grande Drive.

Lands in the immediate area are designated Density Reduction / Groundwater Resource; and Wetlands to north and east of the Property. To the west, lands are designated as General Interchange and Wetlands.

Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	Density Reduction / Groundwater Resource; and Wetlands	AG-2 (Agricultural)	Single-family residential homes, Vacant Lands
SOUTH	Moderate Density-Mixed Use/Planned Development (Bonita Springs)	Residential Planned Development (Bonita Springs)	Right-of-way (Bonita Beach Road, Single-family residential development with Golf Courses (Bonita Springs)
EAST	Density Reduction / Groundwater Resource; and Wetlands	AG-2 (Agricultural)	Single-family residential homes, Vacant Lands
WEST	General Interchange / Wetlands	RPD (Residential Planned Development)	Future Residential Planned Development

IV. Public Infrastructure

As outlined in the enclosed application, the subject property is currently serviced or will be serviced, by public and private infrastructure that can accommodate the proposed density and intensity associated with the CPD.

Potable water and sanitary sewer services for the project will be provided by BSU. The enclosed availability letter demonstrates the adequate capacity of potable water and sewer to serve the maximum development permitted by this amendment. There is an existing 12" to 16" water main located on the south side of Bonita Beach Road and a 16" force main located on the north side of Bonita Beach Road, which the project will connect to extend utilities throughout the project. In addition to the BSU service availability letter, the Applicant has received letters of service available from the Lee County Sheriff, Bonita Springs Fire Control & Rescue District, Lee County Solid Waste Department and Lee County Transit.

As detailed in the accompanying Traffic Analysis prepared by TR Transportation Consultants, Inc., the proposed development is not projected to cause any roadway segments within the study area to operate at a poor Level of Service. The project will connect to existing off-site pedestrian facilities along Bonita Beach Road. Any required off-site traffic improvements will be evaluated and determined at the time of local development order review in full compliance with the LDC.

In addition, there are adequate community facilities and services in the immediate vicinity of the project, including fire protection via the nearby Bonita Springs Fire Station on Bonita Grande Drive. From an EMS standpoint, the County no longer provides letters of service availability.

As evidenced by the available existing infrastructure, and the surrounding development pattern, this area can accommodate new growth. Through the companion map and text amendment, the Applicant has provided the requisite data to support a finding that the property will have the necessary public infrastructure needed to support the requested density and intensity is achievable in the General Interchange FLU category.

Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibit M14, M16 & M17) for a complete description of available infrastructure and services to support the amendment request.

V. Request Justification

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.

Additionally, several residential developments have been approved over the past ten years with insubstantial commercial square footage as shown below:

Development	Site Acreage	Unit Count	Density	Commercial Approval	Approved
Worthington RPD	327.63	799	2.44 du/ac	N/A	06-14-2004
Palmira RPD/CPD	628.88	1,299	2.07 du/ac	37,000 sq ft	02-26-2013
Village Walk of Bonita Springs	652.91	1,999	3.06 du/ac	30,000 sq ft	07-08-2004
Bonita Beach Road Estates RDP (aka Reserve at Silverstone and Valencia Bonita)	504.35	1,200	2.38 du/ac	30,000 sq ft	07-20-2017
Bonita Beach Golf Club RPD (Bonita National)	500.23	1,460 (726 SF + 734 MF)	2.92 du/ac	50,000 sq ft	04-26-2013

As a result, 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.

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 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, while reducing vehicle miles travelled.

Compatibility has been addressed through the proposed limitation on allowable commercial uses, limitation on building height to 45 feet, and increased PD setbacks from lower-density areas to the north and east. Landscape buffers will meet or exceed LDC requirements.

Lands to the east along Bonita Beach Road in DR/GR future land use are a mixture of single-family residential, high density residential uses, including Saldivar Migrant Housing and The Sanctuary RV park, light industrial or stormwater lakes/borrow pits to serve past expansions of Bonita Beach Rd., commercial agriculture, vacant properties, or have been the subject of residential development proposals in the City of Bonita. These properties include single-family dwellings, all lands to the east are developed with. Properties on the north side of Bonita Beach Rd., all lands east of Logan Blvd. are preservation lands. Vacant properties with frontage along the north side of Bonita Beach Rd. account for approximately 28 acres in Lee County and approximately 25 acres in the City of Bonita Springs.

Lands to the west along Bonita Beach Road are also already developed with a Race Trac gas station and a 157-unit townhome project under development at a density of 10 du/acre. Single-family lots to the east of the subject property along Snell Ln. do not have direct access to Bonita Beach Rd., and are buffered from the development tracts by the proposed preserve areas.

Lands to the south of Bonita Beach Road and proximate to the Property are in the City of Bonita Springs. The development pattern on the southside of Bonita Beach Road is characterized by master-planned residential communities containing a mix of single-family, two-family, and multi-family residential dwelling types, golf courses, and recreational amenities. The maximum allowable density in these communities is 6 dwelling units (du) per acre per the underlying Moderate Density/Mixed-Use Planned Development future land use category. Approved densities per the Planned Development approvals range from approximately 2 to 4 dwelling units per acre. The MPD proposes a density of 1.9 dwelling units per acre.

Specifically, the Worthington Golf & Country Club at the northeast corner of the Bonita Grande/Bonita Beach Road intersection is developed at 2.4 du/acre (799 du on 328 acres). The Palmira Golf & Country Club just further east is 4.12 du/acre (1,299 du on 315 acres). The Village

Walk community directly east of Palmira is approved for 3.08 du/acre (1,999 du on 649 acres). Also, in this area is an employment center, retail, and light industrial uses in the Bernwood Park of Commerce Mixed-Use Planned Development at the southeast corner of Bonita Beach Road and Bonita Grande Drive, less than 0.5 miles west of the Property. Thus, the development patterns along Bonita Beach Road no longer support retention of the DR/GR future land use category or Agricultural zoning district.

The attached environmental data and hydrological report and environmental analysis demonstrate that the subject property does not function as a groundwater resource from a hydrogeological or environmental standpoint, and should be redesignated to better serve the surrounding community.

IX. Conclusion

The Property is located in an area of the County which has been developing for many years as an urban corridor and now includes significant residential and non-residential uses in the surrounding area. Additionally, due in part to the extension of Logan Blvd., the property is now located an important inter-county transportation corridor which is used as an alternative to I-75.

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 and approval of the proposed Lee Plan Text amendment will improve access to commercial uses and better serve the residents of Lee County and Bonita Springs located to the east of I-75.

For these reasons, the Applicant respectfully requests approval of this Lee Plan amendment as proposed.



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.

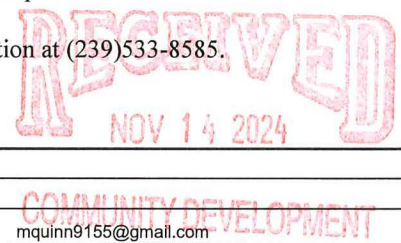
APPLICANT – PLEASE NOTE:

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].

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> N/A | <input type="checkbox"/> Bayshore [Goal 18] | <input type="checkbox"/> Boca Grande [Goal 19] | <input type="checkbox"/> Buckingham [Goal 20] |
| <input type="checkbox"/> Caloosahatchee Shores [Goal 21] | <input type="checkbox"/> Olga [Goal 22] | <input type="checkbox"/> Captiva [Goal 23] | <input type="checkbox"/> Greater Pine Island [Goal 24] |
| <input type="checkbox"/> Lehigh Acres [Goal 25] | <input type="checkbox"/> North Captiva [Goal 26] | <input type="checkbox"/> NE Lee County [Goal 27] | <input type="checkbox"/> Alva [Goal 28] |
| <input type="checkbox"/> North Olga [Goal 29] | <input type="checkbox"/> North Fort Myers [Goal 30] | <input type="checkbox"/> Page Park [Goal 31] | <input type="checkbox"/> San Carlos Island [Goal 32] |
| <input checked="" type="checkbox"/> Southeast Lee County [Goal 33] | <input type="checkbox"/> 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 CPD Lee 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 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.

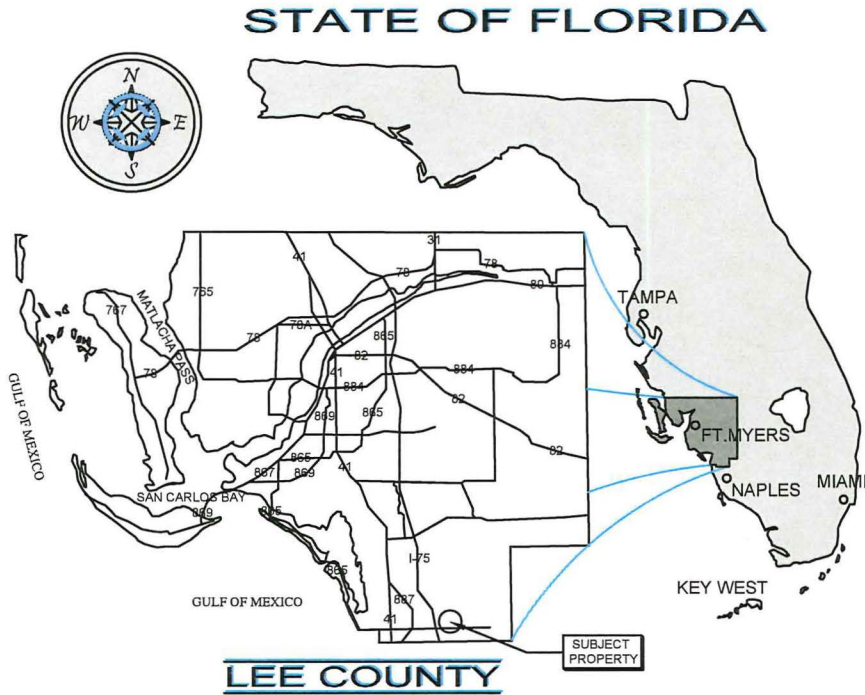
III. Regional Policy Plan Consistency

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.

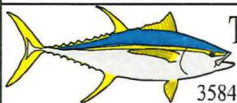


SITE ADDRESS:

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

NOTES:

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BONITA BEACH RD
LOCATION MAP

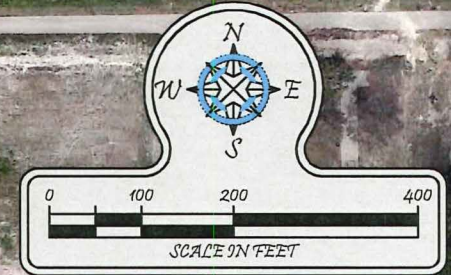
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SHEET NO.:	01 OF 09	4.	-	-	-
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SECTION- 32		TOWNSHIP- 47 S		RANGE- 26 E	

P:\23052.00 bonita beach road parcels\CAO\PERMIT-STATE\23052-STATE.dwg FLUCFCS MAP 7/16/2024

SNELL LN



438E4

740

SUBJECT
PROPERTY

OSW

438E4

111

438E4

BONITA BEACH RD

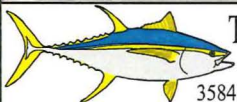
FLUCCS	DESCRIPTION	ACRES
111	FIXED SINGLE FAMILY UNITS <LESS THAN TWO DWELLING UNITS PER ACRE>	0.92
438E4	MIXED HARDWOODS (EXOTICS 75%-100%)	12.92
740	DISTURBED LAND	0.24
OSW	BORROW AREA (OTHER SURFACE WATER)	0.20
TOTAL		14.28

UPLAND (ACRES): 14.08

WATER (ACRES): 0.20

PROJECT (ACRES): 14.28

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



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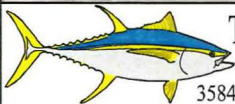
BONITA BEACH RD FLUCFCS MAP

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



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BONITA BEACH RD SITEPLAN

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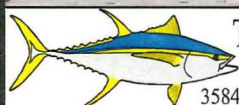
p:\23052.00 bonita beach road parcels\CAO\PERMIT-STATE\23052-STATE.dwg SOILS MAP 7/16/2024



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

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- 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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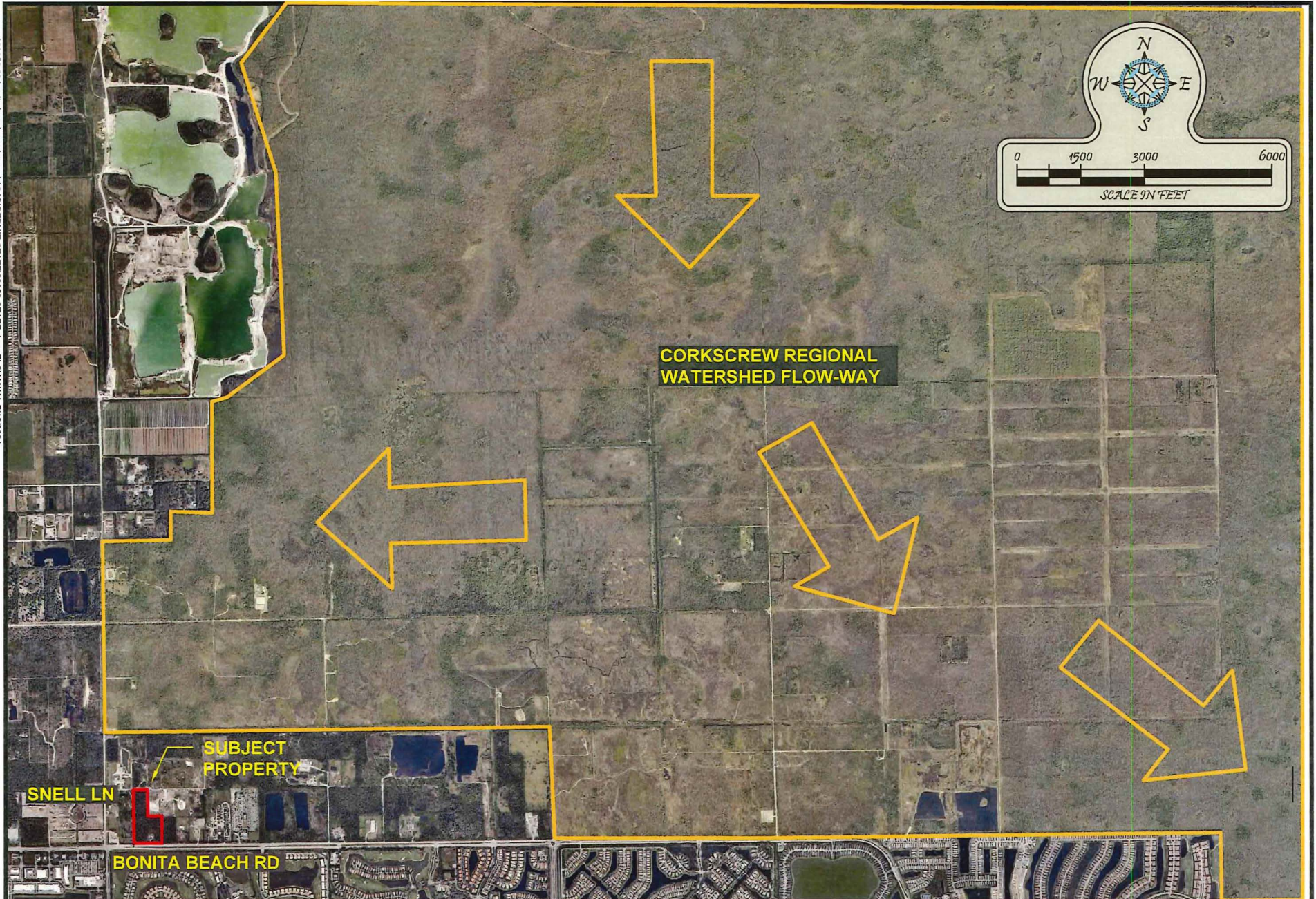
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BONITA BEACH RD SOILS MAP

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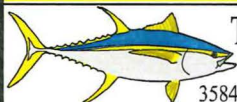
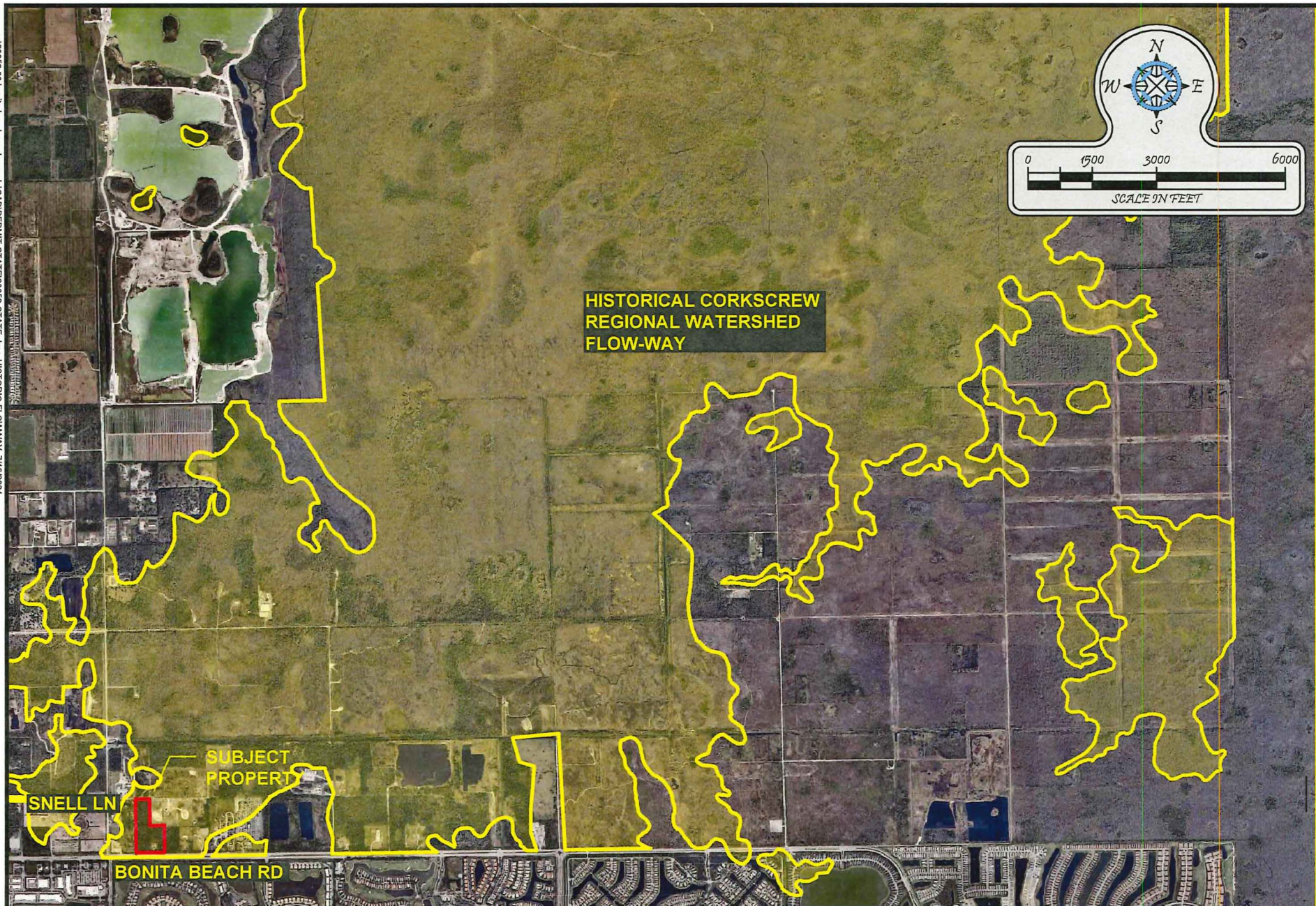
BONITA BEACH RD **NEARBY FLOW-WAYS**

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SECTION-	TOWNSHIP-		S	RANGE-	
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P:\23052.00 Bonita Beach Road parcels\CAD\PERMIT-STATE\23052-STATE.dwg HISTORIC FLOWWAY 7/16/2024



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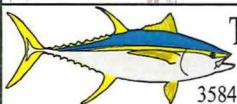
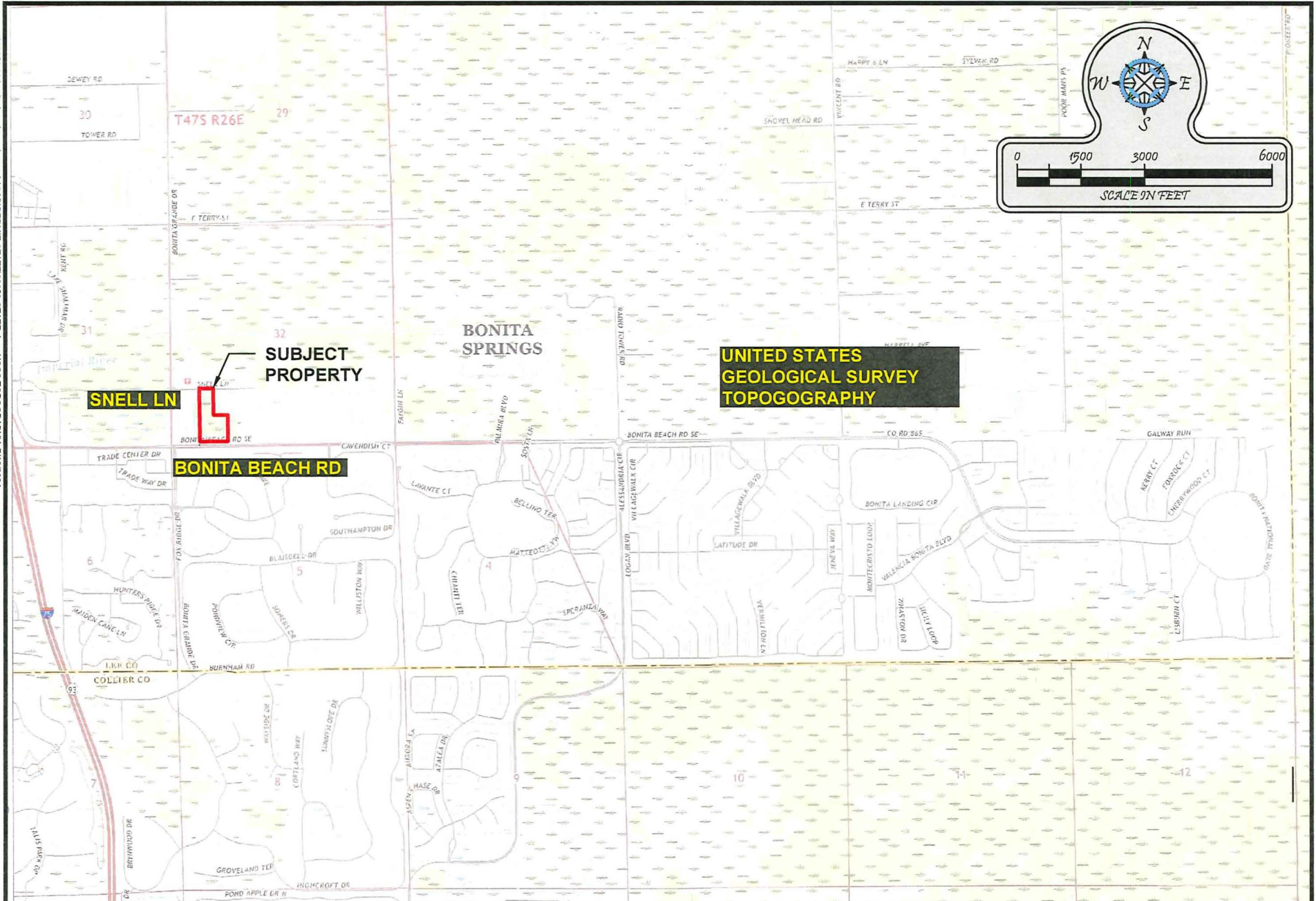
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BONITA BEACH RD HISTORIC FLOWWAY

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SECTION-	TOWNSHIP-		S	RANGE-	E



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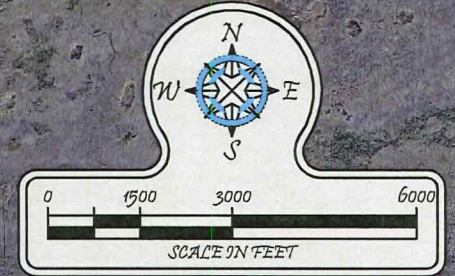
BONITA BEACH RD **USGS TOPOGRAPHY**

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



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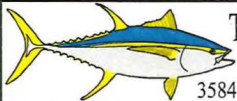
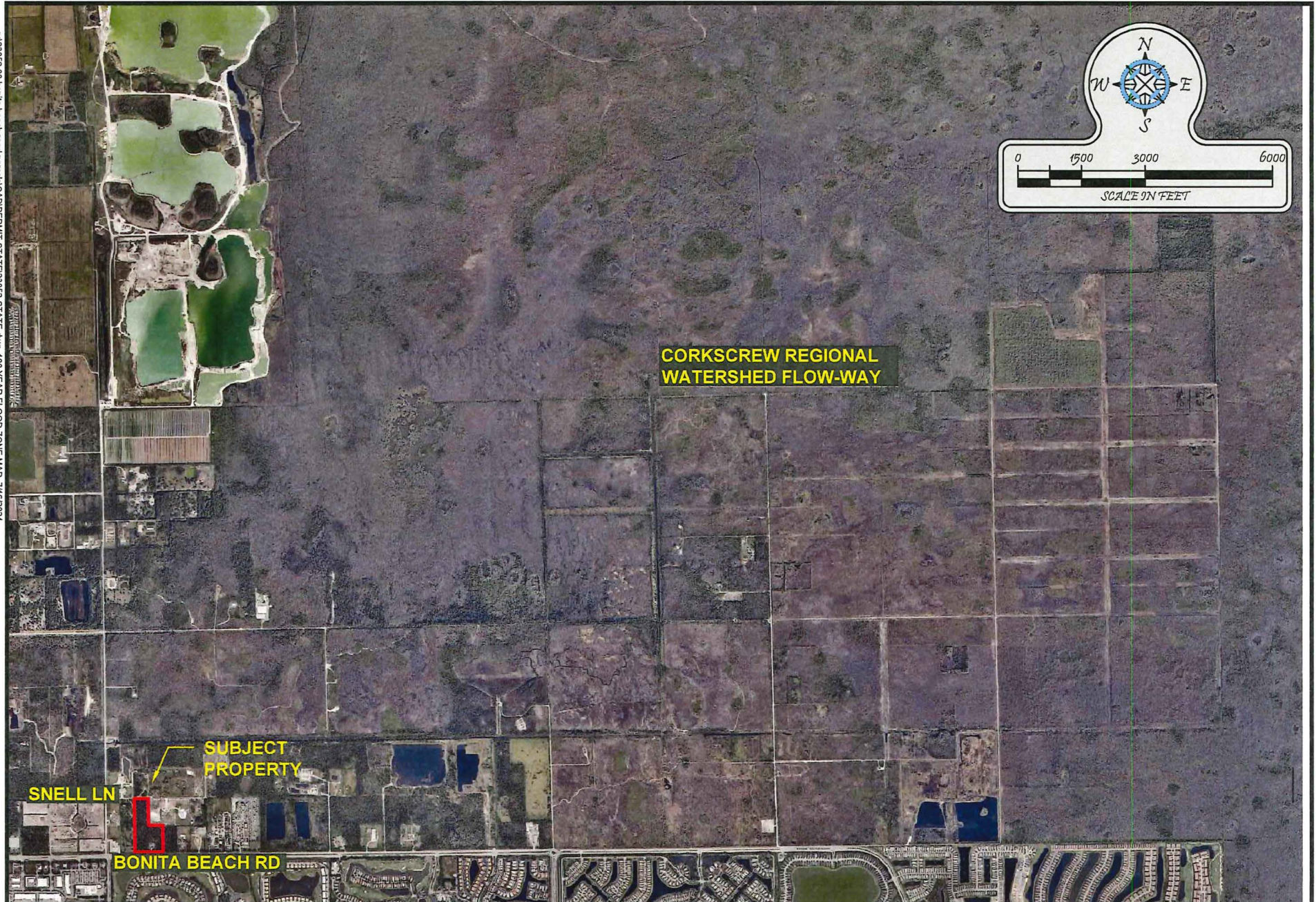
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PR23032.00 bonita beach road parcels/CAD/PERMIT-STATE/2032-STATE.dwg 100 YEAR FLOOD ZONE MAP 7/16/2024



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BONITA BEACH RD

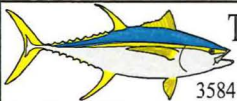
100 YEAR FLOOD ZONE MAP

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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



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BONITA BEACH RD LISTED SPECIES SURVEY MAP

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		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.



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.

LISTED SPECIES REPORT

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

Turrell, Hall & Associates, Inc. (THA) has conducted a listed species survey at four neighboring parcels in Bonita Springs, Florida 34135, located within Section 32, Township 47 South, Range 26 East, in Lee County. The subject properties 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 and total approximately 14.28 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 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 Lee 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 feet apart. Where 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 14.28 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 / Other Surface Waters
111	Fixed Single Family Units	0.92	No
438E4	Mixed Hardwoods (Exotics 75-100%)	12.92	No
740	Disturbed Land	0.24	No
OSW	Borrow Area (Other Surface Waters)	0.20	Yes
Total:		14.28	0.20

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
03/05/2024	15:00	17:00	1	1	84	20%	0	9 ESE

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 14.28-acre site is comprised of 14.08 acres of upland and 0.20 acres of Other Surface Waters (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 0.20 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 14.28-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 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.



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

June 25, 2024

** Delivered via email*

Michael Quinn *
Manna Christian Missions, Inc
10421 Pennsylvania Ave
Bonita Springs, FL 34135

**Subject: Bonita Beach Road Formal Determination Request
Petition for Formal Determination of Wetlands and Surface Waters
Permit No. 36-111130-P
Application No. 230731-39641
Lee County**

Your petition for a formal determination of wetlands and other surface waters is approved. This action is taken based on Chapter 373, Part IV of Florida Statutes (F.S.) and the rules in Chapters 62-330 and 62-340, Florida Administrative Code (F.A.C.). Please read this entire agency action thoroughly and understand its contents.

This action is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- All referenced Exhibits.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance to the "Notice of Rights", we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I hereby certify that this Formal Wetland Determination and Notice of Rights have been mailed or electronically submitted to the addressee (and the persons listed on the attached distribution list) on June 25, 2024 in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (www.sfwmd.gov/ePermitting).

Sincerely,

A handwritten signature in blue ink that reads "Lisa Prather".

Lisa Prather, PWS
Section Administrator

**South Florida Water Management District
Formal Wetland Determination Permit No. 36-111130-P
Date Issued: June 25, 2024**

Project Name: Bonita Beach Road Formal Determination Request

Petitioner: Michael Quinn
Manna Christian Missions, Inc
10421 Pennsylvania Ave
Bonita Springs, FL 34135

Application No. 230731-39641

Location: Lee County, See Exhibit 1

Acres: 13.9

Expiration Date: June 25, 2029

Type: Certified Survey

Project Summary

This application is for a formal determination of the landward extent of wetlands and other surface waters (OSW), pursuant to Rule 62-330.201, Florida Administrative Code (F.A.C.), for a 13.90 acre property known as Bonita Beach Road (Property). The methodology used for the determination is consistent with Chapter 62-340, F.A.C.

Project Site Description

The 13.90 acre property is located in Section 32, Township 47 South, Range 26 East, Lee County, Florida. More specifically, the Property is located south of Snell Lane, east of Bonita Grande Drive, north of Bonita Beach Road, approximately 0.7 miles east of Interstate 75 (I-75), in Bonita Springs, Florida. A Location Map is attached as Exhibit No. 1.0. The property is surrounded by low-density single family homes and undeveloped land. The property consists of forested uplands, infested with exotic vegetation. An aerial photograph depicting the inspection boundary is attached as Exhibit No. 2.0.

Formal Determination of Wetlands and Other Surface Waters

On July 31, 2023, the District received a request for a formal determination of the boundary of wetlands and OSW on a 13.90 acre property known as Bonita Beach Road. The landward extent of wetlands and OSW was established by Turrell, Hall & Associates, Inc. and verified by Certified Wetland Evaluators (CWE) Matt Brosious of the South Florida Water Management District and Matthew Erb of the Florida Department of Environmental Protection (FDEP) on September 26, 2023 and May 21, 2024. No wetlands, as defined by Subsection 373.019(27), F.S. and Chapter 62-340, F.A.C., were identified on the property. OSW, as defined by Subsection 373.019 (27), F.S. and Chapter 62-340, F.A.C., identified and delineated on the property totaled 0.20 acres. A certified survey depicting the landward extent of the OSW is attached as Exhibit No. 3.0. OSW delineation information, including data forms and representative photographs of the OSW and upland areas can be found in the permit file. Data forms were filled out and photo documentation taken by District staff on September 26, 2023.

OSW Description:

The OSW identified on the property totaled 0.20 acres (Exhibit No. 3.0). The OSW is a manmade borrow area with defined side slopes.

Based on the National Resource Conservation Service (NRCS) data, the property contains two historically mapped hydric soil. The hydric soils included Pompano Fine Sand, Depressional (Map Unit 27) and Malabar Fine Sand, Depressional (Map Unit 44). A soils map is attached as Exhibit No. 4.0. Soil pit data is included within the wetland data forms, which were filled out on September 26, 2023.

This Formal Determination of Wetlands and Other Surface Waters is the District's determination of the landward extent (boundaries) of wetlands and OSW within the property based on the documentation submitted by the Petitioner and field application of Chapter 62-340, F.A.C. This action does not authorize any construction activities or constitute conceptual approval of any anticipated projects or activities in wetlands or other surface waters. It does not in any way establish boundaries of sovereign submerged lands, high water elevations or other elevations/boundaries.

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination upon a finding that the Petitioner has submitted inaccurate information to the District.

The Formal Wetland Determination shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and other surface waters during that period.

Distribution List

Christina Hall, Turrell, Hall & Associates, Inc *

Florida Department of Environmental Protection SLERC *

Lee County Property Appraiser *

Florida Department of Environmental Protection - Environmental Administrator *

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (<http://my.sfwmd.gov/ePermitting>) and searching under this application number 230731-39641.

[Exhibit No. 1.0 Location Map](#)

[Exhibit No 2.0 Aerial With Land Uses and Inspection Boundary](#)

[Exhibit No. 3.0 Certified Survey](#)

[Exhibit No. 4.0 Soils Map](#)

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request

that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.

- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

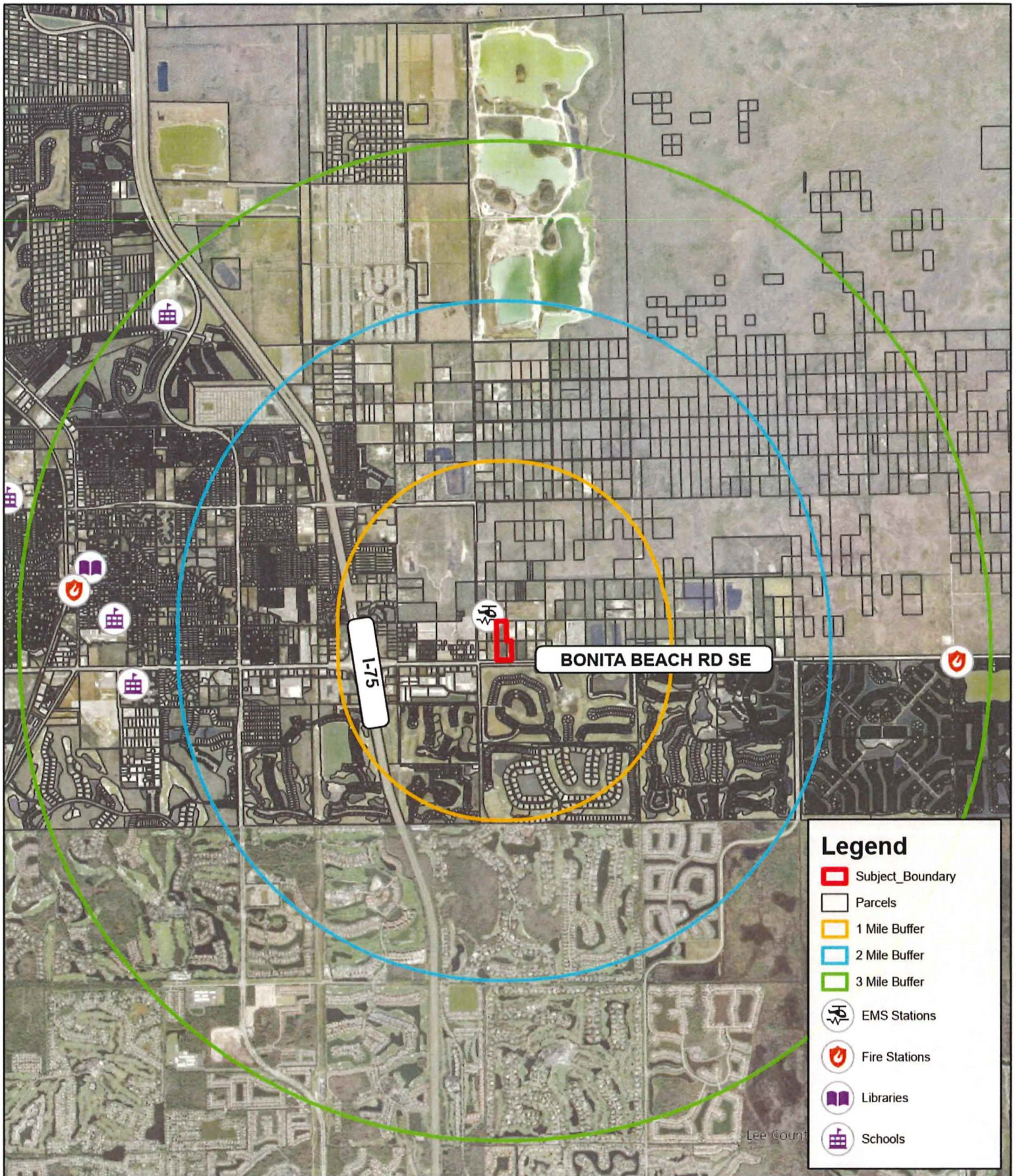
1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.



Legend

- Subject_Boundary
- Parcels
- 1 Mile Buffer
- 2 Mile Buffer
- 3 Mile Buffer
- EMS Stations
- Fire Stations
- Libraries
- Schools

RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
Tel: 239.405.7777
www.rviplanning.com

BONITA BEACH CPD • INFRASTRUCTURE MAP
📍 Lee County, FL
📅 8/10/2023
23002134
👤 Manna Christian Ministries

0000
 Feet

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



June 26, 2024

Jem Frantz
RVI Planning and Landscape Architecture
28100 Bonita Grande Dr #305
Bonita Springs, FL 34135

Sent via e-mail: jfrantz@jfrantzplanning.com

Re: Bonita Beach CPD

Dear Mr. Frantz,

You have requested potable water, sewer and irrigation service for the project referenced above. Plant capacities are adequate; however, the Developer is required to install all off-site and on-site utility line extensions necessary to provide service to the project in accordance with Bonita Springs Utilities, Inc. specifications. No construction submittals have been received, reviewed or approved as of this date. This letter expires in one year.

You have estimated the usage to be 9,000 gallons per day. Bonita Springs Utilities, Inc. has the capacity to provide the above estimated gallonage from its 21. million gallon per day Water Treatment Plant. The Water Reclamation Facilities have the capacity to treat the above estimated gallonage from the plants currently rated at 11.0 million gallon per day.

Potable water is available for irrigation use as no reuse water is available in proximity to the subject property at this time.

This letter should not be construed as a commitment or guarantee to serve nor as approval for construction, but only as to the availability of potable water, sewer and reuse at this time. Bonita Springs Utilities, Inc. may commit to reserve plant capacity if available, at such time that ANC (Aid-to-New Construction) fees are paid for each unit of required capacity.

If there are any proposed utility infrastructure installations, then the appropriate meetings and submittals per the Bonita Springs Utilities specifications shall be required.

Respectfully,
Bonita Springs Utilities, Inc.

A handwritten signature in black ink, appearing to read "K. Hoskins", is written over a horizontal line.

Kim Hoskins, P.E.
Director of Engineering

Carmine Marceno
Sheriff



State of Florida
County of Lee

"Proud to Serve"

November 8, 2023

Jem Frantz
RVi Planning + Landscape Architecture
10401 Highland Manor Drive, Suite 220
Tampa, Florida 33610

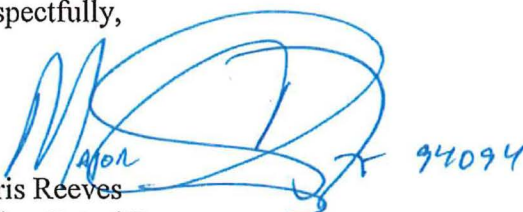
Ms. Frantz,

The Lee County Sheriff's Office reviewed your Comprehensive Plan Amendment application request for three parcels (32-47-26-00-00001.0250, 32-47-26-00-00001.021C and 32-47-26-00-00001.021B) that total 12.09+/- acres and are located along Bonita Beach Road SE, at its intersection with Bonita Grande Drive.

The proposed Small-Scale Comprehensive Plan Map would change the Future Land Use designation of the property from Conservation Lands Wetlands, Density Reduction / Groundwater Resource, and Wetlands to General Interchange. The proposal also would rezone the site to a Commercial Planned Development (CPD) and include 60,000 SF of commercial uses. Based on the information provided, the Lee County Sheriff's Office would be able to provide law enforcement services to the location, and it has no objections to the request.

This agency will provide law enforcement services from our South District substation in Bonita Springs. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Tiffany Wood at (239) 477-1885 with any questions regarding the CPTED study.

Respectfully,


Chris Reeves
Major, Patrol Bureau



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



BONITA SPRINGS FIRE CONTROL & RESCUE DISTRICT

27701 BONITA GRANDE DRIVE, BONITA SPRINGS, FL 34135

ADMINISTRATION
TEL: (239) 949-6200
FAX: (239) 949-6207

FIRE PREVENTION
TEL: (239) 949-6211
FAX: (239) 949-6216

STEVE LOHAN
CHAIRMAN

JAMES P. MURPHY
VICE-CHAIRMAN

JEFF MATURO
SECRETARY/TREASURER

THOMAS HUGO
COMMISSIONER

STEVEN SLACHTA
COMMISSIONER

GREG DEWITT
FIRE CHIEF

www.bonitafire.org

Mr. Frantz,

The Bonita Springs Fire Control and Rescue District is governed by a five member board elected by the voters of Bonita Springs. This board has given direction that they would like to have a four to six minute response time throughout the community of Bonita Springs. The Bonita Springs Fire Control and Rescue District operates seven stations throughout the Bonita Springs community. Every first out apparatus is a state licensed Advanced Life Support (ALS) unit. Your project is located approximately .5 miles from our Station 24, which is equipped with an ALS engine that can pump 2,000 gallons per minute. This station also has a brush truck capable of fighting any grass or urban interface type fire. The next closest station is our Station 21 which is 4.4 miles away. It houses another ALS Engine, ALS quick attack rescue and two Special Operations Units. The next closest station is Station 26 which currently houses a 107' Ladder truck. So I believe with my over 30 years of experience the Bonita Springs Fire Control and Rescue District is fully capable of handling any emergency that you may encounter with this proposed development. Should you have any questions or concerns please feel free to contact me directly.

In your service

Gregory DeWitt, Fire Chief

Bonita Springs Fire Control and Rescue District

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

November 20, 2023

Lindsey Craig
10150 Highland Manor Drive,
Suite 450
Tampa, FL 33610

RE: Bonita Beach CPD - Mass Transit
Request for Letter of Service Availability

Ms. Craig,

LeeTran has reviewed your request for service availability in regard to a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2020 Transit Development Plan (TDP), the following has been determined:

- Subject area is not within one-quarter mile of a fixed-route corridor.
- Closest bus stop is not within one-quarter mile of a bus stop.
- The 2020 TDP does not identify the need for enhanced or additional transit services in the area.

The proposed future development does not meet the applicability outlined in Lee County Transit Land Development Code Sec. 10-442 and Sec. 10-296 (4)(a). The developer will not be required to connect to and improve transit facilities because planning action does not trigger the relevant Lee County Land Development Code.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or cmarinodiaz@leegov.com.

Sincerely,

Clarissa Marino Diaz

Transit Service Planner

Lee County Transit



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

November 16, 2023

Jem Frantz
Rvi Planning + Landscape Architecture
10401 Highland Manor Dr. #220
Tampa, FL 33610

Re: Letter of Service Availability – Bonita Beach CPA

Ms. Frantz,

I am in receipt of your letter requesting a Letter of Service Availability for a Comprehensive Plan Amendment. The property consists of 3 parcels (32-47-26-00-00001.0250; 32-47-26-00-00001.021C; 32-47-26-00-00001.021B) totaling 12.09+/- acres and is located along Bonita Beach Road SE, at its intersection with Bonita Grande Drive. The site is proposed to be rezoned to a Commercial Planned Development (CPD) to include 60,000 SF of commercial uses.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is one ambulance located 1.4 miles west. A second location is 6.0 miles west.

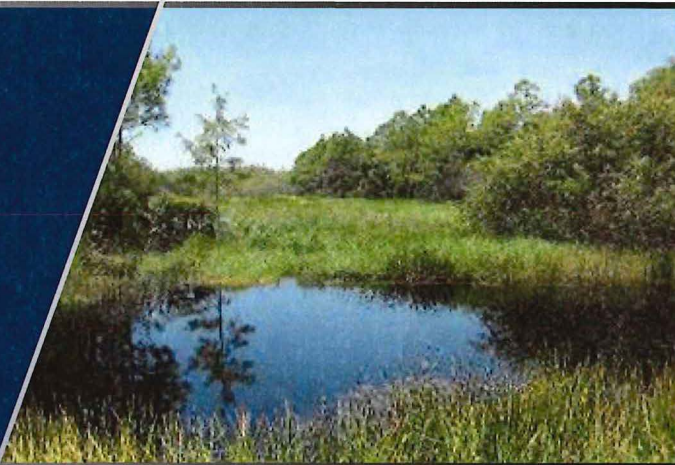
It is our opinion that the EMS service availability for the proposed development of this property is adequate at this time. Should the plans change, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Director, Public Safety

Water Resources Report Bonita Beach Road SE – CPD

Lee County, Florida



PREPARED FOR:

Manna Christian Missions, Inc.
10421 Pennsylvania Avenue
Bonita Springs, Florida 34135

PREPARED BY:

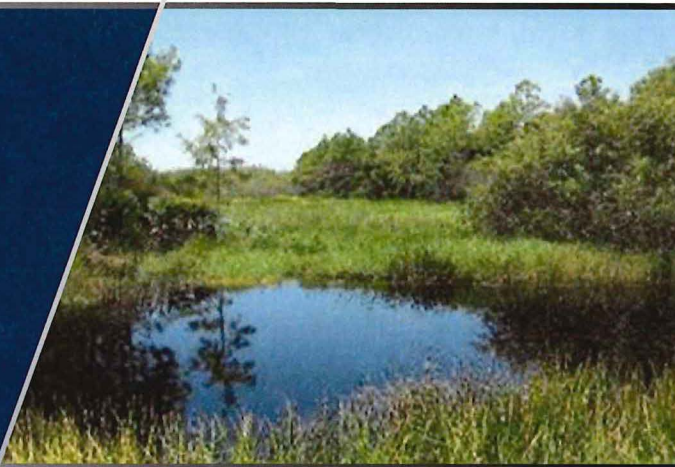


13620 Metropolis Avenue, Suite 110
Fort Myers, Florida 33912

OCTOBER 2024

Water Resources Report Bonita Beach Road SE – CPD

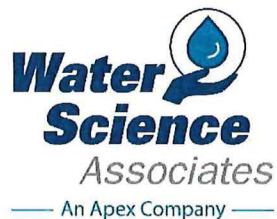
Lee County, Florida



PREPARED FOR:

Manna Christian Missions, Inc.
10421 Pennsylvania Avenue
Bonita Springs, Florida 34135

PREPARED BY:



Michael Jessich
Project Manager

Michael Alfieri, P.G., P.Hg., CGWP
Florida Professional Geologist No. 2476
Senior Managing Hydrogeologist

OCTOBER 2024

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FIGURES

- FIGURE 1.** Location of the Bonita Beach Road - CPD Project
- FIGURE 2.** Bonita Beach Road - CPD, Regional Watershed Setting
- FIGURE 3.** Aquifer System Underlying Lee County (Lee County Integrated Water Masterplan)
- FIGURE 4.** Typical Stormwater Management Lake
- FIGURE 5.** Conceptual Site Plan
- FIGURE 6.** Location of Nearby LCDNR Monitoring Wells
- FIGURE 7.** Hydrographs of Nearby Water Level Monitoring Stations

SECTION 1

EXECUTIVE SUMMARY

The Bonita Beach Road - CPD "Project" is a proposed commercial development located in Section 32, Township 47 South, Range 26 East in Bonita Springs, Lee County Florida. The Project is situated on the north side of Bonita Beach Road, approximately 800 feet east of Bonita Grande Drive, and is primarily bordered by a vacant lot to the east and a combination of existing multi-family and single-family residences to the west, north, and south with some commercial lots in the vicinity. The site consists of 14.28-acres of predominantly vacant land including a single-family residence. The proposed Project will include approximately 9-acres of commercial space to provide retail services in the project area. Additionally, the Project will include an approximate 2-acre preserve area, a 1.8-acre stormwater management lake, and development of associated infrastructure (i.e., roads, buildings, open space).

Projected irrigation water demands and proposed irrigation supplies for the Project will be developed from a combination of stormwater harvesting of the Project's stormwater management system with supplements from a Lower Tamiami Aquifer underlying the site. Neither of the proposed irrigation water sources are currently used or projected to be used by Bonita Springs Utilities (BSU), Lee County Utilities (LCU), or any other major water user in the area. Impact analyses conducted for the Project indicate that the proposed irrigation water use meets all conditions for water use permitting with the South Florida Water Management District (SFWMD), including impacts to the aquifer system, the environment, or existing legal users including BSU.

The proposed Bonita Beach Road – CPD development currently lies within the southwester extent of the Density Reduction Groundwater Resource (DRGR) land use designation for Lee County, which is intended to provide protections to groundwater resources through restrictions on residential density. The Project owner is requesting rezoning from Agricultural (AG-2) to Commercial Planned Development (CPD). The subject property is appropriate for commercial development as it provides a contiguous and compact growth pattern for the Lee County Planning Community.

SECTION 2 INTRODUCTION

2.1 PROJECT OVERVIEW

The Bonita Beach Road CPD “Project” is an approximately 14.28-acre proposed commercial development located in Section 32, Township 47 South, Range 26 East in Bonita Springs, Lee County Florida. Refer to **Figure 1** for a regional location map for the Project. The site consists of predominantly vacant land and a single-family residence. The proposed Project will include approximately 9-acres of commercial space to provide retail services to the project area.

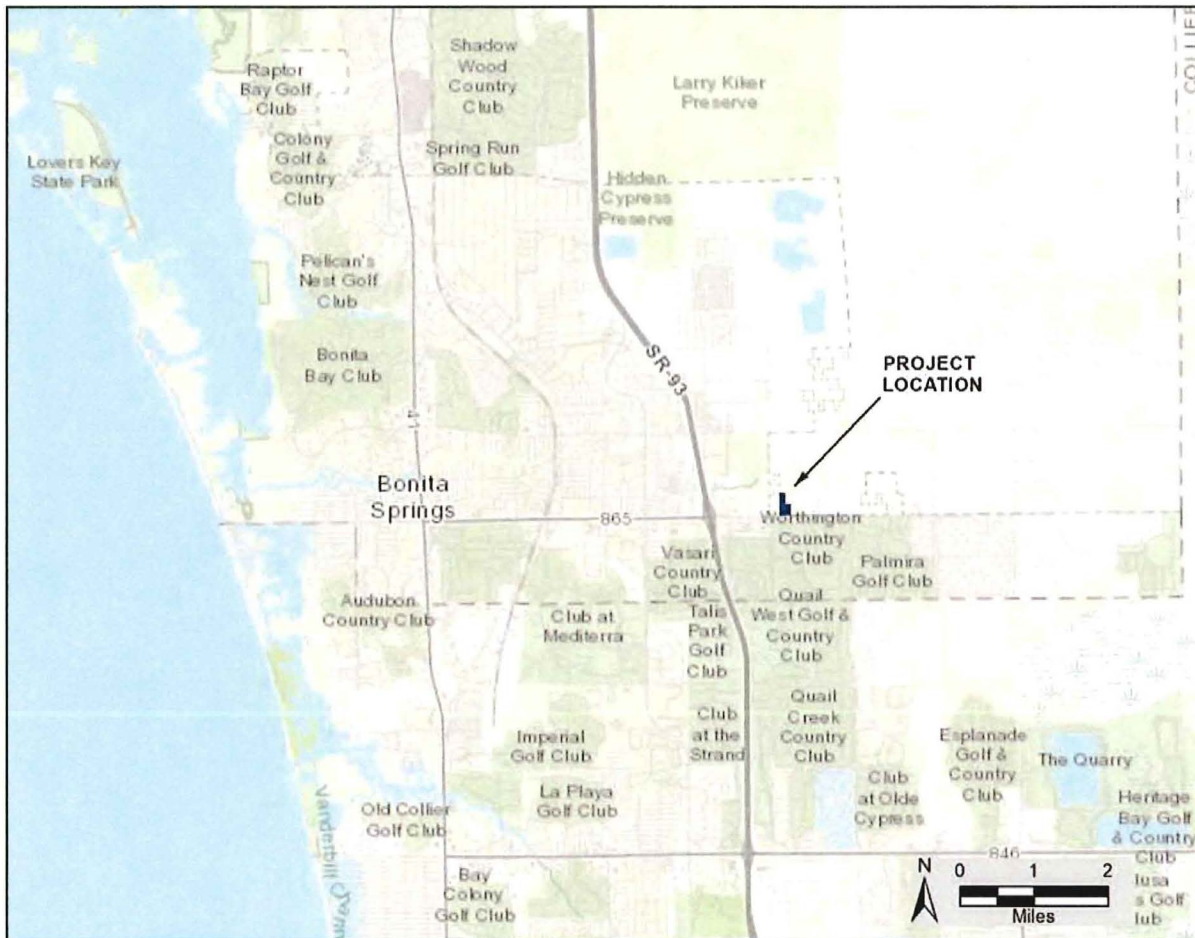


Figure 1. Location of the Bonita Beach Road CPD Project

The Project is situated on the north side of Bonita Beach Road, approximately 800 feet east of Bonita Grande Drive, and is primarily bordered by a vacant lot to the east and a combination of multi-family and single-family residences to the west, north, and south with some commercial lots in the vicinity. The project lies within the Estero Bay watershed and the regionally extensive Flint Pen sub-watershed (**Figure 2**). Existing stormwater runoff for the site generally drains to adjacent roadway stormwater collections system (Bonita Beach Road to the south) and sheet-flows to drainage ditches along Snell Lane north of the project. The Project is bounded by the Imperial River and Kehl Canal extension to the north, which serves as the primary drainage path for

surface water flows from Flint Pen sub-watershed and lands east of the Imperial River. These drainage features have resulted in disconnected surface water flow paths and isolated subbasins in the vicinity of the Project site. Further, the construction of Kehl Canal in the early 1960's has isolated the project site from the Corkscrew Swamp Regional Ecosystem Watershed (CREW) and primary DRGR area. Refer to **Figure 2** for a map depicting the regional watershed setting for the Bonita Beach Road CPD project.

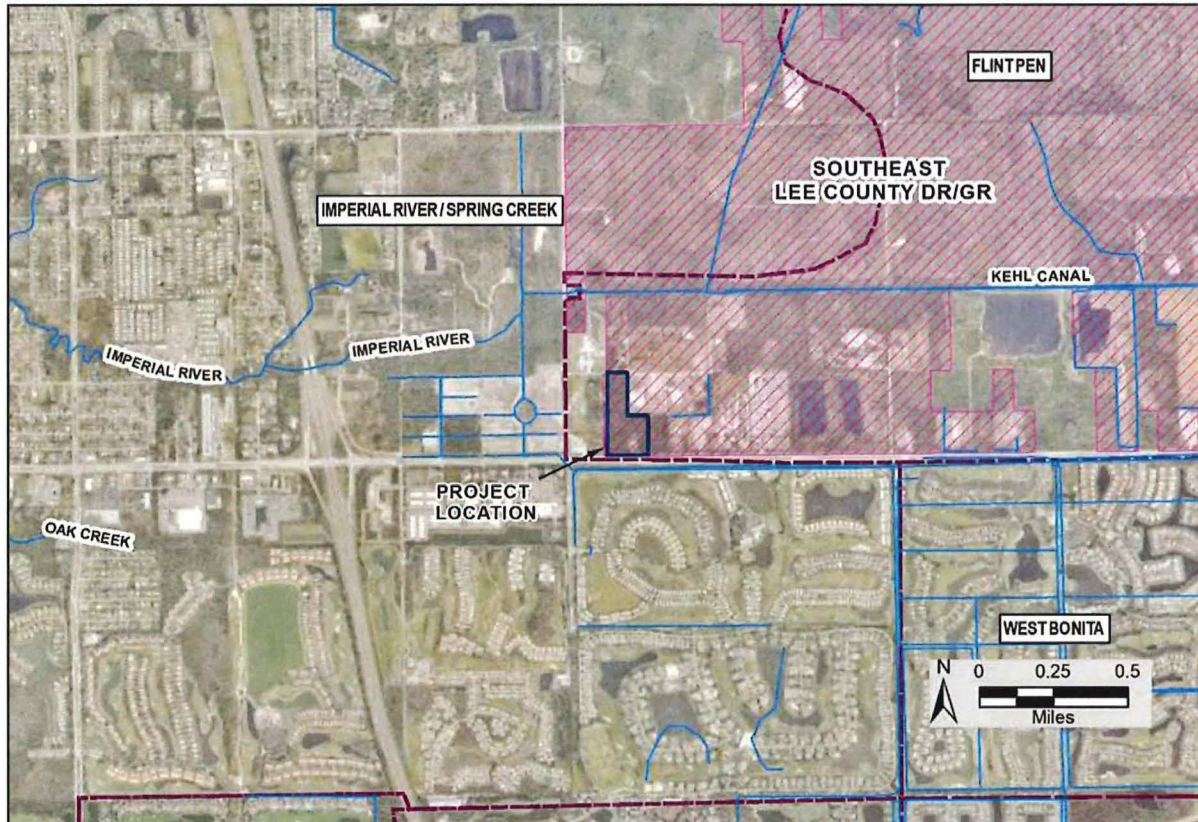


Figure 2. Bonita Beach Road CPD Site, Regional Watershed Setting

2.2 PAST LAND USE AND WATER USE

The Project site falls within four parcels including three vacant lots and one single family residence. Surface water drainage generally occurs via sheet-flow to the south and north of the project site. Review of the SFWMD database indicates no permitted water uses and/or surface water management systems (i.e., Environmental Resource Permits [ERPs]) have been previously or currently approved for the site.

SECTION 3

GROUNDWATER RESOURCES

3.1 INTRODUCTION

The hydrostratigraphy underlying the Bonita Beach CPD project is typical for southern Lee County with a series of aquifers and confining beds occupying the Surficial, Intermediate, and Floridan Aquifer Systems. **Figure 3** provides a schematic showing the groundwater sources in Lee County. In general, freshwater sources are the Water Table and the Lower Tamiami Aquifers of the Surficial Aquifer System. The underlying Sandstone and Hawthorn Zone 1 Aquifers of the Intermediate Aquifer System are slightly to moderately brackish. Highly brackish and saline water sources include the Lower Hawthorn Aquifer and underlying zones of the Upper Floridan Aquifer.

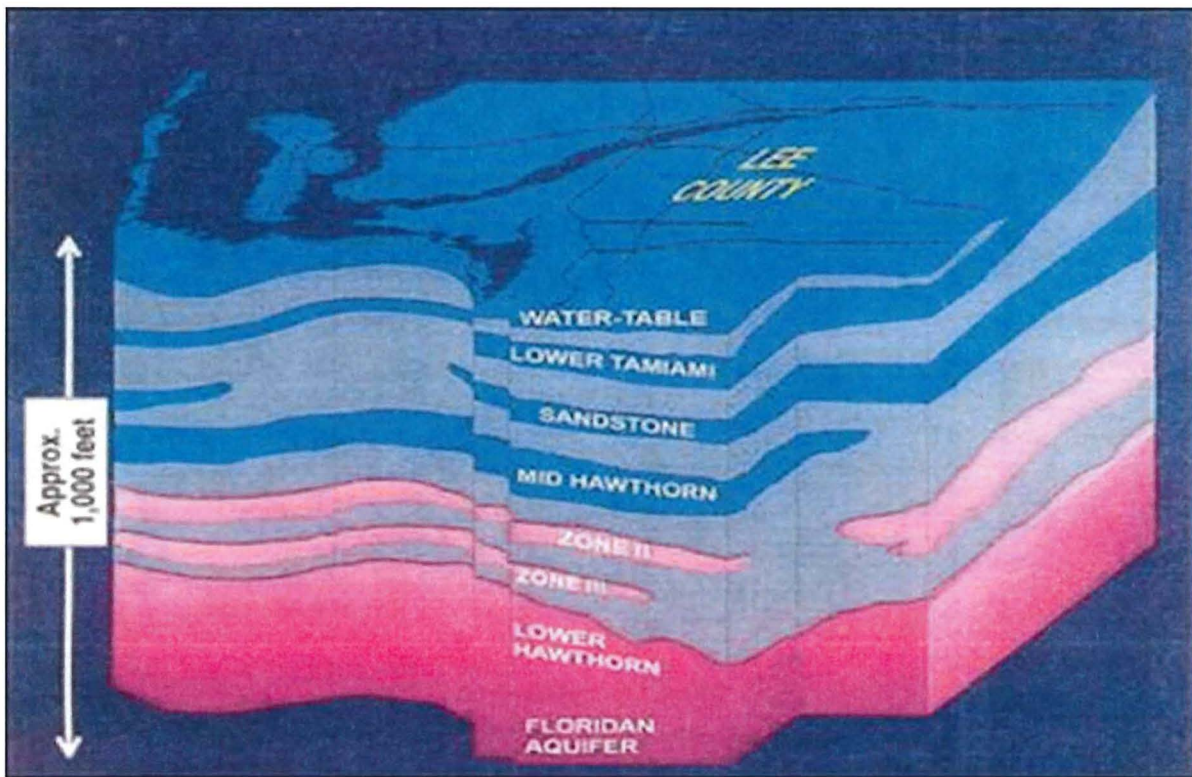


Figure 3. Aquifer System Underlying Lee County (Lee County Integrated Water Masterplan)

Five primary aquifers are of significance beneath the Bonita Beach CPD site and are described below in order of increasing depth. These are the Water Table, the Lower Tamiami, the Sandstone, the Hawthorn Zone 1, and the Lower Hawthorn Aquifers. Deeper underlying aquifers are too saline for direct use at the site. The primary sources of information used to characterize the groundwater resources include information from Lee County, SFWMD, and U. S. Geological Survey (USGS).

3.2 REGIONAL AQUIFERS

3.2.1 Water Table Aquifer

The Water Table aquifer is an unconfined aquifer that covers all of Lee County. The aquifer is defined as occurring at or near land surface downward to the top of the first regional confining

bed. Beneath the Bonita Beach Road CPD project, the thickness of the aquifer is approximately 30 feet. The aquifer generally consists of 10 to 15 feet of sand, shell and limestone overlying about 20 feet of porous limestone beneath the project site. The limestone portions of the aquifer typically have a moderate to high permeability making the aquifer suitable for medium to large capacity water production wells. The aquifer is used for domestic self-supply and irrigation of agricultural and landscaping foliage. Use of the aquifer is typically limited by the potential for impacts to natural wetland areas from drawdown in the aquifer water level. The aquifer is recharged directly by rainfall with discharges occurring by way of natural or man-made surface drainage features, evaporation and transpiration, and by pumpage from wells. Groundwater flow and levels in the aquifer fluctuate seasonally in response to climatic conditions but are also impacted by local and regional drainage features. Water quality in the aquifer is generally very good and useful for both drinking water and irrigation water needs although high concentrations of naturally occurring iron and organic material are common. Lake extraction is the most efficient use of this aquifer for irrigation purposes, which also typically results in less iron and organic staining, as well as reduced impact to area water levels. Confining beds consisting of low permeable clays and silts of the Bonita Springs Marl are encountered at the base of the Water Table Aquifer.

3.2.2 Lower Tamiami Aquifer

The Lower Tamiami Aquifer is separated from the Water Table Aquifer by 25 to 30 feet of marine clay and silt that constitutes the Bonita Springs Marl confining beds. Beneath the Bonita Beach Road CPD project, the depth to the Lower Tamiami Aquifer is between 50 to 60 feet below land surface. The Lower Tamiami Aquifer is considered a freshwater source in the vicinity of the project site but becomes brackish far to the west towards the Gulf of Mexico. Review of Lee County data from wells that tap into this Lower Tamiami Aquifer within a mile of the project site indicates dissolved chloride concentrations range between 96 and 240 mg/L and averages about 190 mg/L.

Productivity of the aquifer is moderate to high. This aquifer is recharged where overlying confining beds are thin or absent and where the top of the aquifer becomes shallow and transitions to the Water Table Aquifer north of the project site into central Lee County. Discharge from the aquifer generally occurs as pumpage from wells. Moderate fluctuations in seasonal water levels are common in the Lower Tamiami Aquifer in areas of heavy use of the aquifer but water levels generally follow the seasonal trends of the Water Table Aquifer.

This aquifer is primarily used for public water supply by BSU and by private residences for domestic self-supply. The project site is located a sufficient distance outside the BSU wellfield and established Lee County Wellfield Protection Area (LCWPA) of the Lower Tamiami and Lower Hawthorn Aquifers. Use of the Lower Tamiami Aquifer to supplement stormwater from the onsite lake system is proposed to meet irrigation demands at the Bonita Beach Road CPD project. The proposed irrigation water use meets all conditions for water use permitting with the SFWMD including impacts to the aquifer system, the environment, or existing legal users including BSU. The projected water use will meet the criteria for a Noticed General Permit (NGP) issued by the SFWMD and will not exceed annual average allocation of 10,000 gallons per day (gpd) for Sources of Limited Availability. In addition, the Project will include a surface water management system that provides for improved management of water levels in the Water Table Aquifer that will increase overall groundwater recharge to the Lower Tamiami Aquifer in the vicinity of the Project site.

3.2.3 Sandstone Aquifer

The Sandstone Aquifer underlies the Lower Tamiami Aquifer in the southern portion of Lee County although there may or may not be distinct confining beds separating these aquifers at this location. Review of lithologic logs of nearby wells indicates that in the area of the project site, the Lower Tamiami Aquifer transitions to the Sandstone Aquifer as the aquifer lithology shifts to more abundant sand content and to a consolidated sandstone. The top of the Sandstone Aquifer near the Bonita Beach Road CPD project site is expected to occur between about 95 to 150 feet below land surface. The Sandstone Aquifer is the uppermost aquifer in the Intermediate Aquifer System and consists of unconsolidated sands and poorly consolidated sandstone. The unit varies in thickness in the vicinity of the project site, ranging from about 50 to 100 feet.

The aquifer is recharged where overlying confining beds are thin or absent in Hendry and Glades County. Discharge from the aquifer generally occurs as pumpage from wells. Large fluctuations in seasonal water levels are common further north of the project site due to the heavy use of the aquifer in those areas with wet season levels near their historic highs but dry season water levels often at depths of 50 feet or more.

The Sandstone Aquifer is slightly to moderately brackish at the project site. Salinities, however, are generally low enough for either general irrigation supply or blending with fresher water sources for irrigation supply. Productivity of the aquifer is moderate to low, but it does provide large quantities of water several miles north of the project site for citrus production and public water supply in central and east Lee County. The aquifer is not heavily used the Bonita Beach Road CPD project area. The use of groundwater from the Sandstone Aquifer is not proposed for the project.

3.2.4 Mid Hawthorn Aquifer

The Hawthorn Zone 1 Aquifer, also referred to the Mid Hawthorn Aquifer in south Lee and Collier counties, is the lowermost aquifer in the Intermediate Aquifer System in Lee County. It consists of moderately permeable limestones of the Arcadia Formation and is separated from the overlying Sandstone Aquifer and underlying Lower Hawthorn Aquifer by thick clay confining beds of the Peace River and Arcadia Formations. It has moderate yield characteristics that limit its use for large capacity water supply. However, it has use as a water supply source for commercial or irrigation use. It exists as a sequence of interbedded limestones and marls that occur at depths between 200 and 300 feet below land surface. This aquifer is recharged north of Charlotte County where the aquifer is much nearer to land surface and overlying confinement is thin or nonexistent. The Hawthorn Zone 1 Aquifer is typically brackish in southern Lee County and salinity increases considerably to the south into Collier County. Review of data from wells that tap into this aquifer within about a mile of the project site indicates dissolved chloride concentrations approximately between 250 and 1,600 mg/L. Considering the brackish water quality of the Mid-Hawthorn Aquifer and limited blending capacity onsite, this source is not suitable for use at the Bonita Beach Road CPD project.

3.2.5 Lower Hawthorn Aquifer

The Lower Hawthorn Aquifer is the uppermost water bearing unit in the Upper Floridan Aquifer System. The aquifer has good yield potential but contains brackish water that is only useful for irrigation if blended with other freshwater resources and is only useful for public water supply using reverse osmosis or other desalination technologies. The top of this aquifer is anticipated to

be encountered at depths between about 500 and 600 feet below grade at the Bonita Beach Road CPD project site. The aquifer is separated from the overlying Hawthorn Zone I Aquifer by the Lower Hawthorn Confining Zone which consists of marine silts and clays of very low permeability. The Lower Hawthorn Confining Zone has a thickness of about 100 feet.

The aquifer is recharged in the central Florida highlands area between Tampa and Orlando where the aquifer beds are near land surface and confining beds are thin or absent. In general, the SFWMD supports increased use of the Lower Hawthorn/Upper Floridan aquifer especially for public water supply use. BSU uses the Lower Hawthorn Aquifer to feed a reverse osmosis water treatment plant for development of public water supply. The Bonita Beach Road CPD project proposes no use of the Lower Hawthorn Aquifer.

SECTION 4

SURFACE WATER RESOURCES

4.1 ONSITE LAKE

The Bonita Beach Road CPD will include a stormwater management lake to provide flood control and water quality treatment of runoff. Several design and control features will be planned for the Bonita Beach Road CPD development to protect and enhance the quality of water in the lake system and adjacent watersheds and provide for hydrological improvements on the Project site. These elements will include collection, treatment, and conveyance of stormwater within the Project's water management system including littoral planting areas, the use of water treatment BMP's, and centralized control over the application of irrigation water.



Figure 4. Typical Stormwater Management Lake

Improved surface water quality and attenuation is anticipated through the design and installation of the stormwater management system. The stormwater management system will include the collection and detention of all water generated on the site and will provide stormwater treatment through various dry and wet detention elements within the development footprint that meet or exceed water quality requirements of the SFWMD, the Florida Department of Environmental Protection (FDEP), and Lee County. The attenuation of stormwater will improve the hydrologically impacted project area through enhanced recharge of groundwater to the Water Table Aquifer.



Figure 5. Conceptual Site Plan

SECTION 5

IRRIGATION WATER DEMAND

Water demands at the Project site will consist of outside potable water and in-house irrigation uses. Bonita Springs Utilities (BSU) will provide potable water and sanitary sewer service at the Bonita Beach Road CPD project. Irrigation demands will be met with onsite sources including harvesting stormwater from the onsite stormwater lake system with up to one hundred percent re-supply by groundwater withdrawals. The lake withdrawals will provide an efficient and low impact method for tapping the Water Table Aquifer underlying the project site and effectively harvest available stormwater supplies. Lake volume storage will minimize potential impacts to surface and groundwater levels. Analyses of potential impacts attributed to proposed irrigation withdrawals and limited request use for the Project indicate no adverse impacts to the aquifer systems, area wetlands, or existing water users in the area including BSU.

5.1 POTABLE WATER AND WASTEWATER

BSU will provide potable water and wastewater services respectively to the Project. This will eliminate the need for individual domestic self-supply wells and individual onsite sewage treatment and disposal systems (septic tanks) which are common for many rural areas of Lee County. Provision of central public utilities to the Project will provide several desirable environmental and hydrological advantages. Supplying potable water to the Project from the nearby water treatment facility will remove a potentially competing water use from the freshwater aquifers and allow for improved planning and control of area water resources. Similarly, provision of a central sewer system will eliminate septic tank discharges in the area providing a higher level of protection to the existing water resources.

5.2 IRRIGATION WATER

The proposed Project will include a stormwater management lake that will intersect permeable limestone of the Water Table Aquifer. The proposed irrigation system will consist of stormwater harvesting from the stormwater lake management system with up to 100 percent of these withdrawals re-supplied by groundwater. The proposed source of groundwater to supplement lake withdrawals will be fresh groundwater from the Lower Tamiami Aquifer. Actual percentages of lake and groundwater withdrawals will be determined during the water use permitting process with the SFWMD and adjusted seasonally. Lake recharge will not occur when the stormwater managment system is discharging offsite. The combination of groundwater and fresh stormwater will maintain a chloride level of less than 200 mg/L in compliance with SFWMD policy. Use of stormwater as a primary irrigation resource reduces potential use of potable water supplies, provides additional stormwater treatment, reduces offsite discharges of stormwater, reduces nutrient levels of the stormwater outfalls, and reduces reliance on groundwater systems being used to supply potable water to Lee County.

Irrigated area for the Project is estimated to be less than 3-acres (approximately 2.49-acres in total) of turf grass and landscaping. Standard Blaney-Criddle calculations used by the SFWMD for irrigation supply permitting indicate this acreage will result in irrigation water demands of 0.407 million gallons per month (MGM) on a maximum monthly basis (or about 13,130 gpd) and 3.26 million gallons per year (MGY) on an average annual basis (8,930 gpd). The project will likely meet the criteria for issuance of a Noticed General Permit.

SECTION 6

IRRIGATION IMPACT ASSESSMENT

6.1 WATER LEVELS

Water Science reviewed hydrographs of nearby Water Table Aquifer monitoring wells maintained by Lee County Division of Natural Resources (LCDNR), shown on **Figure 6**. The monitoring wells nearest to the Project site with long term water level data (1990 to present) are 49-GW11, located about 0.5 miles north-northwest of the Project site, 49-GW19, located about 0.75 miles west of the Project site, and 49-GW12, located 1 mile southwest of the Project site in the Imperial River/Spring Creek Watershed, and 49GW-10, located about 2 miles east of the Project site all within the Flint Pen watershed area.

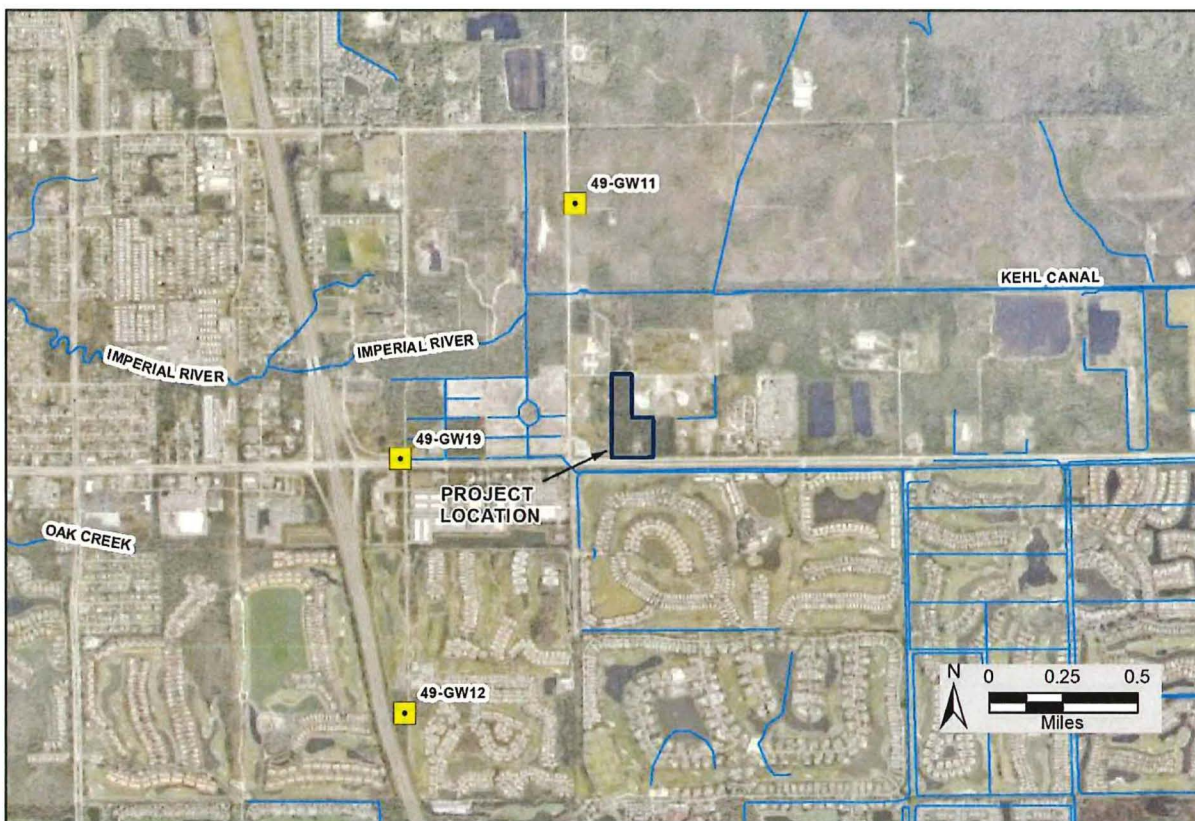


Figure 6. Location of Nearby LCDNR Monitoring Wells

The topography in the area of the Project site generally increases to the east and west of the Project with natural groundwater gradient flowing east to west and towards the Imperial River/Kehl Canal/regional drainage feature. The Imperial River acts as a natural drainage feature for the surrounding areas including surface water from the Flint Pen and CREW watersheds, located northeast of the Project area. Upstream monitoring wells 49-GW10 located east of the Project area and well 49-GW11 located north of the Project area show water levels ranging seasonally between 8 to 15 feet NAVD88 and 6 to 14 feet NAVD88, respectively. Downstream monitor wells 49-GW19 located west of the Project area and well 49-GW12 located southwest of the Project area show water levels ranging seasonally between 5 to 12 feet NAVD88 and 6 to 12 feet NAVD88

respectively (**Figure 7**). All monitor wells show a steady range over the period of record of 1990 to present with a steady rise in water levels starting about 2005 in monitor wells 49-GW11 and 49-GW12.

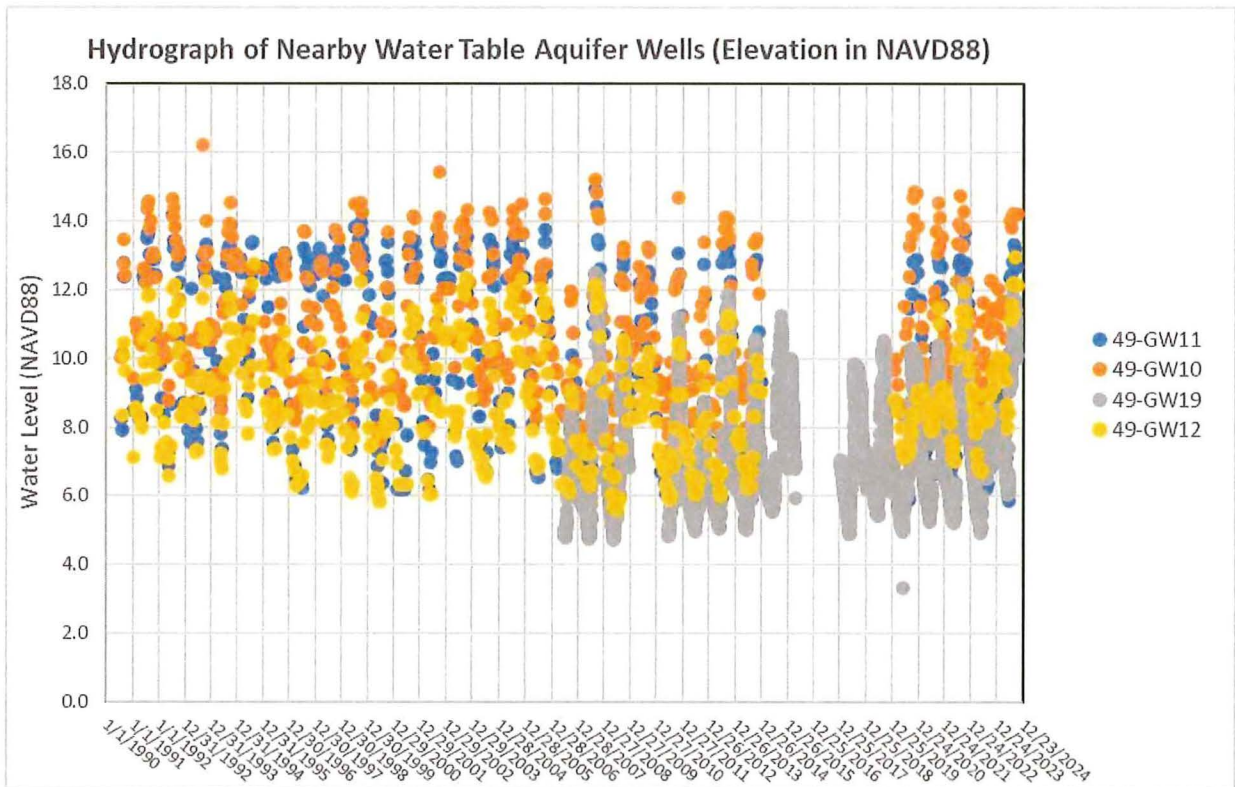


Figure 7. Hydrographs of Nearby Water Level Monitoring Stations

Up to 100 percent of the irrigation withdrawals from the stormwater lake management system will be re-supplied with groundwater from the Lower Tamiami Aquifer. Therefore, there is no impact on the water levels in the Water Table Aquifer from the proposed use. Additionally, the Project's water management system will provide enhanced water quality treatment and storage thereby providing a positive impact to groundwater recharge and regional water quality.

6.2 CONCLUSION

The Bonita Beach Road CPD affords a unique opportunity to improve the hydrologically impacted project area through enhanced stormwater management and recharge of groundwater to the Water Table Aquifer. The proposed project provides a high level of protection, preservation, and enhancement of groundwater resources in accordance with Lee County's goals and objectives.

SECTION 7

PROFESSIONAL CERTIFICATION

I, Michael C. Alfieri, hereby certify that I am a Professional Geologist licensed in the State of Florida and that the accompanying document was prepared by me or under my supervision and is in general conformance with the Department of Business and Professional Regulation, Division of Professions, Board of Professional Geologists Practice Rules and Statutes (Rules Chapter No. 61G16-1 through 61G16-9/ Statute: Chapter 492). Based on current methodologies and the current state of the professional practice of geology, the geologic information provided is true and correct to the best of my knowledge and belief based on the data collected.

Michael C. Alfieri, P.G., P.Hg., CGWP
Florida Professional Geologist No. 2476

