Lee County Community Development

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: White Willow RPD

Request: Rezone from: AG-2 To: RPD

Type: ☐ Major PD ☒ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES[1] for: _____ Bonus Units

[1] *If **YES**, submit additional fee required by LDC 2-147(A)(3)*

Summary of Project:

Rezone of a 47 +/- acre property from AG-2 to RPD to allow for the development of a residential community with 94 single family homes.

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Pulte Homes
Address: 24311 Walden Center Drive, Suite 300
City, State, Zip: Bonita Springs, FL 34134
Phone Number:
E-mail Address: patrick.butler@pultegroup.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

☐ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

☒ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(a)(3)]**

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: **DeLisi, Inc.**
Contact Person: **Daniel DeLisi, AICP**
Address: **520 27th Street**
City, State, Zip: **West Palm Beach, FL 33407**
Phone Number: **239-913-7159** Email: **dan@delisi-inc.com**

2. Additional Agent(s): Provide the names of other agents that the County may contact concerning this application. **[34-202(a)(4)]**

PART 2
PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Crisafulli Investment Group, LLC
Address: 6184 Jays Way
City, State, Zip: Milton, FL 32570
Phone Number: _____ Email: _____

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach Disclosure of Interest Form.

C. Multiple parcels:

☐ Property owners list. **[34-202(a)(8)]**
☐ Property owners map. **[34-202(a)(8)]**

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): **8/13/2020**

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[34-203(a)(5)]**

See attached list

B. Street Address of Property: **13750 Bonita Beach Road, Bonita Springs, FL 32570**

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.
OR
☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
AND

Boundary Survey [34-202(a)(6):

☒ A Boundary survey, tied to the state plane coordinate system.
OR
☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request)**:**

1. ☒ List of surrounding property owners. **[34-202(a)(9)]**
2. ☒ Map of surrounding property owners. **[34-202(a)(9)]**
3. ☒ One set of mailing labels. **[34-202(a)(9)]**

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: **AG-2 (Agriculture)**

☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: **Vacant**
2. Intended uses of property are: **Residential**

G. Future Land Use Classification (Lee Plan):

Outlying Suburban	**34**	Acres	**72**	% of Total
Wetlands	**13**	Acres	**28**	% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 1,600 Feet
2. Depth (average if irregular parcel): 1,300 Feet
3. Total area: 47 Acres or square feet
4. Frontage on road or street: 1,600 Feet on _____ Street
   2nd Frontage on road or street: _____ Feet on _____ Street

I. 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.

- [X] Not Applicable
- [ ] Captiva Planning Community (Captiva Island). **[33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- [ ] North (Upper) Captiva Community Plan area. **[33-1711]**
- [ ] Boca Grande Planning Community. **[Lee Plan Policy 22.1.5]**
- [ ] Caloosahatchee Shores Community Plan area. **[33-1482(a)&(b); Lee Plan Policy 21.6.3]**
- [ ] Page Park Community Plan area. **[33-1203(a) & (b); Lee Plan Policy 27.11.2]**
- [ ] Palm Beach Boulevard Community Plan area. **[Lee Plan Policy 23.5.2]**
- [ ] Buckingham Planning Community. **[Lee Plan Policy 17.7.2]**
- [ ] Pine Island Planning Community. **[33-1004(a) & (b); Lee Plan Policy 14.7.1]**
- [ ] Lehigh Acres Planning Community. **[33-1401(a)&(b); Lee Plan Policy 32.12.2]**
- [ ] North Fort Myers Planning Community. **[33-1532(a)&(b)]**
- [ ] North Olga Community Plan area. **[33-1663(a)&(b)]**

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. **[34-201(c)]**

PART 4
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**			**47**	**Acres**
1.	Submerged land subject to tidal influence			**0** Acres	
2.	**a.** Preserved freshwater wetlands	**0**	Acres		
	b. Impacted wetlands	**13**	Acres		
	c. Preserved saltwater wetlands	**0**	Acres		
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			**13** Acres	
3.	R-O-W providing access to non-residential uses			**0** Acres	
4.	Non-residential use areas (1) (2)			**0** Acres	
B.	**Total area not eligible as gross residential acreage** (Items A.1. + A.3. + A.4.).			**13**	**Acres**
C.	**Gross residential acres. (A minus B)** (3)			**34**	**Acres**

D. Gross residential acres (by Land Use Category)

1.	**a.** Intensive Development – upland	_____	Acres
	b. Intensive Development – preserved freshwater wetlands	_____	Acres
	c. Intensive Development – impacted wetlands	_____	Acres
2.	**a.** Central Urban – upland	_____	Acres
	b. Central Urban – preserved freshwater wetlands	_____	Acres
	c. Central Urban – impacted wetlands	_____	Acres
3.	**a.** Urban Community or Suburban – upland	_____	Acres
	b. Urban Community or Suburban – preserved freshwater wetlands	_____	Acres
	c. Urban Community or Suburban – impacted wetlands	_____	Acres

4.	**a.**	Suburban – upland		Acres
	b.	Suburban – preserved freshwater wetlands		Acres
	c.	Suburban – impacted wetlands		Acres
5.	**a.**	Outlying Suburban – upland	**34**	Acres
	b.	Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Outlying Suburban – impacted wetlands	**13**	Acres
6.	**a.**	Sub-Outlying Suburban – upland		Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Sub-Outlying Suburban – impacted wetlands		Acres
7.	**a.**	Rural, Outer Island, Rural Community Preserve – upland		Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands		Acres
8.	**a.**	Open Lands – upland		Acres
	b.	Open Lands – wetlands		Acres
9.	**a.**	Resource – upland		Acres
	b.	Resource – wetlands		Acres
10.	**a.**	Wetlands		Acres
11.	**a.**	New Community – upland		Acres
	b.	New Community – wetlands		Acres
12.	**a.**	University Community – upland		Acres
	b.	University Community – wetlands		Acres
13.	**a.**	Coastal Rural – upland		Acres
	b.	Coastal Rural – wetlands		Acres
		TOTAL (should equal "C" above)	**34**	**Acres**

Notes:
(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
(2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
(3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

i. Complete only if living units are proposed in a Future Land Use Category.
ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: **Outlying Suburban**

		Lee Plan Table 1(a) Max. standard density				Units
1.	**Standard Units**					
	a. Total upland acres (from Part 4, D.)	**34**	x	**3**	equals	**102**
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	**0**	x		equals	
	c. Total impacted wetlands acres (from Part 4, D.)	**13**	x	**.05**	equals	**0**
	d. **Total Allowed Standard Units** (1)					
2.	**Bonus Units [2-143]**					
	a. Site-built Affordable Housing					**N / A**
	b. Transferrable Dwelling Units					
	c. Sub-total					
3.	**Total Permitted Units** (1)					**102**

Note:
(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

N / A

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical		
2.	General Office		
3.	Retail		
4.	Other:		
5.	**TOTAL FLOOR AREA**		

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof		
2.	Not Under Roof		
3.	**TOTAL FLOOR AREA**		

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated		

		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units		
2.	Independent Living Units		
3.	**TOTAL BEDS/UNITS**		

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
1.	< 425 sq. ft.		
2.	426-725 sq. ft.		
3.	725 < sq. ft.		
4.	**TOTAL UNITS**		

PART 7
ACTION REQUESTED

A. **Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**

B. **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**

C. **Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24”x36” and 11”x17”, and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

D. Bonus Density: [34-202(a)(11)]

☒ Not Applicable

☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8
ENVIRONMENTAL REQUIREMENTS

A. Topography: Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**

See attached.

B. Sensitive Lands: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].

C. Preservation/Conservation of Natural Features: Describe how the lands listed in PART 6.B. above will be protected by the completed project:

D. Shoreline Stabilization: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

E. Soils Map: Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**

F. FLUCCS Map: A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**

G. Rare & Unique Upland Habitat Map: Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**

H. Existing and Historic Flow-Ways Map: Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES

A. Special Effluent: If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

N / A

B. Private On-Site Facilities: If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

   N / A

2. Quality of the effluent:

3. Expected life of the facility:

4. Who will operate and maintain the internal collection and treatment facilities:

5. Receiving bodies or other means of effluent disposal:

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:
N / A

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

PART 10
ADDITIONAL REQUIREMENTS

A. **Major Planned Developments:**

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. **Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. **Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

D. **Private Recreational Facility Planned Developments (PRFPDs):**

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24”x36” and 11”x17”, and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**

6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**

☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**

G. Flood Hazard:

☒ Not applicable

☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

H. Excavations/Blasting:

☒ No blasting will be used in the excavation of lakes or other site elements.

☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

J. Mobile Home Park: [34-174(h)]

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. Airport Zones & Lee County Port Authority (LCPA) Requirements:

☒ Not Applicable

☐ Property is located within _____ Airport Noise Zone: **[34-1104]**

☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**

☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**

☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**

☐ A Tall Structures Permit is required. **[34-1108]**

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
Clearly label your attachments as noted in bold below		
Copies Required		**SUBMITTAL ITEMS**
3	☐	Completed application for Public Hearing [34-202(a)(1)]
1	☐	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	☐	**Affidavit of Authorization** (notarized) Form [34-202(a)(3)]
3	☐	**Additional Agents** [34-202(a)(4)]
3	☐	**Multiple Owners List** (if applicable) [34-202(a)(2)]
3	☐	**Disclosure of Interest** Form (multiple owners) [34-202(a)(2)]
3	☐	**Legal description (must submit)** [34-202(a)(5)]
		☐ Legal description (metes and bounds) and sealed sketch of legal description
		OR
		☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☐	**Boundary Survey** – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☐	**Property Owners list** (if applicable) [34-202(a)(8)]
3	☐	**Property Owners map** (if applicable) [34-202(a)(8)]
3	☐	Confirmation of **Ownership/Title Certification** [34-202(a)(7)]
3	☐	**STRAP Numbers** (if additional sheet is required) [34-202(a)(5)]
1	☐	**List of Surrounding Property Owners** [34-202(a)(9)]
1	☐	**Map of Surrounding Property Owners** [34-202(a)(9)]
1	☐	**Mailing labels** [34-202(a)(9)]
3	☐	List of **Zoning Resolutions** and Approvals
3	☐	Summary of **Public Informational Session** (if applicable)
3	☐	**Waivers** from Application Submission Requirements (if applicable) [34-201(c)]
3	☐	Preliminary **Density** Calculations (if applicable)
3	☐	**Request Statement** [34-373(a)(5)]
3	☐	Traffic Impact Statement (**TIS**) (not required for existing development) [34-373(a)(7)]
3	☐	Master Concept Plan (**MCP**), **Non-PRFPD** [34-373(a)(6)]
3	☐	**Schedule of Uses** [34-373(a)(8)]
3	☐	Schedule of **Deviations and** Written **Justification** [34-373(a)(9)]
3	☐	**Topography** (if available) [34-373(a)(4)b.iv.]
3	☐	**Soils Map** [34-373(a)(4)b.9.]
3	☐	**FLUCCS Map** [34-373(a)(4)c.]
3	☐	Rare & Unique **Upland Habitat Map** [34-373(a)(4)b.iii.]
3	☐	Existing and Historic **Flow-Ways Map** [34-373(a)(4)b.v.]
3	☐	**Surface Water Management Plan** (if applicable) [34-373(b)(1)]
3	☐	**Phasing Program** (if applicable) [34-373(b)(3)]
3	☐	**Protected Species Survey** (if applicable) [34-373(b)(2)]
3	☐	**Proof of Notice** (if applicable) [34-373(c)]

3	☐	**Binding Letter** from DCA (if applicable) [34-373(d)(9)]
3	☐	Master Concept Plan (**MCP**), **PRFPD** (if applicable) [34-941(g)(1)]
3	☐	**Conceptual Surface Water Management Plan** (if applicable) [34-941(d)(3)b.i.1)]
3	☐	**Well Drawdown** Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous **Restoration Plan** (if applicable) [34-941(e)(5)f.iii.]
3	☐	**Environmental Assessment** (if applicable) [34-941(g)(2)]
3	☐	Demonstration of **Compatibility** (if applicable) [34-941(g)(4)]
3	☐	**Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	☐	Existing **Agricultural Use Affidavit** (if applicable) [34-202(a)(12)]
3	☐	Information Regarding **Proposed Blasting** (if applicable).
3	☐	Hazardous Materials **Emergency Plan** (if applicable)
3	☐	Mobile Home Park **Dislocated Owners** Information (if applicable) [34-202(b)(4)]
3	☐	**Tall Structures Permit** (if applicable) [34-1108]

STRAP #s

32-47-26-00-00001.0100
32-47-26-00-00001.0110
32-47-26-00-00001.0120
32-47-26-00-00001.0130
32-47-26-00-00001.0350

ADDITIONAL AGENTS

Company Name:	Barraco and Associates		
Contact Person:	Jeff Wasko, PE, Steve Coleman		
Address:	2271 McGregor Blvd.		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-418-0691	Email:	jeffw@barraco.net

Company Name:	Pavese Law Firm		
Contact Person:	Neale Montgomery		
Address:	1833 Hendry Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-336-6235	Email:	nealemontgomery@paveselaw.com

Company Name:	Passarella and Associates		
Contact Person:	Shane Johnson		
Address:	13620 Metropolis Ave., Ste 200		
City, State, Zip:	Fort Myers, FL 33912		
Phone Number:	239-274-0067	Email:	shanej@passarella.net

Company Name:	TR Transportation		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Court, Suite 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090	Email:	tbt@trtrans.net

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

PART 8
ENVIRONMENTAL REQUIREMENTS

A. Topography: Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**

A Project Location Map is attached as Exhibit 1. A U.S. Geological Survey (USGS) quadrangle map of the Project is attached as Exhibit 2.

B. Sensitive Lands: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flow-ways, creek beds, sand dunes, other unique landforms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see Lee County Land Development Code (LDC) Section 10-473(f)].

Wetlands on the Project site consist of forested and herbaceous habitat types (i.e., exotic wetland hardwoods, hydric ditch, and hydric disturbed land) with significantly high levels of exotic vegetation. Exotic vegetation on the property has adversely impacted the wetlands from a vegetative and hydrologic perspective. Several man-made ditches exist on the east and south sides of the Project. Additionally, two man-made lakes are also present in the central portion of the Project site.

There are 13.00± acres of South Florida Water Management District wetlands and 17.13± acres of "other surface waters" on the Project site. The wetlands are identified by the Florida Land Use, Cover and Forms Classification System (FLUCFCS) as Ditch, Hydric (FLUCFCS Code 514H); Exotic Wetland Hardwoods (FLUCFCS Code 619); and Disturbed Land, Hydric (FLUCFCS Code 7401) (Exhibit 3).

A Lee County protected species survey was conducted on the Project. Two American alligators (*Alligator mississippiensis*) and one American alligator nest were documented on the Project site. A copy of the protected species survey report is attached.

C. Preservation/Conservation of Natural Features: Describe how the lands listed in PART 8.B. above will be protected by the completed project:

The Project site does not contain indigenous vegetation as defined by Section 10-1 of the LDC. As such, there is no on-site preserve proposed for the Project.

D. Shoreline Stabilization: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not applicable.

E. Soils Map: Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**

A Soils Map is attached as Exhibit 4.

F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**

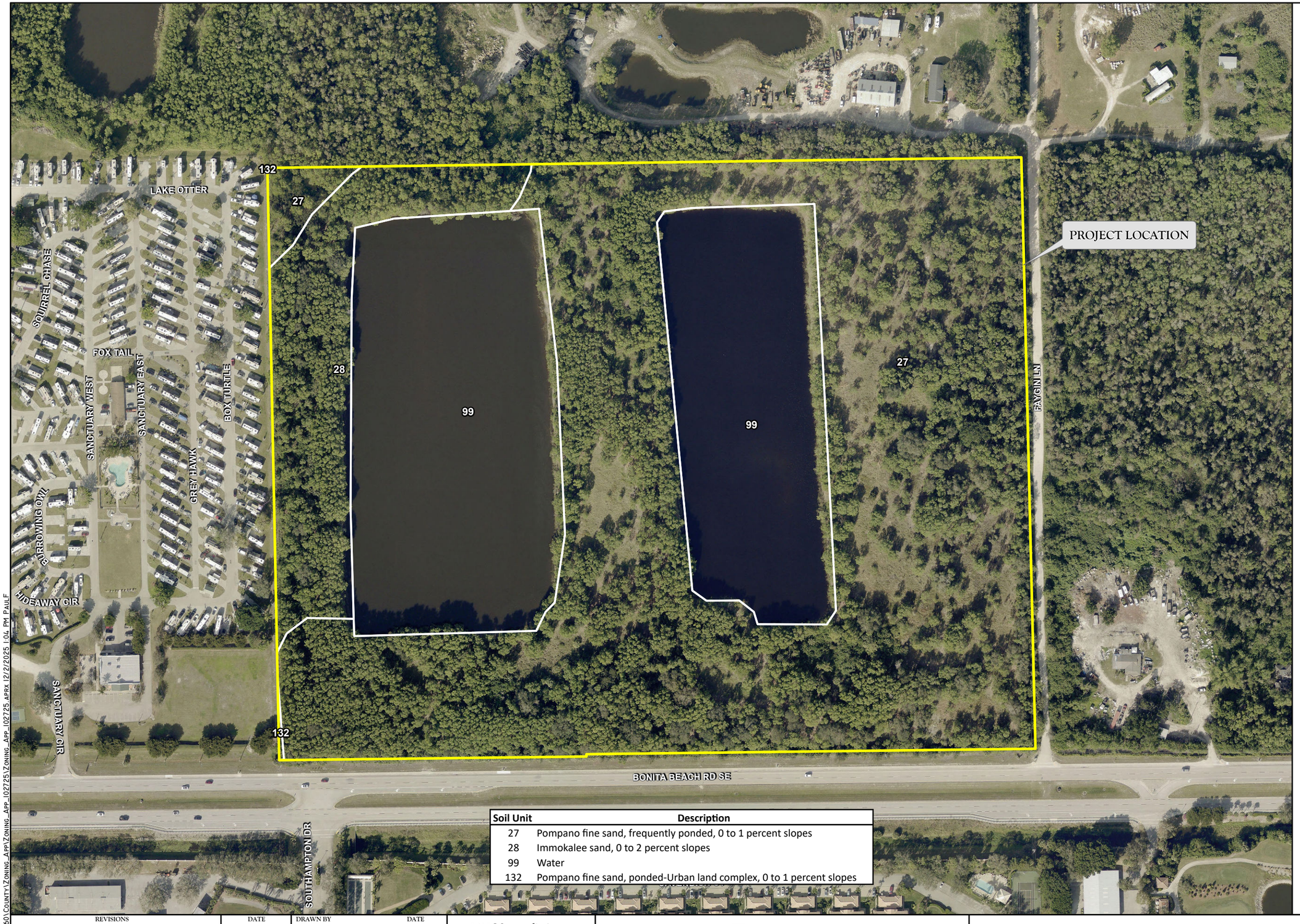
An Aerial with FLUCFCS and Wetlands Map is attached as Exhibit 3.

G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**

There is no rare and unique upland habitat on the Project site.

H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

Not applicable.



Soil Unit	Description
27	Pompano fine sand, frequently ponded, 0 to 1 percent slopes
28	Immokalee sand, 0 to 2 percent slopes
99	Water
132	Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes

LEGEND

- BONITA BEACH ROAD 50
- SOILS

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NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.

PROPERTY BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. 24350S00.DWG DATED OCTOBER 17, 2025.

SOILS MAPPING WAS ACQUIRED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE WEBSITE MAY 2024.

REVISIONS	DATE

		DATE
DRAWN BY	P.F.	10/21/25
DESIGNED BY	P.S.	10/21/25
REVIEWED BY	S.J.	10/21/25

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

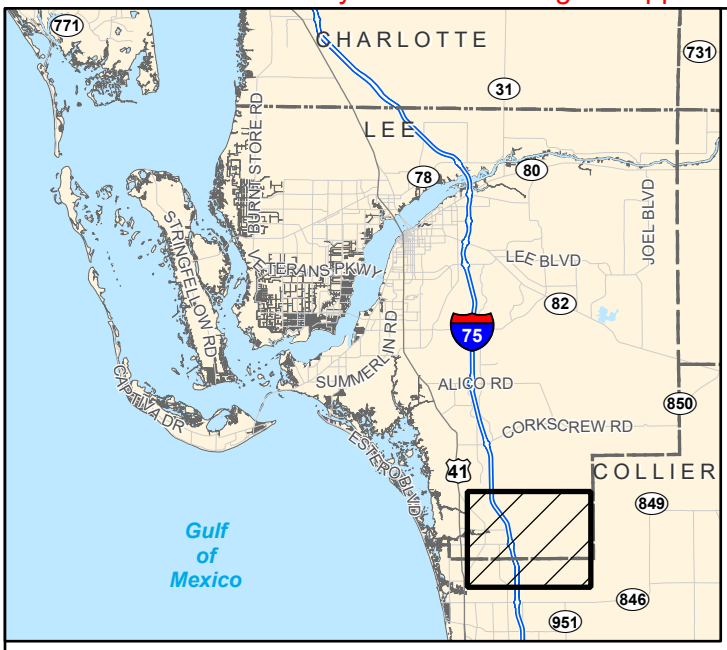
BONITA BEACH ROAD 50

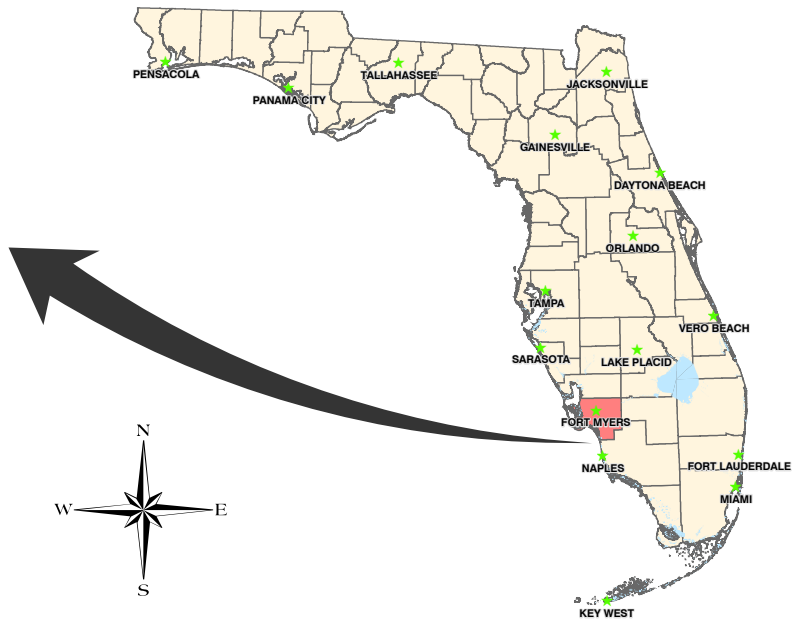
SOILS MAP

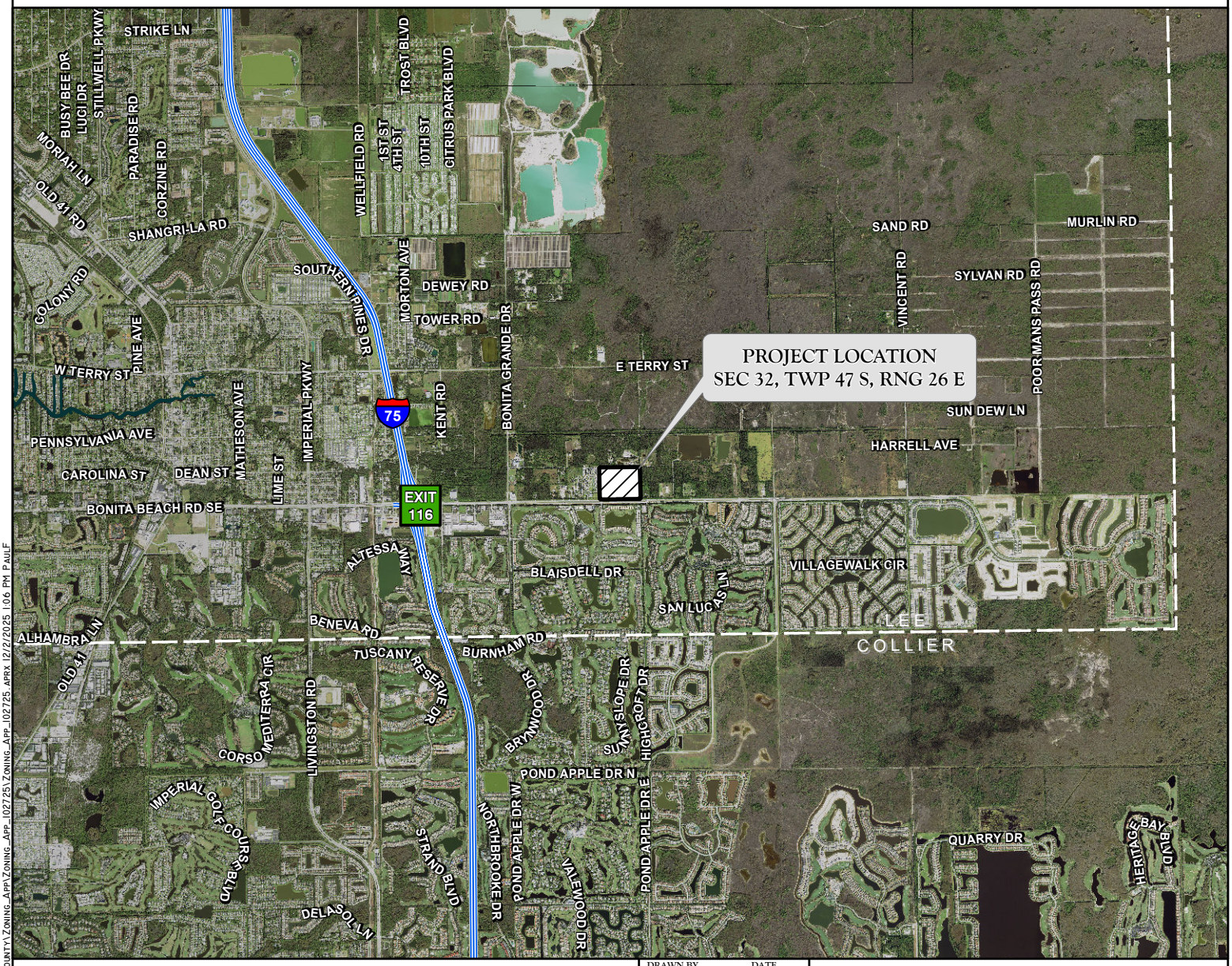
DRAWING No. 24CIG4260

SHEET No. EXHIBIT 4

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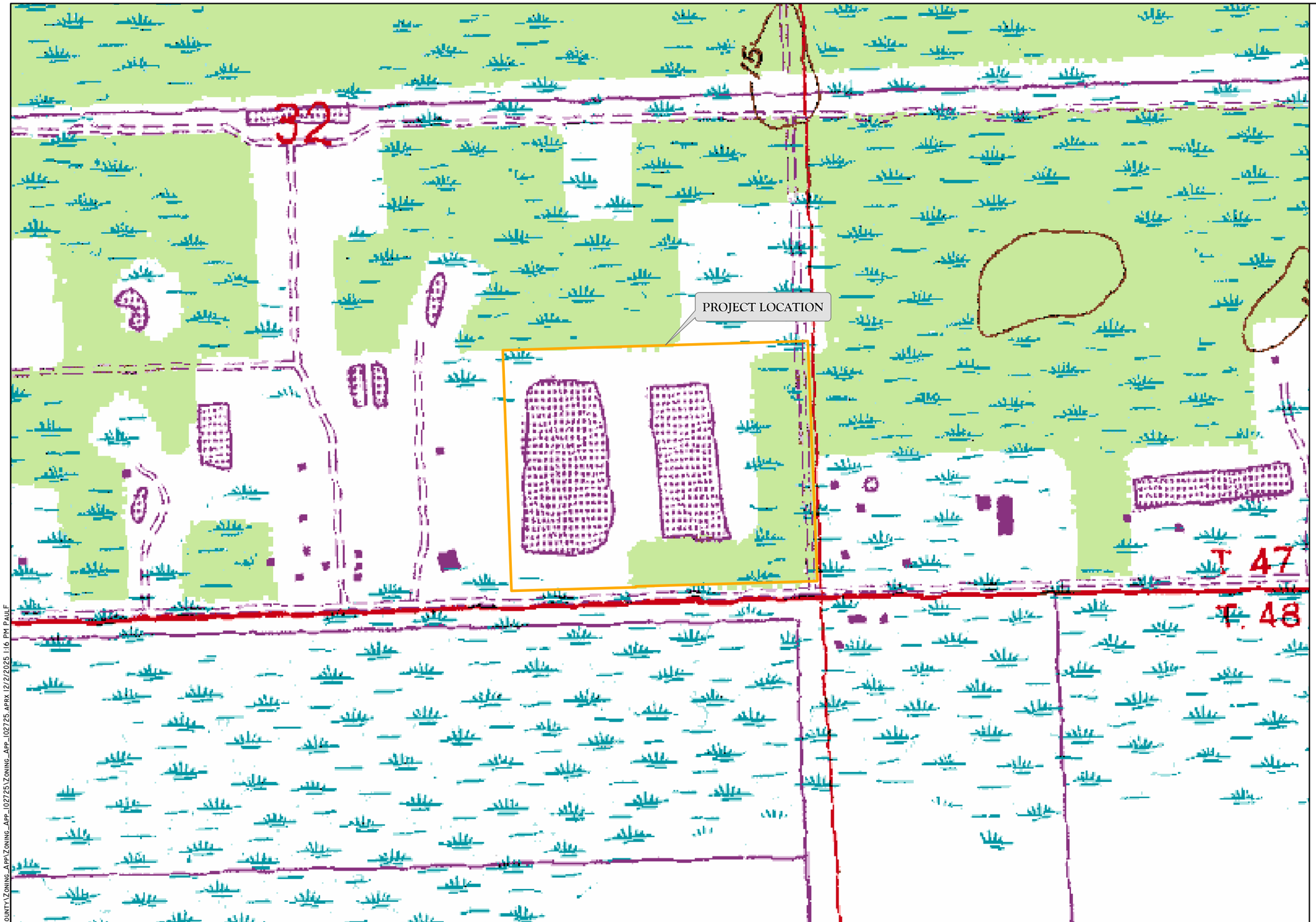


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EXHIBIT 1. PROJECT LOCATION MAP
BONITA BEACH ROAD 50

DRAWN BY	DATE
P.F.	10/20/25
REVIEWED BY	DATE
S.J.	10/20/25
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists



LEGEND

BONITA BEACH ROAD 50

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Feet

NOTES:

DIGITAL RASTER GRAPHIC USGS TOPOGRAPHIC QUADRANGLES WERE ACQUIRED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE JULY 2007.

PROPERTY BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. 24350S00.DWG DATED OCTOBER 17, 2025.

REVISIONS	DATE

DRAWN BY	DATE
P.F.	10/21/25
DESIGNED BY	DATE
P.S.	10/21/25
REVIEWED BY	DATE
S.J.	10/21/25

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Fax (239) 274-0069

Consulting Ecologists
PASSARELLA & ASSOCIATES INC

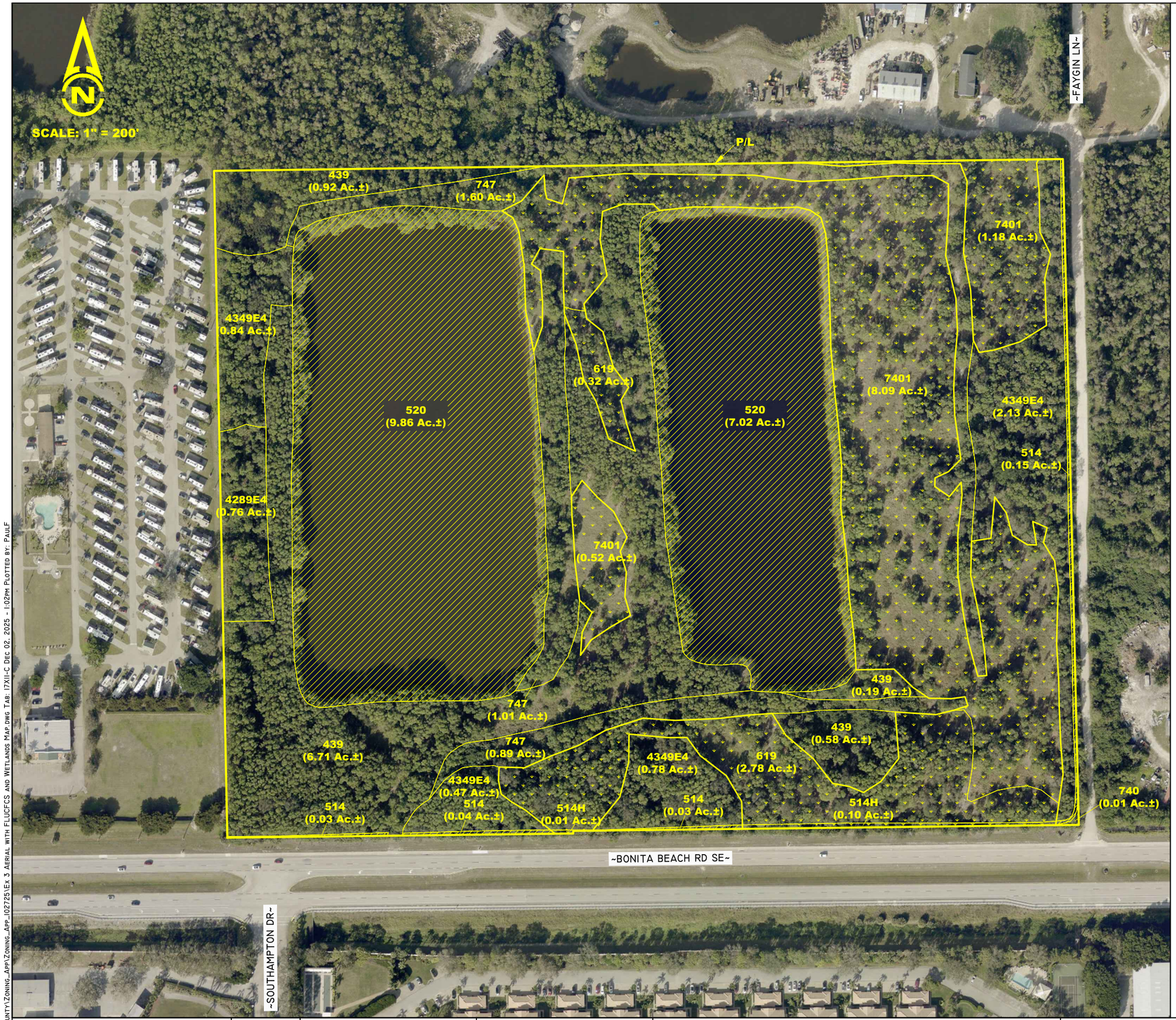
BONITA BEACH ROAD 50

QUAD SHEET

DRAWING No.
24CIG4260

SHEET No.
EXHIBIT 2

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LEGEND:

SFWMD WETLANDS (13.00 Ac.±)

SFWMD "OTHER SURFACE WATERS" (17.13 Ac.±)

SURVEYED WETLAND LINE

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
4289 E4	CABBAGE PALM, DISTURBED (76-100% EXOTICS)	0.76 Ac.±	1.6%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	4.22 Ac.±	9.0%
439	MIXED EXOTICS	8.40 Ac.±	17.9%
514	DITCH	0.25 Ac.±	0.5%
514H	DITCH, HYDRIC	0.11 Ac.±	0.2%
520	LAKES	16.88 Ac.±	35.9%
619	EXOTIC WETLAND HARDWOODS	3.10 Ac.±	6.6%
740	DISTURBED LAND	0.01 Ac.±	0.0%
7401	DISTURBED LAND, HYDRIC	9.79 Ac.±	20.8%
747	BERM	3.50 Ac.±	7.4%
	TOTAL	**47.02 Ac.±**	**100.0%**

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER BARRACO AND ASSOCIATES, INC. DRAWING No. 24350S00.DWG DATED OCTOBER 17, 2025.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

J:\2024\24cig4260\COUNTY\ZONING_APP\ZONING_APP_102725\EX. 3 AERIAL WITH FLUCFCS AND WETLANDS MAP.DWG TAB: 17X11-C DEC 02, 2025 - 1:02PM PLOTTED BY: PAULF

REVISIONS	DATE

DRAWN BY: A.G.	DATE: 10/20/25
DESIGNED BY: P.S.	DATE: 10/20/25
REVIEWED BY: S.J.	DATE: 10/20/25

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC. Consulting Ecologists

BONITA BEACH ROAD 50

AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No. 24CIG4260

SHEET No. EXHIBIT 3

Docusign Envelope ID: 76DD9604-E946-4029-BF96-85F33C5E78F7

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Linda Crisafulli (name), as Manager (owner/title) of Crisafulli Investment Group LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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 thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature

12/3/25
Date

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 3rd day of December, 20 25, by Linda Crisafulli (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL (type of identification) as identification.

STAMP/SEAL

Alexis D. Lee
Commission# HH 527679
My Commission Expires
May 14, 2028

Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Linda Crisafulli Manager, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at _____ and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Linda Crisafulli Manager

Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, on 12/31/25 (date) by Linda Crisafulli (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL (type of identification) as identification.

STAMP/SEAL

Alexis D. Lee
Commission# HH 527679
My Commission Expires
May 14, 2028

Signature of Notary Public

DELISI
Land Use Planning & Water Policy

WHITE WILLOW RPD
REQUEST STATEMENT

Introduction

The Bonita Beach Road 50 property is located on the north side of Bonita Beach Road, approximately 1 ½ miles east of I-75, and approximately 2/3 of a mile east of Bonita Grande Drive, directly north of the Worthington Country Club. The subject property is located in unincorporated Lee County, contiguous the City of Bonita Springs.

The proposed application is to rezone the subject property from AG-2 (Agriculture) to RPD (Residential Planned Development) in order to develop a residential community consisting of 94 single family units. The subject property is ideally located along a residential corridor in close proximity commercial and recreational uses and with urban infrastructure available to serve the development.

Adjacent Uses:

The subject property is surrounded on all sides by development. To the south of the subject property is the Worthington Country Club, a gated golf course residential community. As stated above, the suburban residential communities extend all the way east to the County line.

The development pattern in the area has extended intense land uses from I-75 along the north side of Bonita Beach Road as well, nearly to the western edge of subject property. Midtown Bonita, located on the northwest corner of Bonita Grand Drive and Bonita Beach Road, is a mixed-use development consisting of 200,000 square feet of commercial, 165 hotel units and 400 multi-family residential units. On the east side of Bonita Grand Drive is a Race Trac gas station and a residential community, Solis Grande, with approximately 157 multi-family units. Adjacent to Solid Grande to the east is the Bonita Beach Road CPD, a map amendment and zoning in progress to add 60,000 square feet of commercial uses to the corridor. Directly adjacent to the subject property on the west is an intensely developed recreational vehicle park. West of the RV park is a migrant farmworker housing development.

To the north of the property is land that has been heavily impacted and appears to be used as a residential unit and for the outdoor storage of construction equipment. To the east of the subject property is the Revana development, which in process in the City of Bonita Springs, requesting 299 residential units and 100,000 square feet of commercial.

Planned Development Approval Criteria

As detailed in Section 34-145(d)(4)a. 1 and 2. of the Land Development Code, the attached application demonstrates the following:

(a) Consistency with the Lee Plan

The subject property is located in the Southeast Lee County Planning Community in Lee County, Florida. The RPD is being proposed concurrent with an amendment to the future land use map to change the property from Density Reduction/Groundwater Resources to Outlying Suburban. The proposed RPD is appropriate given the location of the development, the proposed density and the surrounding land uses. A detailed overview of compliance with the comprehensive plan is below.

> ***POLICY 1.1.6:*** *The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.*

The subject property is proposed to be designated as Outlying Suburban on the future land use map. This is the land use category that was designated for the properties south of Bonita Bech Road in the 1990 Lee Plan and but for the need in 1990 to reduce density on the future land use map, would have been the designation for this property. Although this property is distinctly no longer rural and has urban development directly adjacent on the south and west, densities in the area are generally consistent with the Outlying Suburban land use category and all infrastructure is in place to serve development. The proposed planned development is requesting 94 residential units. The Outlying Suburban future land use category would allow up to 102 units on the 34 upland acres of the property. The proposed Comprehensive plan amendment and rezoning request meet the purpose and intent of the outlying Suburban future land use category.

> ***POLICY 1.4.5:*** *The Density Reduction/Groundwater Resource (DR/GR) 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 (except as provided in Policies 33.1.3 and 33.3.5) 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 may be submitted during the rezoning or development review processes.

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 density of one dwelling unit per ten acres (1 du/10 acres), and commercial uses in accordance with Policy 33.3.5. See Policies 33.3.2, 33.3.3, 33.3.4, 33.3.5 and 33.3.6 for potential density adjustments resulting from concentration or transfer of development rights.

The subject property no longer meets the characteristics of the Density Reduction Groundwater Resource land use category. A hydrologic analysis has been conducted and is being submitted with this application demonstrating "*compatibility with maintaining surface and groundwater levels at their historic levels*". In addition, modeling was conducted which shows "*that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site.*"

There is very little about the location of the subject property that is rural. The property is along and has direct access to a four lane divided arterial road, has utility lines in place to serve the property, is proximate to fire, EMS, schools, a YMCA and commercial services. Bonita Beach Road now connects to Logan Boulevard east of the subject property which provides an arterial connection to Collier County.

OBJECTIVE 1.5: WETLANDS. *Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with F.S. 373.019(27) through the use of the unified state delineation methodology described in FAC Chapter 27-340, as ratified and amended in F.S. 373.4211.*

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 of this plan. 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 of this plan.*

The subject property has areas that have been designated as wetlands in accordance with *F.S. 373.019(27)* through the use of the unified state delineation methodology. The wetland areas are highly impacted and do not meet the definition of indigenous vegetation. According to the Passarella ecological assessment, these wetland areas provide very limited functional value. Mitigation for these areas will provide a net positive benefit for the ecology and hydrology regionally. Density on these properties will remain at 1 du/20 acres.

OJECTIVE 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, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The proposed amendment is in a location where large-scale residential development is occurring or in place directly to the south and west, and in close proximity to the east. The proposed amendment would allow for the development of an appropriate use for the subject property in an appropriate location.

POLICY 2.1.1: *Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

There is very little about the location of the subject property that is rural. The property is along and has direct access to a four lane divided arterial road, has utility lines in place to serve the property, is proximately to fire, EMS, schools, a YMCA and commercial services. Since the property's designation as DR/GR in 1990 this area has changed dramatically and is now distinctly urban in character. The changed reality of this area should be reflected on the future land use map.

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.*

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.*

Attached to this application is a *Characterization of Groundwater and Surface water resources* report conducted by RESPEC, which provides an in depth analysis in response to Policies 2.3.1 and 2.3.2. Specifically, the report states:

"Regional SFWMD groundwater modeling indicated that projected withdrawals, including existing recreational and aesthetic withdrawals within and near the DR/GR result in only minor drawdowns (0.5 to 3 feet) and do not threaten long-term potable water availability. Because the irrigation demand associated with the proposed development is considered minimal, the project's groundwater use will not impair existing or future potable water resources and is therefore consistent with Policy 2.3.1.

The Lower Tamiami Aquifer is a planned and sustainable irrigation source within the regional water-supply framework. SFWMD modeling demonstrates that cumulative future withdrawals remain within sustainable aquifer yield limits, including within recharge areas associated with the DR/GR. The hydrogeologic properties of the Lower Tamiami Aquifer, high transmissivity, substantial thickness, and protection by an overlying confining unit further support its ability to accommodate low-intensity landscape irrigation without compromising recharge or inducing undesirable water-level changes. Groundwater flow modeling (see ***Section 5*** *below) of the proposed residential irrigation demands, and the detailed integrated modeling analysis clearly demonstrate no adverse impacts to the DR/GR and the overall water resources will occur. In fact, recharge potential increases because of the proposed development." (Page 7 of 15)*

The groundwater resource component of the DRGR has been addressed by the requirements set forth in Section 163.3177(6)(c)4, F.S. as implemented through Policy 55.1.3. The subject property is not shown as being needed to implement the County's water supply needs in the Water Supply Facilities Work Plan or the SFWMD Lower West Coast Water Supply Plan.

> ***GOAL 5: RESIDENTIAL LAND USES.*** *To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types.*

The primary reason why the subject property was designated DR/GR in the 1990 settlement with the then DCA was premature designation of excessing population through the year 2010 on the future land use map. As Goal 5 demonstrates the intent of the Lee Plan is to now look out to 2045, 35 years ahead of the horizon year in the 2010 plan. This area have experienced a dramatic transformation in that time.

> ***POLICY 5.1.1:*** *Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as Planned Developments except if located within the Mixed Use Overlay.*

A planned development application is being filed concurrent with the proposed Lee Plan amendment.

> ***POLICY 5.1.2:*** *Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.*

The subject property is not within the Coastal High Hazard area and not in an area where physical constraints exist. Any development of the property will need to meet FEMA design standards and be permitted through the SFWMD to ensure that the property does not flood or cause off site flooding.

> ***POLICY 60.4.3:*** *The county encourages the preservation of existing natural flow-ways and the restoration of historic natural flow-ways.*

As shown on the attached flowway map, there are no historic flowways that cross the subject property.

> ***GOAL 61: PROTECTION OF WATER RESOURCES.*** *To protect the county's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.*
>
> **OBJECTIVE 61.2: MIMICKING THE FUNCTIONS OF NATURAL SYSTEM.** Support a surface water management strategy that relies on natural features (flow ways, sloughs, strands, etc.) and natural systems to receive and otherwise manage storm and surface water.

As stated in the ground and surface water analysis conducted by RESPEC: "*The site design incorporates open space areas and pervious surfaces consistent with the LDC to maintain groundwater recharge functions while preventing land uses or activities that could degrade groundwater quality within the wellfield protection area. These measures further support Lee Plan Goal 61 (Water Resources) and Objective 61.2 by maintaining pre-development hydrologic conditions to the maximum extent practicable and protecting groundwater recharge and water quality*."

> **POLICY 63.1.2:** The staff hydrogeologist will review and comment on all development applications near public utility potable water wellfields, with

particular attention to proposed land uses within a l0-year travel time from the wellheads.

As stated in the ground and surface water analysis conducted by RESPEC: "*Stormwater management systems are designed to meet or exceed Lee County LDC and SFWMD water quality and treatment standards. Stormwater runoff will receive appropriate treatment prior to discharge or infiltration to minimize pollutant migration within the wellfield travel time zones, consistent with Lee Plan Policy 63.1.2 and corresponding LDC performance standards. Untreated stormwater infiltration within sensitive portions of the wellfield protection area is avoided, and pretreatment is provided where infiltration practices are utilized.*"

(b) Meets the Code and other applicable County regulations or qualifies for deviations

Any proposed development will be required to comply with the Land Development Code regulations in effect at the time of the application, except as otherwise described in the Planned Development or requested as a deviation in the Planned Development. The deviations proposed are justified based on the criteria in the land development code as they enhance the Planned development and do not otherwise have a negative impact on the health, safety and welfare of the general public.

(c) Is compatible with existing and planned uses in the surrounding area

The subject property is along a predominantly residential corridor of similar character and density. To the west of the subject property the land uses (RV, migrant farmworker housing and mixed use residential/commercial) are all of significantly greater intensity than the proposed development. To the east is a residential community in the City of Bonita Springs that was recently approved.

(d) Will provide access sufficient to support the proposed development intensity

The proposed residential community have direct access to Bonita Beach Road, a 4-lane divided arterial road in south Lee County.

(e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval.

As noted in the Transportation Impact Statement by TR Transportation: "Based upon the roadway link Level of Service analysis conducted as a part of this report for both a Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development. 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 requests."

Turn lane and site-specific improvements will be evaluated at the time of local development order. The project will also be required to pay transportation impact fees for every unit constructed.

(f) Will not adversely affect environmentally critical or sensitive areas and natural resources

The subject property has been mined and previously cleared of any vegetation. Currently the property is heavily infested with exotic vegetation and the limited area of wetlands on site provide very little functional value. There are no areas on site that would be classified as indigenous vegetation in the Lee County land development code and there are no environmentally critical or sensitive areas on the property.

(g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The planned development is in an area surrounded by urban development. The property fronts a 4-lane divided urban arterial roadway, both water and sewer lines extend across the property's frontage, there is a fire station 1-mile from the subject property, and a YMCA in very close proximity. Urban services are available to the subject property.

Summary:

Based on compliance with these, and other regulations, we respectfully contend that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities. Similarly, the proposed use is appropriate at the subject location and is compatible with existing uses in the surrounding area. For these reasons, the requested re-zoning should be approved.

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

White Willow RPD DEVELOPMENT REGULATIONS TABLE	
MINIMUM LOT AREA	6,500 SF
MINIMUM LOT WIDTH	60’
MINIMUM LOT DEPTH	100’
MINIMUM ROADWAY SETBACK	20’
MINIMUM SIDE SETBACK	5’
MINIMUM REAR SETBACK (PRINCIPLE/ACCESSORY)	15’/5’
MINIMUM WATER SETBACK	20’
MINIMUM BUILDING SEPARATION	10’
MAXIMUM BUILDING HEIGHT	35’
MAXIMUM LOT COVERAGE	50%

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Civil Engineers, Land Surveyors and Planners

WHITE WILLOW

SCHEDULE OF DEVIATIONS

I. PURPOSE OF REQUEST

The applicant requests the following deviations from the Lee County Land Development Code (LDC) to accommodate the project's site layout, maintain safe access along Bonita Beach Road, and support the functional development of the parcel. All deviations are illustrated on the Master Concept Plan.

II. REQUESTED DEVIATIONS

The following deviation requests from Lee County LDC. Currently, these are the only deviations that the applicant is pursuant of.

A. **Deviation 1: Required Access, LDC Section 10-291(3)** – *Residential development of more than five acres and commercial or industrial development of more than ten acres must provide more than one means of ingress or egress for the development. Access points designated for emergency use only may not be used to meet this requirement.*

1. Request: The applicant requests to deviate from the requirement of more than one access point to allow one access point and an emergency access point.

2. Justification: The project's primary access point is strategically located at a full median opening on Bonita Beach Road to ensure safe and efficient ingress and egress. Due to intersection spacing requirements and the presence of existing median openings, any secondary access would be restricted to right-in/right-out movements, creating operational inefficiencies and potential safety concerns. It is highly unlikely that an eastern access would be used for residents exiting and travelling west and there is limited benefit to a right in at an eastern access. Therefore, the traffic analysis indicates minimal demand for an eastern access point, as westbound vehicles would need to pass the main entrance and perform a U-turn at a limited-access median opening to utilize it. Given these constraints, the proposed emergency-only access provides a practical solution that meets public safety needs without introducing unnecessary conflict points. Emergency access will be controlled through gated restrictions and signage to ensure compliance with LDC intent.

B. **Deviation 2: Connection Separation, LDC Section 10-285** – *Motor vehicle connections to a road from privately maintained streets, access roads or accessways must be separated in accordance with the minimum standards.*

Bonita Beach Road is classified as a principal arterial in Future Urban Area and the connection separation required is 440 feet.

DCI2025-00028 Lee County Original Application Dated 12-19-2025

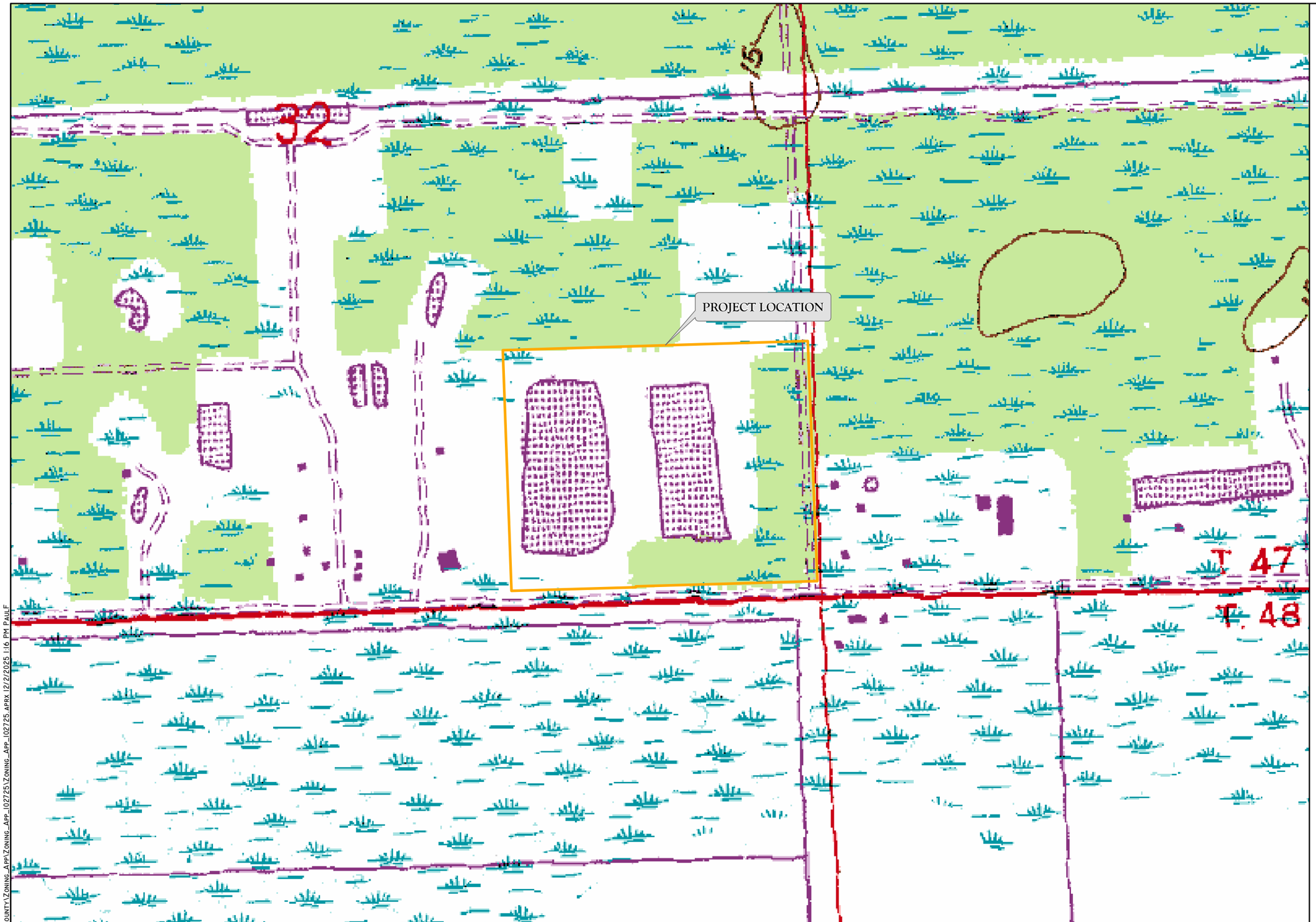
1. Request: The applicant is requesting a deviation from the requirement of 440 feet between access points to allow for a narrower distance from emergency access point to Faygin Avenue.

2. Justification: Bonita Beach Road is classified as a principal arterial within the Future Urban Area, requiring a minimum separation of 440 feet between access points. The site's geometry and adjacent public intersections limit available frontage, making full compliance impractical. The proposed emergency-only access is positioned at the safest feasible location relative to Faygin Lane, a privately maintained local roadway serving only adjacent properties. This location minimizes potential conflicts and does not create a full-movement intersection. The emergency access will be restricted to non-daily use and designed in accordance with FDOT Access Management principles to maintain roadway safety and operational integrity.

DELISI
Land Use Planning & Water Policy

WHITE WILLOW RPD
SCHEDULE OF USES

Accessory Uses and Structures
Administrative Offices
Dwelling Unit:
  Single-Family
Essential Services
Essential Service Facilities, Group I
Excavation, Water retention
Fences, walls
Gates and gatehouses
Home Occupation
Model Home, model unit
Parking Lot, Accessory only
Real Estate Sales Office
Residential Accessory Structures
Recreational Facilities, Personal, Private, on-site
Signs, in accordance with Chapter 30



LEGEND

BONITA BEACH ROAD 50

N
W E
S

0 250 500
Feet

NOTES:

DIGITAL RASTER GRAPHIC USGS TOPOGRAPHIC QUADRANGLES WERE ACQUIRED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE JULY 2007.

PROPERTY BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. 24350S00.DWG DATED OCTOBER 17, 2025.

REVISIONS	DATE

DRAWN BY	DATE
P.F.	10/21/25
DESIGNED BY	DATE
P.S.	10/21/25
REVIEWED BY	DATE
S.J.	10/21/25

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

Consulting Ecologists
PASSARELLA & ASSOCIATES INC

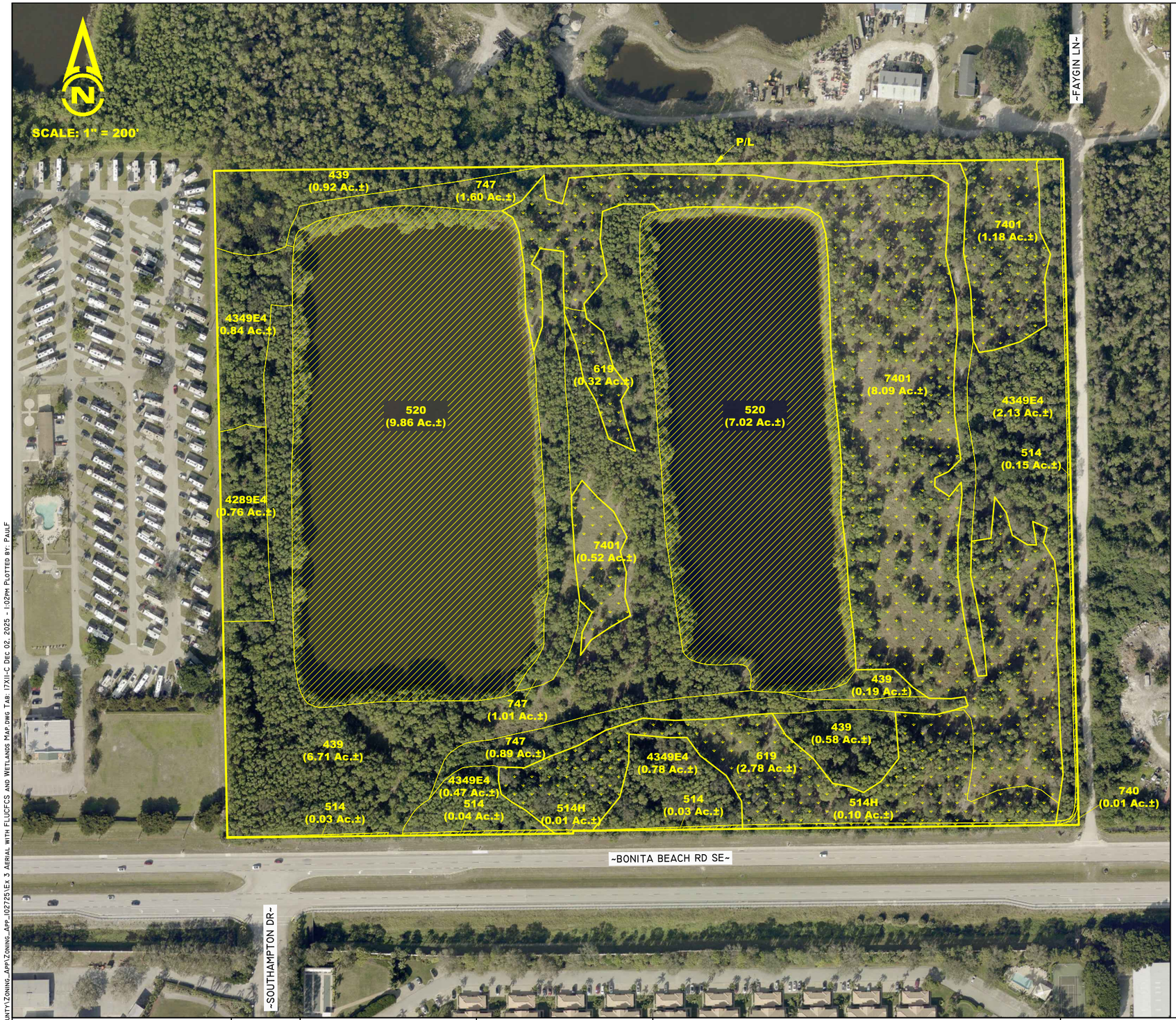
BONITA BEACH ROAD 50

QUAD SHEET

DRAWING No.
24CIG4260

SHEET No.
EXHIBIT 2

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LEGEND:

SFWMD WETLANDS (13.00 Ac.±)

SFWMD "OTHER SURFACE WATERS" (17.13 Ac.±)

SURVEYED WETLAND LINE

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
4289 E4	CABBAGE PALM, DISTURBED (76-100% EXOTICS)	0.76 Ac.±	1.6%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	4.22 Ac.±	9.0%
439	MIXED EXOTICS	8.40 Ac.±	17.9%
514	DITCH	0.25 Ac.±	0.5%
514H	DITCH, HYDRIC	0.11 Ac.±	0.2%
520	LAKES	16.88 Ac.±	35.9%
619	EXOTIC WETLAND HARDWOODS	3.10 Ac.±	6.6%
740	DISTURBED LAND	0.01 Ac.±	0.0%
7401	DISTURBED LAND, HYDRIC	9.79 Ac.±	20.8%
747	BERM	3.50 Ac.±	7.4%
	TOTAL	**47.02 Ac.±**	**100.0%**

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER BARRACO AND ASSOCIATES, INC. DRAWING No. 24350S00.DWG DATED OCTOBER 17, 2025.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

J:\2024\24cig4260\COUNTY\ZONING_APP\ZONING_APP_102725\EX. 3 AERIAL WITH FLUCFCS AND WETLANDS MAP.DWG TAB: 17X11-C DEC 02, 2025 - 1:02PM PLOTTED BY: PAULF

REVISIONS	DATE

DRAWN BY: A.G.	DATE: 10/20/25
DESIGNED BY: P.S.	DATE: 10/20/25
REVIEWED BY: S.J.	DATE: 10/20/25

13620 Metropolis Avenue
Suite 200
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Phone (239) 274-0067
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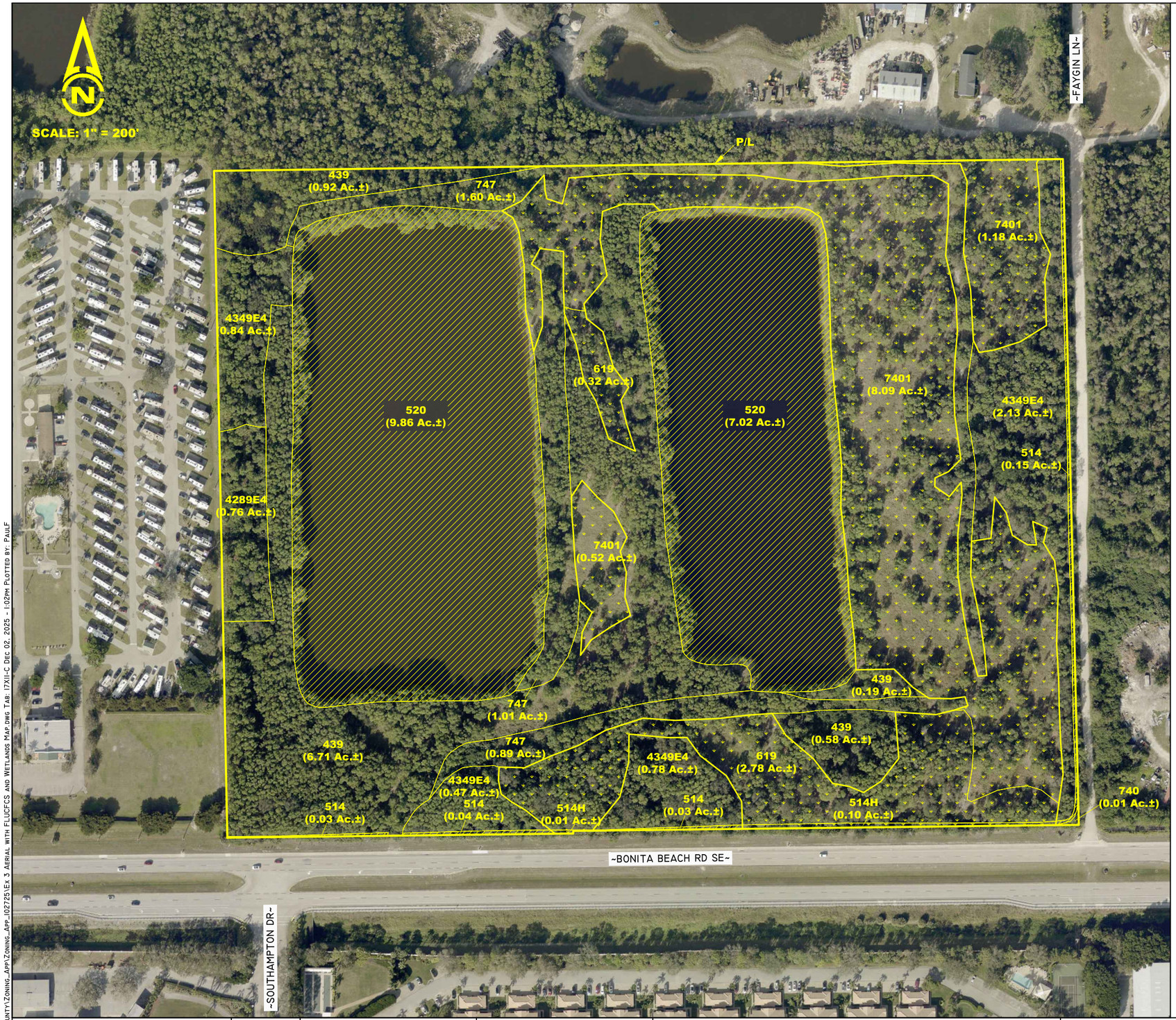
PASSARELLA & ASSOCIATES INC. Consulting Ecologists

BONITA BEACH ROAD 50

AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No. 24CIG4260

SHEET No. EXHIBIT 3



LEGEND:

SFWMD WETLANDS (13.00 Ac.±)

SFWMD "OTHER SURFACE WATERS" (17.13 Ac.±)

SURVEYED WETLAND LINE

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
4289 E4	CABBAGE PALM, DISTURBED (76-100% EXOTICS)	0.76 Ac.±	1.6%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	4.22 Ac.±	9.0%
439	MIXED EXOTICS	8.40 Ac.±	17.9%
514	DITCH	0.25 Ac.±	0.5%
514H	DITCH, HYDRIC	0.11 Ac.±	0.2%
520	LAKES	16.88 Ac.±	35.9%
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7401	DISTURBED LAND, HYDRIC	9.79 Ac.±	20.8%
747	BERM	3.50 Ac.±	7.4%
	TOTAL	**47.02 Ac.±**	**100.0%**

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER BARRACO AND ASSOCIATES, INC. DRAWING No. 24350S00.DWG DATED OCTOBER 17, 2025.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

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REVISIONS	DATE

DRAWN BY: A.G.	DATE: 10/20/25
DESIGNED BY: P.S.	DATE: 10/20/25
REVIEWED BY: S.J.	DATE: 10/20/25

13620 Metropolis Avenue
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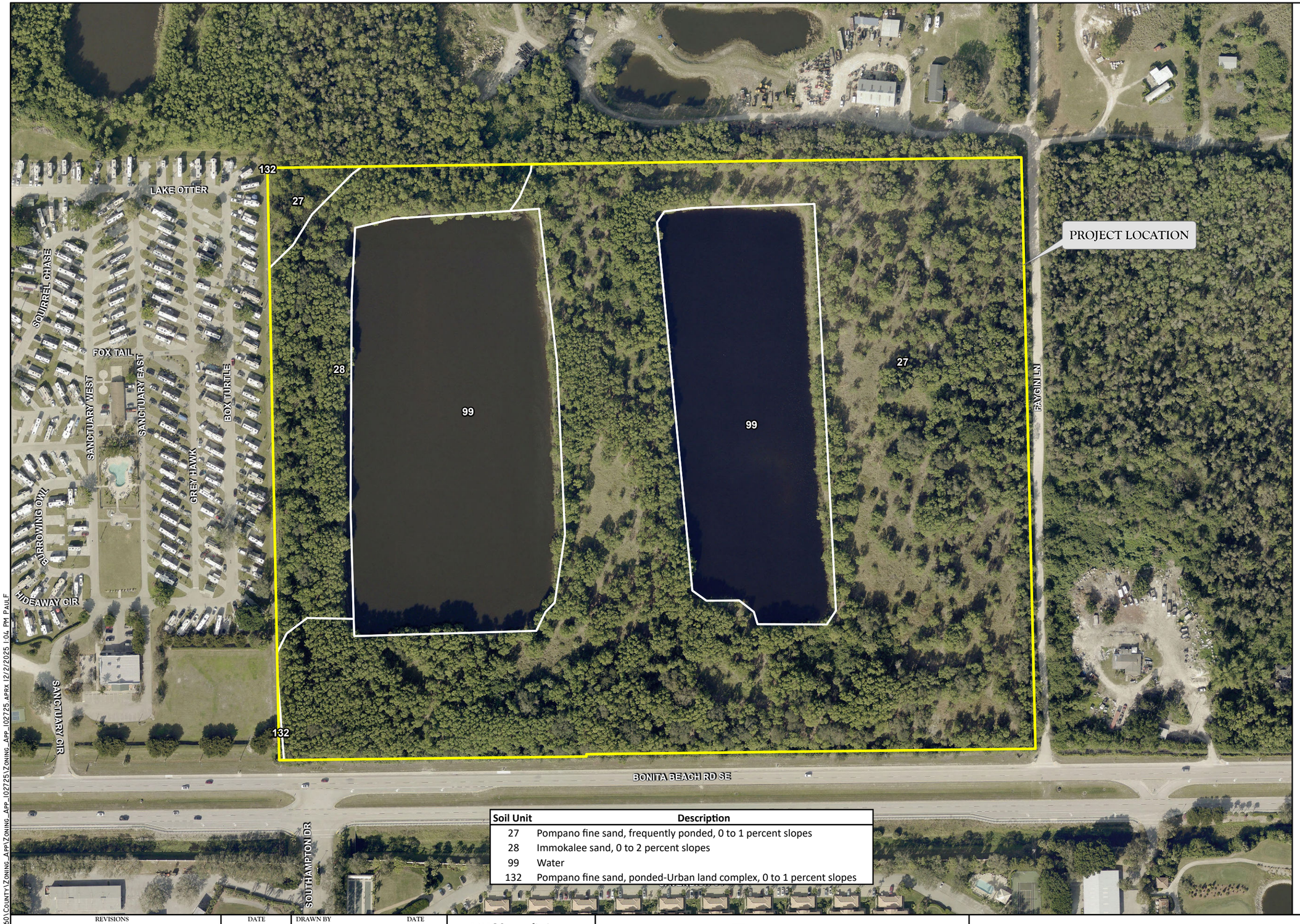
PASSARELLA & ASSOCIATES INC. Consulting Ecologists

BONITA BEACH ROAD 50

AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No. 24CIG4260

SHEET No. EXHIBIT 3



Soil Unit	Description
27	Pompano fine sand, frequently ponded, 0 to 1 percent slopes
28	Immokalee sand, 0 to 2 percent slopes
99	Water
132	Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes

LEGEND

- BONITA BEACH ROAD 50
- SOILS

N
W E
S

0 100 200
Feet

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.

PROPERTY BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. 24350S00.DWG DATED OCTOBER 17, 2025.

SOILS MAPPING WAS ACQUIRED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE WEBSITE MAY 2024.

REVISIONS	DATE

		DATE
DRAWN BY	P.F.	10/21/25
DESIGNED BY	P.S.	10/21/25
REVIEWED BY	S.J.	10/21/25

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

BONITA BEACH ROAD 50

SOILS MAP

DRAWING No. 24CIG4260

SHEET No. EXHIBIT 4

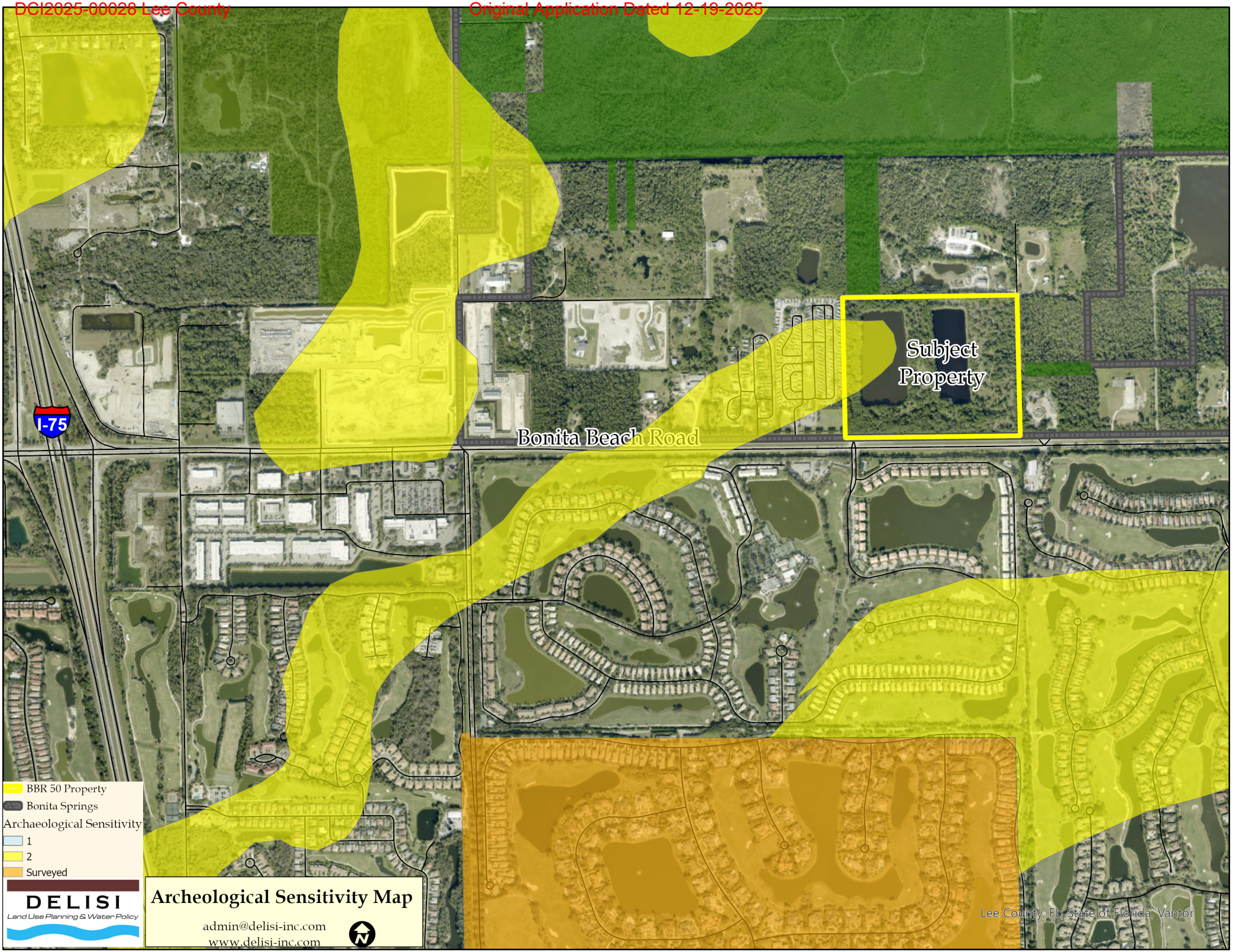
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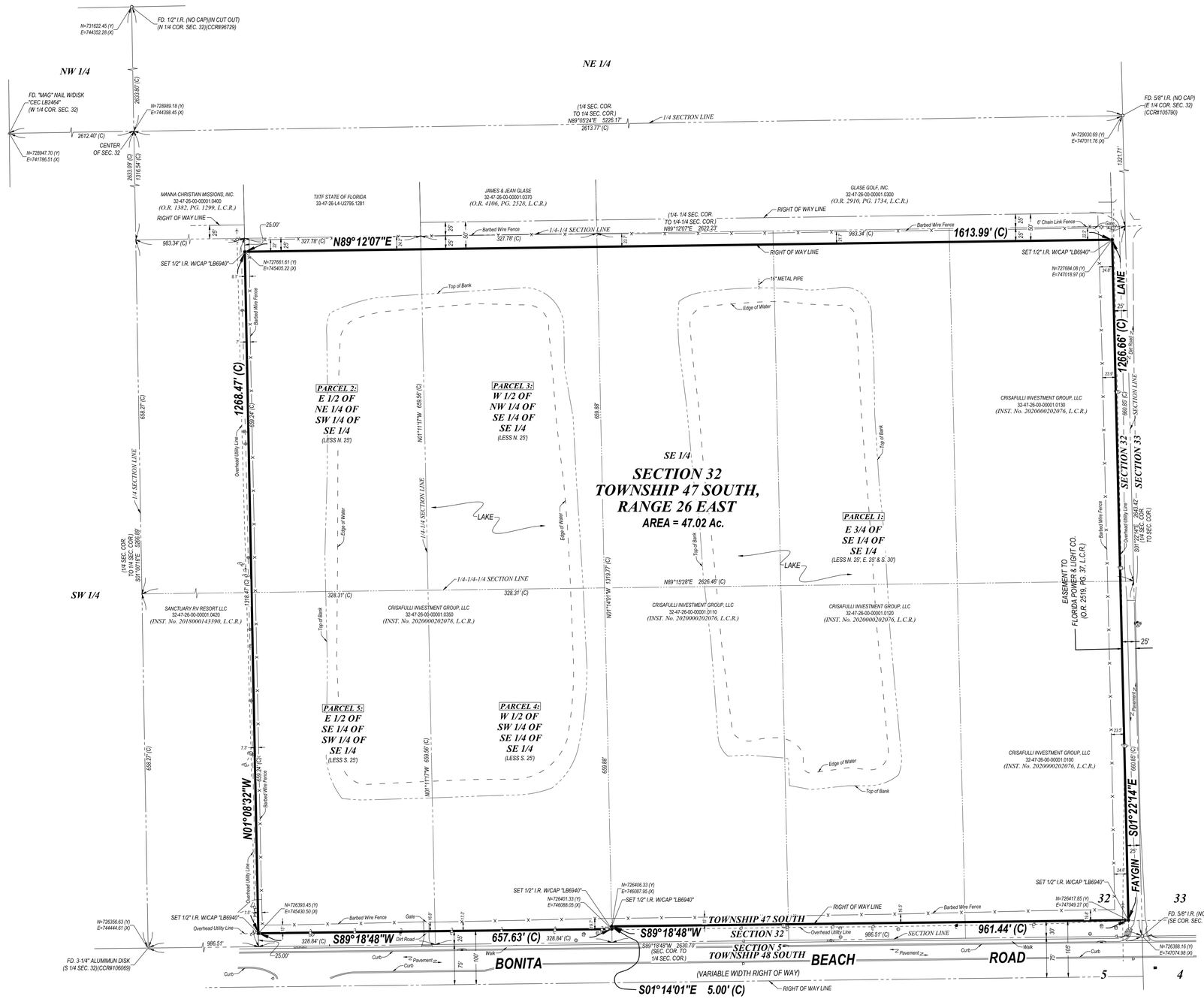
DCI2025-00028 Lee County Original Application Dated 12-19-2025



DCI2025-00028 Lee County

Original Application Dated 12-19-2025





NOTES:

1. DATE OF LAST FIELD WORK: JUNE 10, 2025.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
4. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
5. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.999950TO OBTAIN GRID DISTANCES.
6. BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(INSRS 2011) AND ARE BASED THE SOUTH LINE OF SOUTHEAST QUARTER (SE 1/4) OF SECTION 32 TO BEAR S89°18'48"W.
7. THERE ARE NO IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
8. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
9. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
10. ACCORDING TO F.I.R.M. No. 12071C0678F, EFFECTIVE DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS).
11. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH TITLE COMMITMENT PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. 1107403S5, COMMITMENT DATE: MAY 12, 2025 AT 8:00AM.
12. ELEVATIONS SHOWN ARE IN FEET ABOVE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED ON A LEVEL LOOP BY THIS FIRM FROM NATIONAL GEODETIC SURVEY BENCH MARK " I 75 Y 10" (PID=AD5941)(ELEVATION = 12.40').

DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:
THE EAST THREE-QUARTERS (E 3/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE NORTH 25 FEET, THE EAST 25 FEET AND THE SOUTH 30 FEET THEREOF RESERVED FOR COUNTY ROAD RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 694, PAGE 536, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PARCEL 2:
THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 368, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PARCEL 3:
THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH OF RANGE 26 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 370, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PARCEL 4:
THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED 191, PAGE 364, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PARCEL 5:
THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH OF RANGE 26 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 366, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LEGEND:

A.E.	ACCESS EASEMENT	C.M.	CONCRETE MONUMENT	F.P. & L.	FLORIDA POWER & LIGHT CO.	L.B.E.	LANDSCAPE BUFFER EASEMENT	P.B.	PLAT BOOK	R.C.P.	REINFORCED CONCRETE PIPE
B.M.	BENCHMARK			FRAC.	FRACTION	L.C.R.	LEE COUNTY RECORDS	P.G.	PAGE	REF.	REFERENCE
(C)	CALCULATED	COR.	CORNER	I.E.	IRRIGATION EASEMENT	L.C.U.E.	LEE COUNTY UTILITY EASEMENT	P.K.	PARKER-KALON	R/W	RIGHT OF WAY
CCR#	CERTIFIED CORNER RECORD	Δ=	DELTA ANGLE=	INST.	INSTRUMENT	L.M.E.	LAKE MAINTENANCE EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT	TYP.	TYPICAL
C/L	CENTER LINE	(D)	DEED	I.P.	IRON PIPE	(M)	MEASURED	PROP.	PROPERTY	SEC.	SECTION
CONC.	CONCRETE	D.B.	DEED BOOK	I.R.	IRON ROD	O.R.	OFFICIAL RECORD BOOK	P.V.C.	PLASTIC PIPE	W/	WITH
CB=	CHORD BEARING=	D.E.	DRAINAGE EASEMENT	L=	LENGTH=	(P)	PLAT	P.U.E.	PUBLIC UTILITY EASEMENT	WIT.	WITNESS
CD=	CHORD DISTANCE=	EL.	ELEVATION	L.A.E.	LAKE ACCESS EASEMENT			R=	RADIUS=		
CH=	CHORD BEARING & DISTANCE=	FD.	FOUND	LB	LICENSED BUSINESS						
		F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION								

- SET "MAG" NAIL WITH DISC STAMPED LB6940
- SET 1/2" IRON ROD WITH CAP STAMPED LB6940
- SET 4"x4" CONC. MONUMENT STAMPED LB6940
- FOUND NAIL AS NOTED
- FOUND CONC. MONUMENT AS NOTED
- FOUND IRON PIPE OR IRON ROD AS NOTED
- DRAINAGE INLET
- DRAINAGE MANHOLE
- METERED END SECTION
- YARD DRAIN
- LIGHT POLE
- FLOOD LIGHT
- CONCRETE POWER POLE
- WOOD POWER POLE
- GUY ANCHOR
- TELEPHONE BOX
- ELECTRIC BOX
- ELECTRIC METER
- CABLE TV BOX
- WATER VALVE
- WATER BOX
- FIRE HYDRANT
- BACK FLOW ASSEMBLY
- AIR RELEASE VALVE
- IRRIGATION VALVE
- IRRIGATION SERVICE
- WELL
- SANITARY MANHOLE
- SANITARY SERVICE
- SIGN
- MAIL BOX
- FIBER OPTIC CABLE MARKER
- GAS LINE MARKER
- GAS VALVE

0 50 100 200
SCALE IN FEET

N
(INSRS2011) NAD 1983 FLORIDA PLANE COORDINATE SYSTEM (WEST ZONE)

THIS SURVEY IS FOR THE BENEFIT OF:

BAKER & HOSTETLER LLP
FIRST AMERICAN TITLE INSURANCE COMPANY
PULTE HOME COMPANY, LLC
CRISAFULLI INVESTMENT GROUP, LLC

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 5J-17.050 THRU 052 F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by Scott A Wheeler
Date: 2025.12.15 14:11:55 -05'00'

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.5949

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
PHONE (239) 498-7711
FAX (239) 498-7707
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER — LICENSE NUMBER 5949 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24350S01.DWG
LAYOUT	1
LOCATION	J:\24350\DWG\SURVEYING\
PLOT DATE	WED. 6-18-2025 - 9:11 AM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	06-10-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	671/37-42

PLAN REVISIONS	

STRAP NUMBERS

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
24350 32-47-26	1 OF 1

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of LEE, State of Florida, and is described as follows:

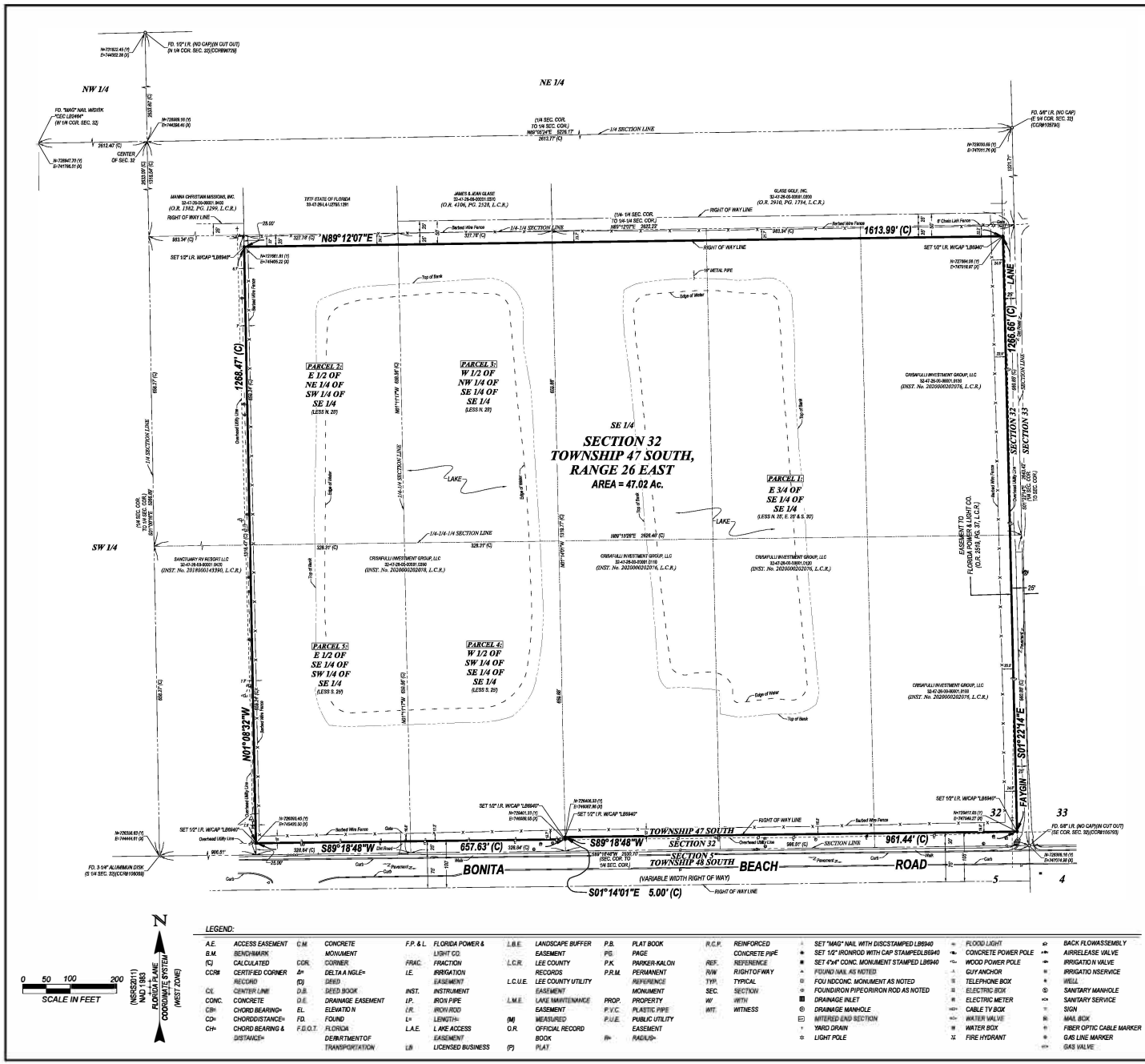
PARCEL 1:
THE EAST THREE-QUARTERS (E 3/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE NORTH 25 FEET, THE EAST 25 FEET AND THE SOUTH 30 FEET THEREOF RESERVED FOR COUNTY ROAD RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 694, PAGE 536, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 2:
THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 368, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 3:
THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH OF RANGE 26 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 370, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 4:
THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED 191, PAGE 364, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 5:
THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH OF RANGE 26 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 366, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



LEGEND:

A.E.	ACCESS EASEMENT	C.M.	CONCRETE MONUMENT	F.P. & L.	FLORIDA POWER & LIGHT CO.	L.B.E.	LANDSCAPE BUFFER EASEMENT	P.B.	PLAT BOOK	R.C.P.	REINFORCED CONCRETE PIPE		SET "MAG" NAIL WITH DISC STAMPED LB5940		FLOOD LIGHT		BACK FLOW ASSEMBLY
B.M.	BENCHMARK	COR.	CORNER	FRAC.	FRACTION	L.C.R.	LEE COUNTY RECORDS	P.E.	PAGE	REF.	REFERENCE		SET 1/2" IRONROD WITH CAP STAMPED LB5940		CONCRETE POWER POLE		AIRRELEASE VALVE
(C)	CALCULATED	Δ=	DELTA A NGLE=	I.E.	IRRIGATION EASEMENT	L.C.U.E.	LEE COUNTY UTILITY EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT	R/W	RIGHT OF WAY		SET 4"x4" CONC. MONUMENT STAMPED LB5940		WOOD POWER POLE		IRRIGATION VALVE
CCR#	CERTIFIED CORNER RECORD	(D)	DEED	INST.	INSTRUMENT	L.M.E.	LAKE MAINTENANCE EASEMENT	PROP.	PROPERTY	TYP.	TYPICAL		FOUND NAIL AS NOTED		GUY ANCHOR		IRRIGATION SERVICE
C/L	CENTER LINE	D.B.	DEED BOOK	I.P.	IRON PIPE	P.V.C.	PLASTIC PIPE	P.U.E.	PUBLIC UTILITY EASEMENT	SEC.	SECTION		FOU NDCONC. MONUMENT AS NOTED		TELEPHONE BOX		WELL
CONC.	CONCRETE	D.E.	DRAINAGE EASEMENT	I.R.	IRON ROD					W/	WITH		FOUNDIRON PIPE ORIRON ROD AS NOTED		ELECTRIC BOX		SANITARY MANHOLE
CB=	CHORD BEARING=	EL.	ELEVATIO N	L=	LENGTH=	(M)	MEASURED	O.R.	OFFICIAL RECORD BOOK	WIT.	WITNESS		DRAINAGE INLET		ELECTRIC METER		SANITARY SERVICE
CD=	CHORDDISTANCE=	FD.	FOUND	L.A.E.	L AKE ACCESS EASEMENT	(P)	PLAT	R=	RADIUS=				DRAINAGE MANHOLE		CABLE TV BOX		SIGN
CH=	CHORD BEARING & DISTANCE=	F.D.O.T.	FLORIDA DEPARTMENTOF TRANSPORTATION	L.B.	LICENSED BUSINESS								MITERED END SECTION		WATER VALVE		MAIL BOX
													YARD DRAIN		WATER BOX		FIBER OPTIC CABLE MARKER
													LIGHT POLE		FIRE HYDRANT		GAS LINE MARKER
																	GAS VALVE

THIS IS NOT A SURVEY

Digitally signed by Scott A Wheeler
Date: 2025.12.17 '19:08:12 -05'00'

SCOTT A. WHEELER (FOR THEFIRM - LB-5940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITA LSEAL OF A FLORIDA LICENSEDSURVEYOR AND MAPPER.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-5940

PREPARED FOR

PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
PHONE (239) 498-7711
FAX (239) 498-7707
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER, LICENSE NUMBER 5949, STATE OF FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24350SK1.DWG
LAYOUT	Y
LOCATION	J:\24350\DWG\SURVEY\NC\
PLOT DATE	WED, 6-18-2025 - 9:11 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	06-10-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	671/37-42

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION.

PROJECT / FILE NO.	SHEET NUMBER
24350 32-47-26	2 OF 2

Bonita Springs Utilities, Inc.

Serving Our Members For Over 50 YEARS

May 21, 2025

Carl Barraco Jr., P.E.
Barrraco and Associates, Inc.
2271 McGregor Blvd. # 100
Ft. Myers, FL 32407

Sent via e-mail: carljr@barraco.net

Re: Bonita Beach Road 50

Dear Mr. Barraco,

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

You have estimated the usage to be 16,250 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.

Kim Hoskins, P.E.
Director of Engineering

BONITA BEACH ROAD 50
LEE COUNTY PROTECTED SPECIES SURVEY

December 2025

Prepared For:

Pulte Home Company, LLC
24311 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134
(239) 495-4850

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

Project No. 24CIG4260

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Appendix A. Aerial with FLUCFCS and Wetlands Map A-1

Appendix B. Aerial with FLUCFCS, Survey Transects, and Protected Species Location B-1

INTRODUCTION

Passarella & Associates, Inc. (PAI) conducted a protected species survey on Bonita Beach Road 50 (Project) on September 18, 2025. The survey was conducted to meet the requirements of the Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

The Project totals 47.02± acres and is located in Section 32, Township 47 South, Range 26 East, Lee County (Figure 1). More specifically, the Project is bordered to the north by undeveloped land and commercial buildings; to the east by Faygin Lane, undeveloped land, and a single-family residence; to the south by Bonita Beach Road and Worthington County Club; and to the west by Sanctuary RV resort.

The following information details the land uses, survey methodology, and survey results.

LAND USES AND VEGETATION ASSOCIATIONS

The vegetation associations for the Project were originally mapped by PAI on August 16, 2024, using 2024 Lee County rectified color aerial photographs, utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS). The mapping was subsequently updated in October 2025 per a survey boundary and wetland lines received from Barraco & Associates, Inc. Groundtruthing to map the vegetative communities was conducted utilizing FLUCFCS Level III and IV (Florida Department of Transportation 1999). Level IV was utilized to denote exotic disturbance and hydrologic conditions. AutoCAD Map 3D 2024 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map. An aerial photograph of the Project with FLUCFCS overlay is provided as Appendix A.

Ten vegetative associations and land uses (i.e., FLUCFCS codes) were identified within the Project site. The dominant vegetation associations and land uses include Mixed Exotics (FLUCFCS Code 439), Lakes (FLUCFCS Code 520), and Disturbed Land, Hydric (FLUCFCS Code 7401), which combined occupy 35.07± acres (74.6 percent) of the site. No rare or unique uplands were identified within the Project. Table 1 provides a breakdown of the FLUCFCS codes by acreage, followed by a brief description of each of the classifications.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage (±)	Percent of Total
4289 E4	Cabbage Palm, Disturbed (76–100% Exotics)	0.76	1.6
4349 E4	Hardwood/Conifer Mixed, Disturbed (76–100% Exotics)	4.22	9.0
439	Mixed Exotics	8.40	17.9
514	Ditch	0.25	0.5
514H	Ditch, Hydric	0.11	0.2
520	Lakes	16.88	35.9

Table 1. (Continued)

FLUCFCS Code	Description	Acreage (±)	Percent of Total
619	Exotic Wetland Hardwoods	3.10	6.6
740	Disturbed Land	0.01	0.0
7401	Disturbed Land, Hydric	9.79	20.8
747	Berm	3.50	7.4
Totals		**47.02**	**100.0**

Cabbage Palm, Disturbed (76–100% Exotics) (FLUCFCS Code 4289 E4)
The canopy of this upland habitat type consists of cabbage palm (*Sabal palmetto*), earleaf acacia (*Acacia auriculiformis)*, Brazilian pepper (*Schinus terebinthifolia*), Florida strangler fig (*Ficus aurea*), and live oak (*Quercus virginiana*). The sub-canopy consists of cabbage palm, live oak, Brazilian pepper, and sicklepod (*Senna obtusifolia*). The ground cover includes rosary pea (*Abrus precatorius*), muscadine grapevine (*Vitis rotundifolia*), cabbage palm, Florida tickseed (*Coreopsis floridana*), and earleaf greenbrier (*Smilax auriculata*).

Hardwood/Conifer Mixed, Disturbed (76–100% Exotics) (FLUCFCS Code 4349 E4)
The canopy of this upland habitat type consists of cabbage palm, earleaf acacia, Torell's eucalyptus (*Corymbia torelliana*), Florida strangler fig, and scattered slash pine (*Pinus elliottii*). The sub-canopy consists of cabbage palm, earleaf acacia, and Brazilian pepper. The ground cover includes rosary pea, muscadine grapevine, Florida tickseed, earleaf greenbrier, broomsedge (*Andropogon virginicus*), and dog fennel (*Eupatorium capillifolium*).

Mixed Exotics (FLUCFCS Code 439)
The canopy of this upland habitat type consists of earleaf acacia, laurel oak (*Quercus laurifolia*), and cabbage palm. The sub-canopy consists of cabbage palm, Brazilian pepper, and Java plum (*Syzygium cumini*). The ground cover consists of Brazilian pepper, caesarweed (*Urena lobata*), dog fennel, woodland false buttonweed (*Spermacoce remota*), balsam pear (*Momordica charantia*), common ragweed (*Ambrosia artemisiifolia*), common dayflower (*Commelina diffusa* var. *diffusa*), Florida tickseed, earleaf greenbrier, creeping cucumber (*Melothria pendula*), rosary pea, muscadine grapevine, and blackberry (*Rubus* sp.).

Ditch (FLUCFCS Code 514)
This land-use type is a shallow man-made ditch along the southern and eastern border of the Project site.

Ditch, Hydric (FLUCFCS Code 514H)
This land-use type is a shallow man-made ditch within a wetland habitat type along the southern border of the Project site.

Lakes (FLUCFCS Code 520)
This land-use type consists of man-made lakes.

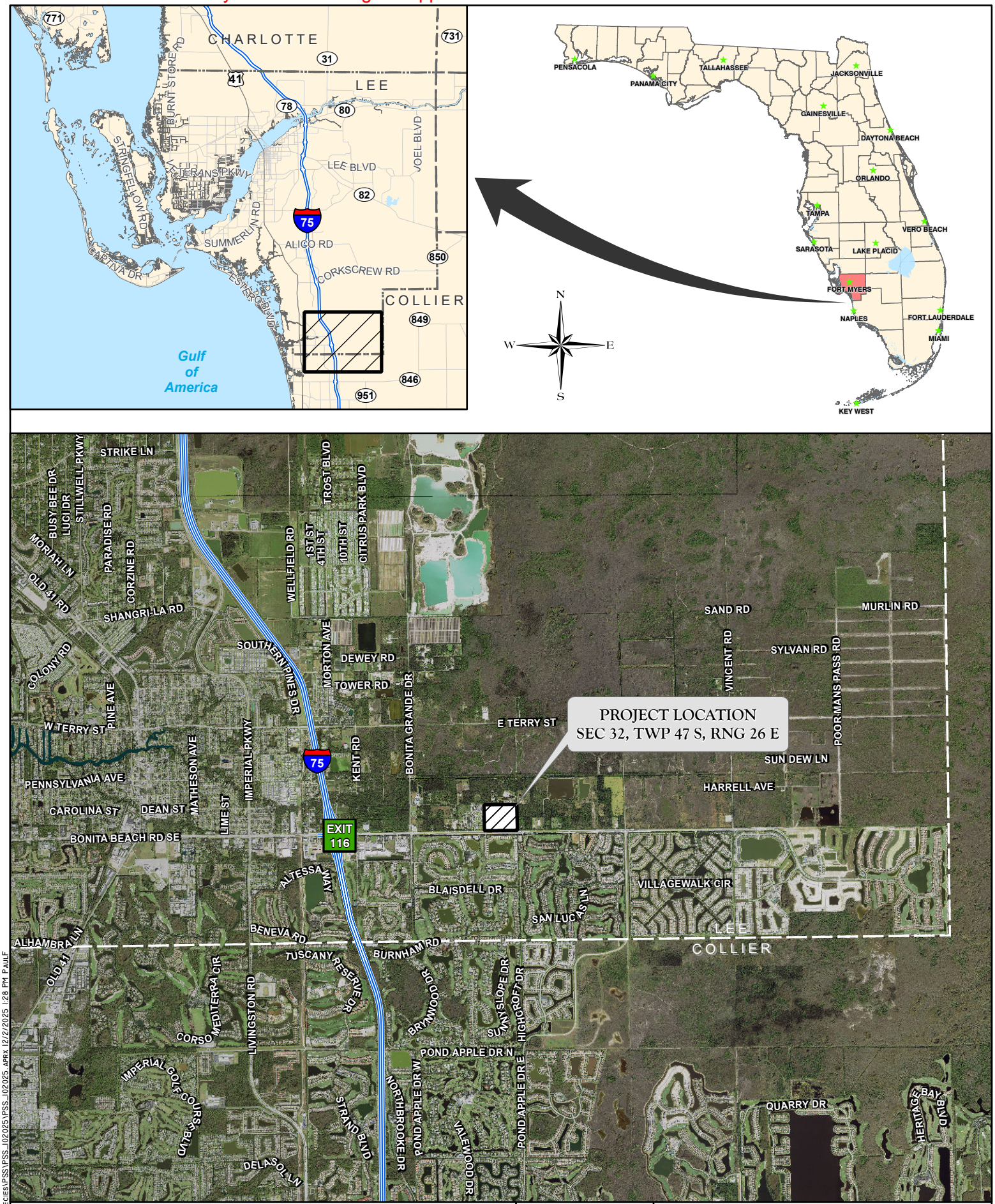


FIGURE 1. PROJECT LOCATION MAP
BONITA BEACH ROAD 50

DRAWN BY	DATE
P.F.	10/16/25
REVIEWED BY	DATE
S.J.	10/16/25
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

J:\2024\24cig4260\Species\PSS\PSS_102025\PSS_102025.aprx 12/2/2025 1:28 PM PaulF

Exotic Wetland Hardwoods (FLUCFCS Code 619)
The canopy of this wetland habitat type consists of earleaf acacia, Brazilian pepper, widely scattered bald cypress (*Taxodium distichum*), cabbage palm, and scattered laurel oak. The sub-canopy consists of bullhorn acacia (*Vachellia cornigera*), earleaf acacia, and scattered cabbage palm. The ground cover consists of rosary pea, caesarweed, dog fennel, spermacoce (*Spermacoce verticillata*), and Florida tickseed.

Disturbed Land (FLUCFCS Code 740)
The canopy is open. The sub-canopy contains widely scattered Brazilian pepper and earleaf acacia. The ground cover contains bahiagrass (*Paspalum notatum*).

Disturbed Land, Hydric (FLUCFCS Code 7401)
The canopy of this wetland habitat type is mostly open with widely scattered live oak, bald cypress, melaleuca (*Melaleuca quinquenervia*), and earleaf acacia. The sub-canopy consists of scattered earleaf acacia, wax myrtle (*Morella cerifera*), melaleuca, Florida bully (*Sideroxylon reclinatum* subsp. *reclinatum*), and bald cypress. The ground cover consists of rosary pea, caesarweed, Virginia saltmarsh mallow (*Kosteletzkya pentacarpos*), dog fennel, torpedograss (*Panicum repens*), spermacoce, Florida tickseed, swamp fern (*Telmatoblechnum serrulatum*), blue maidencane (*Amphicarpum muehlenbergianum*), toadflax (*Linaria floridana*), broomsedge, bulltongue arrowhead (*Sagittaria lancifolia* subsp. *lancifolia*), and scattered fireflag (*Thalia geniculata*).

Berm (FLUCFCS Code 747)
The canopy and sub-canopy are mostly open with widely scattered live oak. The ground cover includes bahiagrass, tropical Mexican clover (*Richardia brasiliensis*), caesarweed, and blackberry.

METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types, as outlined in the LDC. The frequency of transects performed in these habitats was designed to meet the 80 percent minimum coverage requirement, per the LDC. Table 2 outlines those protected species that may inhabit or utilize particular vegetation associations, according to the LDC.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code	Description	Potential Protected Species
4289 E4	Cabbage Palm, Disturbed (76–100% Exotics)	Eastern Indigo Snake (*Drymarchon couperi*)
		Audubon's Crested Caracara (*Caracara cheriway*)
		Florida Black Bear (*Ursus americanus floridanus*)
		Florida Panther (*Puma concolor coryi*)
		Simpson's Stopper (*Myrcianthes fragrans*)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
4349 E4	Hardwood/Conifer Mixed, Disturbed (76–100% Exotics)	Florida Panther (*Puma concolor coryi*)
439	Mixed Exotics	N/A
514	Ditch	American Alligator (*Alligator mississippiensis*)
		Limpkin (*Aramus guarauna*)
		Little Blue Heron (*Egretta caerulea*)
		Reddish Egret (*Egretta rufescens*)
		Roseate Spoonbill (*Platalea ajaja*)
		Snowy Egret (*Egretta thula*)
		Tri-Colored Heron (*Egretta tricolor*)
		Everglades Mink (*Mustela vison evergladensis*)
514H	Ditch, Hydric	American Alligator (*Alligator mississippiensis*)
		Limpkin (*Aramus guarauna*)
		Little Blue Heron (*Egretta caerulea*)
		Reddish Egret (*Egretta rufescens*)
		Roseate Spoonbill (*Platalea ajaja*)
		Snowy Egret (*Egretta thula*)
		Tricolored Heron (*Egretta tricolor*)
		Everglades Mink (*Mustela vison evergladensis*)
520	Lakes	American Alligator (*Alligator mississippiensis*)
		Limpkin (*Aramus guarauna*)
		Little Blue Heron (*Egretta caerulea*)
		Reddish Egret (*Egretta rufescens*)
		Roseate Spoonbill (*Platalea ajaja*)
		Snowy Egret (*Egretta thula*)
		Tricolored Heron (*Egretta tricolor*)
		Everglades Mink (*Mustela vison evergladensis*)
		Everglades Snail Kite (*Rostrhamus sociabilis*)
619	Exotic Wetland Hardwoods	N/A
740	Disturbed Land	N/A
7401	Disturbed Land, Hydric	N/A
747	Berm	N/A

*Habitat surveyed for the species noted, although not required per the LDC.

PAI conducted a protected species survey on September 18, 2025. The survey utilized meandering pedestrian transects, per the Wilson Miller, Inc. methodology previously approved by Lee County. A summary of weather conditions during the protected species survey is provided in Table 3.

Table 3. Summary of Weather Conditions

Day	Temperature (°F)	Wind (mph)*	Cloud Cover (Percent)
September 18, 2025	Mid-70s to Mid-80s	6 to 9 mph NE	50 to 60

*Miles per hour

A summary of the limits of visibility, total length of transects walked, and percent of coverage by habitat type is provided in Table 4. An aerial with the FLUCFCS overlay, approximate locations of walked transects, and species locations is provided as Appendix B.

Table 4. Summary of Habitat Coverage

FLUCFCS Code	Description	Total Area (Acres ±)	Transect Length (Feet ±)	Average Visibility (Feet ±)[1]	Percent Coverage
4289 E4	Cabbage Palm, Disturbed (76–100% Exotics)	0.76	497	30	90
4349 E4	Hardwood/Conifer Mixed, Disturbed (76–100% Exotics)	4.22	2,757	30	90
439	Mixed Exotics	8.40	3,252	45	80
514	Ditch	0.25	87	50	80
514H	Ditch, Hydric	0.11	43	50	90
520	Lakes	16.88	2,941	100	80
619	Exotic Wetland Hardwoods	3.10	1,801	30	80
740	Disturbed Land	0.01	4	40	80
7401	Disturbed Land, Hydric	9.79	4,265	40	80
747	Berm	3.50	1,355	45	80

[1]Average visibility to each side of the transect.

SURVEY RESULTS

During the survey, two American alligators (*Alligator mississippiensis*) and one American Alligator nest were observed on the Project site. The American alligator is listed by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service as federally threatened due to similarity of appearance to the American crocodile (*Crocodylus acutus*). The locations of the observed listed species are depicted on Appendix B. No Lee County protected plant species were documented on the Project site.

ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each Lee County protected species documented within each habitat type. Separate calculations will be provided if more than one of the same protected species

is observed within different habitat types. Please note that density estimates for wildlife species are only provided for Lee County protected species.

The Lee County protected species abundance calculations are provided in Table 5. Table 6 summarizes the protected species survey findings.

Table 5. Lee County Protected Species Abundance Calculations

Protected Species Density = $\{n\ (C)/[L\ (W_1+W_2)]\}\ (43{,}560\ ft^2/ac)$

Where n = number of individuals observed or active plus inactive gopher tortoise burrows
L = length of transect
W_1 = distance of visibility to the right of transect
W_2 = distance of visibility to the left of transect
C = gopher tortoise conversion factor (0.5)*

*Used for gopher tortoise calculation only

American Alligator (AA)
FLUCFCS Code 520
= $\{2\ AA/[(2{,}941 ft)\ (100\ ft + 100\ ft)]\}\ (43{,}560\ ft^2/ac)$
= $\{2/588{,}200\ ft^2\}\ (43{,}560\ ft^2/ac)$
= $(3.4 \times 10^{-6}\ ft^2)\ (43{,}560\ ft^2/ac)$
= 0.15 American alligator/acre

American Alligator Nest (AA (NEST))
FLUCFCS Code 520
= $\{1\ AA/[(2{,}941 ft\ ft)\ (100\ ft + 100\ ft)]\}\ (43{,}560\ ft^2/ac)$
= $\{1/588{,}200\ ft^2\}\ (43{,}560\ ft^2/ac)$
= $(1.7 \times 10^{-6}\ ft^2)\ (43{,}560\ ft^2/ac)$
= 0.07 American alligator nests/acre

Table 6. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles					
American alligator (*Alligator mississippiensis*)	514	80		X	
	514H	90		X	
	520	80	X		0.15
	619	80		X	
Eastern indigo snake (*Drymarchon couperi*)	4289 E4	90		X	
Birds					
Audubon's crested caracara (*Caracara cheriway*)	4289 E4	90		X	
Everglades snail kite (*Rostrhamus sociabilis*)	520	80		X	
Limpkin (*Aramus guarauna*)	514	80		X	
	514H	90		X	
	520	80		X	
Little blue heron (*Egretta caerulea*)	514	80		X	
	514H	90		X	
	520	80		X	
Reddish egret (*Egretta rufescens*)	514	80		X	
	514H	90		X	
	520	80		X	
	619	80		X	
Roseate spoonbill (*Platalea ajaja*)	514	80		X	
	514H	90		X	
	520	80		X	
Snowy egret (*Egretta thula*)	514	80		X	
	514H	90		X	
	520	80		X	
Tricolored heron (*Egretta tricolor*)	514	80		X	
	514H	90		X	
	520	80		X	
Mammals					
Everglades mink (*Mustela vison evergladensis*)	514	80		X	
	514H	90		X	
	520	80		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Mammals (Continued)					
Florida black bear (*Ursus americanus floridanus*)	4289 E4	90		X	
Florida panther (*Puma concolor coryi*)	4289 E4	90		X	
	4349 E4	90		X	

MANAGEMENT PLAN

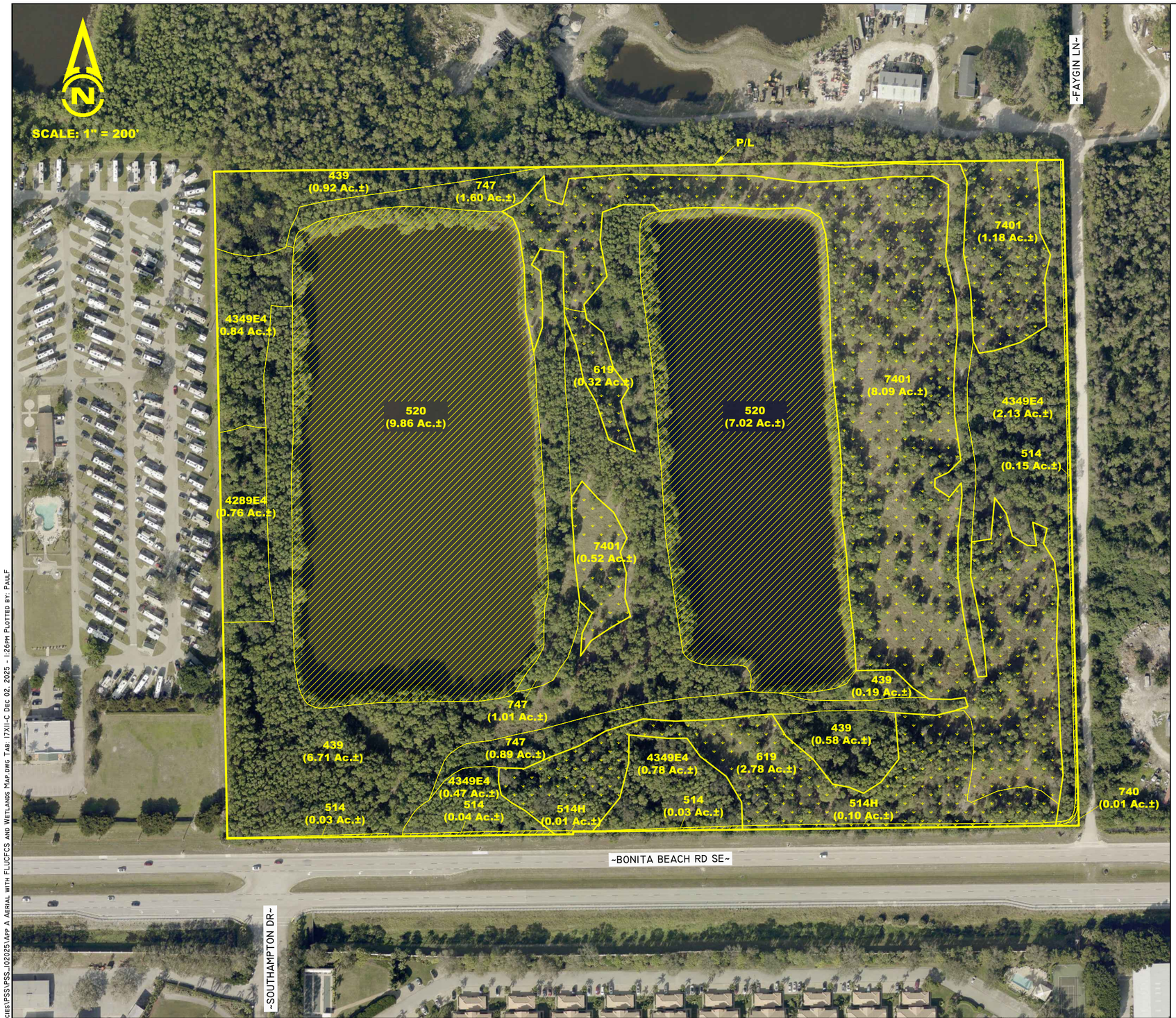
Prior to the issuance of a development order, a protected species management plan per LDC 10-474 will be prepared and submitted to the Department of Community Development as part of the Lee County review process for the Project. The protected species management plan will outline protection measures for the protected species documented on the Project site.

REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.

APPENDIX A

AERIAL WITH FLUCFCS AND WETLANDS MAP



LEGEND:

SFWMD WETLANDS (13.00 Ac.±)

SFWMD "OTHER SURFACE WATERS" (17.13 Ac.±)

SURVEYED WETLAND LINE

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
4289 E4	CABBAGE PALM, DISTURBED (76-100% EXOTICS)	0.76 Ac.±	1.6%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	4.22 Ac.±	9.0%
439	MIXED EXOTICS	8.40 Ac.±	17.9%
514	DITCH	0.25 Ac.±	0.5%
514H	DITCH, HYDRIC	0.11 Ac.±	0.2%
520	LAKES	16.88 Ac.±	35.9%
619	EXOTIC WETLAND HARDWOODS	3.10 Ac.±	6.6%
740	DISTURBED LAND	0.01 Ac.±	0.0%
7401	DISTURBED LAND, HYDRIC	9.79 Ac.±	20.8%
747	BERM	3.50 Ac.±	7.4%
	TOTAL	**47.02 Ac.±**	**100.0%**

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER BARRACO AND ASSOCIATES, INC. DRAWING No. 24350S00.DWG DATED OCTOBER 17, 2025.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

J:\2024\24cig4260\Species\PSS\PSS_102025\APP A AERIAL WITH FLUCFCS AND WETLANDS MAP.DWG TAB: 17X11-C DEC 02, 2025 - 1:26PM PLOTTED BY: PAULF

REVISIONS	DATE

DRAWN BY: A.G.	DATE: 10/20/25
DESIGNED BY: P.S.	DATE: 10/20/25
REVIEWED BY: S.J.	DATE: 10/20/25

13620 Metropolis Avenue
Suite 200
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Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC. Consulting Ecologists

BONITA BEACH ROAD 50

AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No. 24CIG4260

SHEET No. APPENDIX A

APPENDIX B

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATION



LEGEND:

- SFWMD WETLANDS (13.00 Ac.±)
- SFWMD "OTHER SURFACE WATERS" (17.13 Ac.±)
- SURVEYED WETLAND LINE
- APPROXIMATE LOCATION OF WALKED TRANSECTS
- AA AMERICAN ALLIGATOR

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
4289 E4	CABBAGE PALM, DISTURBED (76-100% EXOTICS)	0.76 Ac.±	1.6%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	4.22 Ac.±	9.0%
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747	BERM	3.50 Ac.±	7.4%
	TOTAL	**47.02 Ac.±**	**100.0%**

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UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

J:\2024\24cig4260\Species\PSS\PSS_102025\App B Aerial with FLUCFCS Survey Transects and Protected Species Location.dwg Tab: 17x11-C Dec 02, 2025 - 1:26pm Plotted by: PaulF

REVISIONS	DATE

DRAWN BY	A.G.
DATE	10/20/25
DESIGNED BY	P.S.
DATE	10/20/25
REVIEWED BY	S.J.
DATE	10/20/25

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Consulting Ecologists

BONITA BEACH ROAD 50
AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATION

DRAWING No. 24CIG4260

SHEET No. APPENDIX B

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

White Willow
STORMWATER NARRATIVE

The White Willow project is located in Bonita Springs, Florida, on a site that has been previously cleared and improved. The property includes two man-made lakes that currently serve as depressional storage areas. The majority of the site is relatively flat, and stormwater runoff generally follows two primary drainage patterns. The northern portion of the site conveys runoff into the existing lakes, which discharge through a pipe system connected to a shallow swale near the north property line. This swale flattens in the northwest corner of the site, where stormwater sheet flows across adjacent property toward Kehl Canal. Kehl Canal flows west and ultimately discharges into the Imperial River, which continues west to Estero Bay. The southern portion of the site sheet flows toward existing roadside ditches along Bonita Beach Road, which also convey westward and converge with Kehl Canal before reaching the Imperial River.

The proposed stormwater management system will incorporate the existing man-made lakes, which account for approximately 25 percent of the project area and provide substantial storage, attenuation, and water quality benefits. The system is designed to closely mimic existing conditions and maintain historical discharge locations, consistent with the requirements of the South Florida Water Management District (SFWMD) which will review the project. The proposed system will capture, attenuate, and treat stormwater runoff for all rainfall events up to the 25-year, 3-day storm event. Attenuated stormwater will be directed to the existing discharge point at the northwest corner of the property, preserving the natural drainage pattern.

To meet state water quality standards and nutrient removal requirements, the proposed system will implement Best Management Practices (BMPs) such as maintaining permanent pool volume and increased residence time for settling, establishing littoral plantings to enhance nutrient uptake, and incorporating stormwater harvesting for irrigation reuse. These measures will ensure compliance with regulatory requirements while providing long-term environmental benefits.

The project site is not located within a FEMA-designated flood zone, and no adverse floodplain impacts are anticipated as a result of the proposed development. The stormwater management system has been designed to maintain existing drainage patterns and discharge locations, ensuring that downstream properties and receiving waters are not negatively affected.

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FORT MYERS, FL 33901-9356
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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

BONITA BEACH 50 COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2510.11)

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

December 1, 2025

TRANSPORTATION CONSULTANTS, INC

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I. INTRODUCTION

II. EXISTING CONDITIONS

III. COMPREHENSIVE PLAN AMENDMNET

IV. TRIP GENERATION

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

VI. ZONING ANALYSIS

VII. CONCLUSION

TR TRANSPORTATION CONSULTANTS, INC

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 amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located along the north side of Bonita Beach Road approximately 1½ miles east of I-75 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 designation on approximately 50-acres from DRGR/Wetlands to Outlying Suburban land use category to permit the development of the subject site with a residential community on the overall 50-acre site. Approximately 34-acres is currently in the DR/GR Future Land Use Category and approximately 13-acres is in the Wetlands Future Land Use Category. With the proposed land use category (Outlying Suburban), and the companion rezoning application that is being filed, the overall 50-acre site will be rezoned to permit up to 94 residential dwelling units.

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 two access connections as shown on the Master Concept Plan.



F2510.11

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SITE LOCATION
BONITA BEACH 50

Figure 1

This report examines the impact of the development on the surrounding roadways. 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.

II. EXISTING CONDITIONS

The subject site is currently vacant. The overall site is generally bordered by vacant land to the north and east, a commercial business to the north, a mobile home park to the west and Bonita Beach Road borders the site to the south.

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. COMPREHENSIVE PLAN AMENDMENT

The Comprehensive Plan Amendment would change the future land use designation on approximately 50-acres from DR/GR & Wetlands to Outlying Suburban. Under the existing DR/GR and Wetlands land use category, the site could be developed with up to approximately 4 residential dwelling units (1 dwelling unit/10-acres on DR/GR and 1 dwelling unit/20-acres on Wetlands). **Table 1** summarizes the land uses that could be constructed under the existing land use designations and the intensity of uses under the proposed land use designation that is being limited by the companion rezoning application to 94 dwelling units.

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Table 1
Land Uses
Bonita Beach 50

Existing/ Proposed	Land Use Category	Intensity
Existing	DR/GR & Wetlands	4 Dwelling Units (DR/GR ≈ 34 acres @ 1 DU/10-Acres & Wetlands ≈ 13 acres @ 1 DU/20 acres
Proposed	Outlying Suburban	94 Dwelling Units

IV. TRIP GENERATION

The trip generation for the permitted and proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 12th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the permitted and proposed residential uses on the subject site. The trip generation equations utilized for this land use are attached to the Appendix of this report for reference. **Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour trip generation based on the existing and proposed future land use category, respectively.

Table 2
Trip Generation
Based on Existing Land Use Category
Bonita Beach 50

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (4 Dwelling Units)	1	2	3	2	2	4	36

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Table 3
Trip Generation
Based on Proposed Land Use Category
Bonita Beach 50

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (94 Dwelling Units)	19	50	69	56	35	91	854

Table 4 indicates the trip generation difference between the proposed and existing land use categories. The long range transportation impact (20-year horizon) and the short range transportation impact (5-year horizon) will be evaluated based on the resultant trip change illustrated in Table 4.

Table 4
Trip Generation – Resultant Trip Change
Bonita Beach 50

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (94 Dwelling Units)	19	50	69	56	35	91	854
Existing Land Use Designation (4 Dwelling Units)	-1	-2	-3	-2	-2	-4	-36
Resultant Trip Change	**+18**	**+48**	**+66**	**+54**	**+33**	**+87**	**+818**

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The resultant trip change in Table 4 indicates that the trip generation will be **increased** in the AM and PM peak hour conditions as a result of this land use change.

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The Comprehensive Plan Amendment would change the future land use designation on the approximately 50-acres from DR/GR & Wetlands to an Outlying Suburban land use category. 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, there were no roadway improvement projects **within a 3-mile radius of the site** shown on the 2045 Cost Feasible Plan.

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, I-75 within the vicinity of the site was shown to be widened to a 10-lane facility. 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 report 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 and then the PM peak hour trips to be generated by additional trips shown in Table 4 were then added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the Lee County's *Generalized Peak Hour Directional Service Volumes* table as well as FDOT's *Multi-Modal Generalized Peak Hour Directional Volumes*.

A Level of Service analysis for the 2045 Existing plus Committed (E + C) roadway network is attached to this Memorandum for reference. Table 1A and Table 2A reflect the Level of Service analysis based on the 2045 conditions. The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any other roadway link to fall below the recommended minimum acceptable Level of Service thresholds. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change.

Short Range Impacts (5-year horizon)

The 2023/2024-2027/2028 Lee County Transportation Capital Improvement Plan, FDOT's 5-Year Work Program as well as the City of Bonita Springs Five Year Capital Improvements Plan were reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site in the next five (5) years. Based on the review, there only improvement identified was the widening of I-75 from Collier County to Corkscrew Road to an 8-lane highway. There are no other roadway capacity improvements identified on the aforementioned work programs.

As can be depicted from Table 4 of this report, the proposed map amendment will increase the overall trip generation potential of the subject site by approximately 66 vehicles during the A.M. peak hour and 87 vehicles during the 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 additional trips shown in Table 4. The existing peak hour, peak season, peak direction traffic volumes on the various 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 were then factored by the appropriate annual growth rates in order to obtain the 2030 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 ***Lee County Traffic Count Report***. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2030 without the proposed amendment and year 2030 with the proposed amendment. Traffic data obtained from the aforementioned Lee County 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 2030 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. Therefore, based on this analysis no modifications will be necessary to the Lee County or the City of Bonita Springs short term capital improvement programs.

The proposed Comprehensive Plan Amendment is to change the future land use designation on approximately 50-acres from DR/GR & Wetlands to Outlying Suburban. Based on the analysis, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

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VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning of the entire 50-acre subject site from AG-2 to RPD. The site is currently zoned AG-2. If the Comprehensive Plan change was approved on the site, under the existing AG-2 zoning, the site could be developed with up to 94 dwelling units considering the wetlands and other environmental characteristics of the parcel. **Table 5** summarizes the land uses that are being proposed for the proposed rezoning application.

Table 5
Land Uses
Bonita Beach 50 RPD

Land Use	Proposed
Residential	94 Dwelling Units

[1] Assumes the Comp Plan Amendment is approved

Access to the subject site is proposed to Bonita Beach Road via two access connections.

The trip generation for the project was based on data from the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 12th Edition. Land Use Code 210 (Single Family Detached Housing) was utilized to formulate the trip generation for all of the dwelling units since this would represent the "worst case" in terms of trip generation for the residential units. The equations used from this land use are contained in the Appendix of this report for reference.

Table 6 outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed if the rezoning change is approved.

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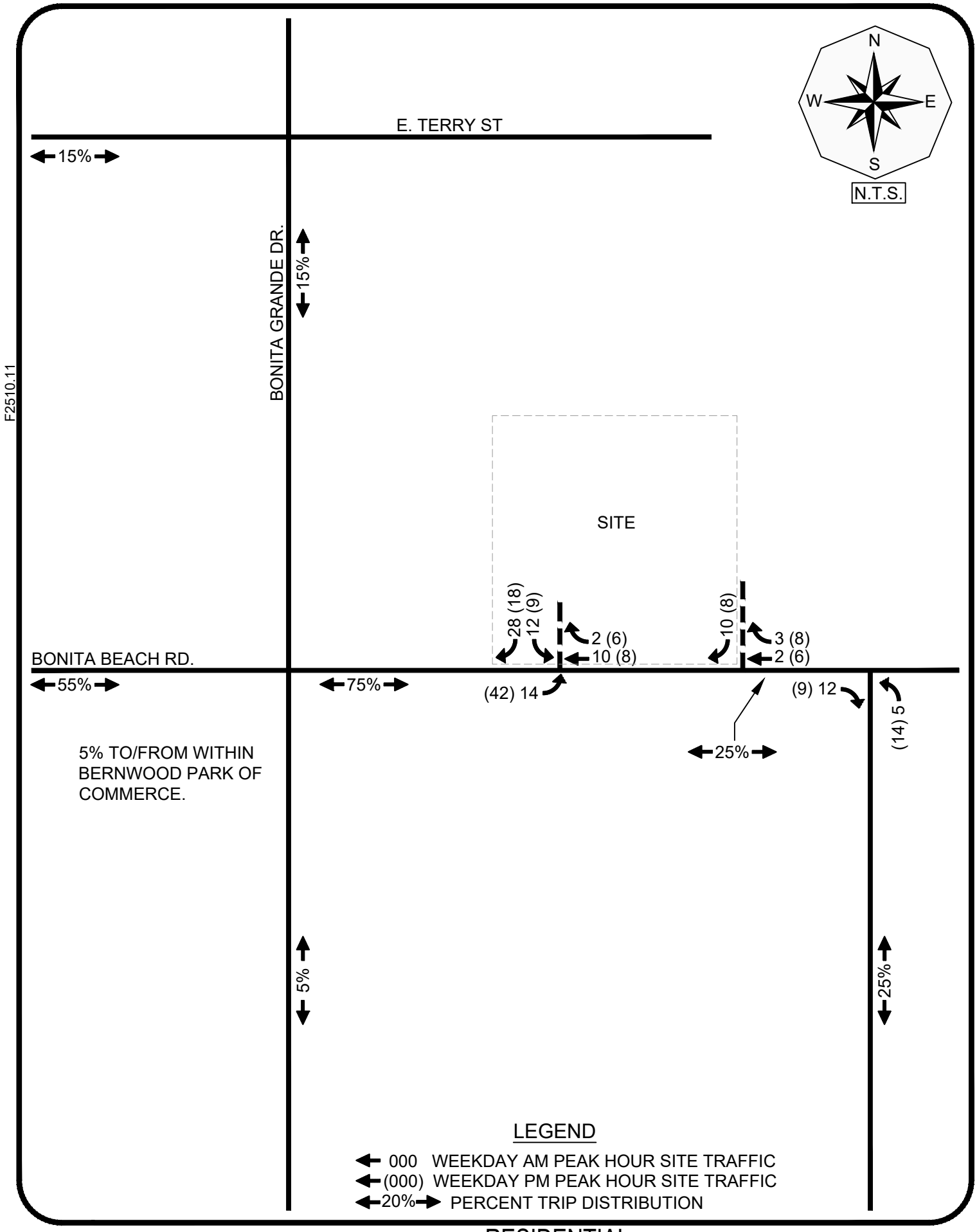
Table 6
Trip Generation – Proposed
Bonita Beach 50 RPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Residential (94 Units)	19	50	69	56	35	91	854

The trips the proposed development is anticipated to generate were then 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 2** illustrates the percent project distribution and site traffic assignment of the residential related trips to the surrounding roadway network

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 5A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. The Level of Service thresholds for the County maintained roadways were obtained from the Lee County's ***Generalized Peak Hour Directional Service Volumes*** table. Based on Table 1A, no roadway segments are projected to be significantly impacted as a result of the proposed development.

A horizon year analysis of 2028 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates were obtained through comparisons of annual traffic data obtained from the ***City of Bonita Springs Traffic Count Report***. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2028 without the development and year 2028 with the development.



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RESIDENTIAL
TRIP DISTRIBUTION & TRAFFIC ASSIGNMENT
BONITA BEACH 50

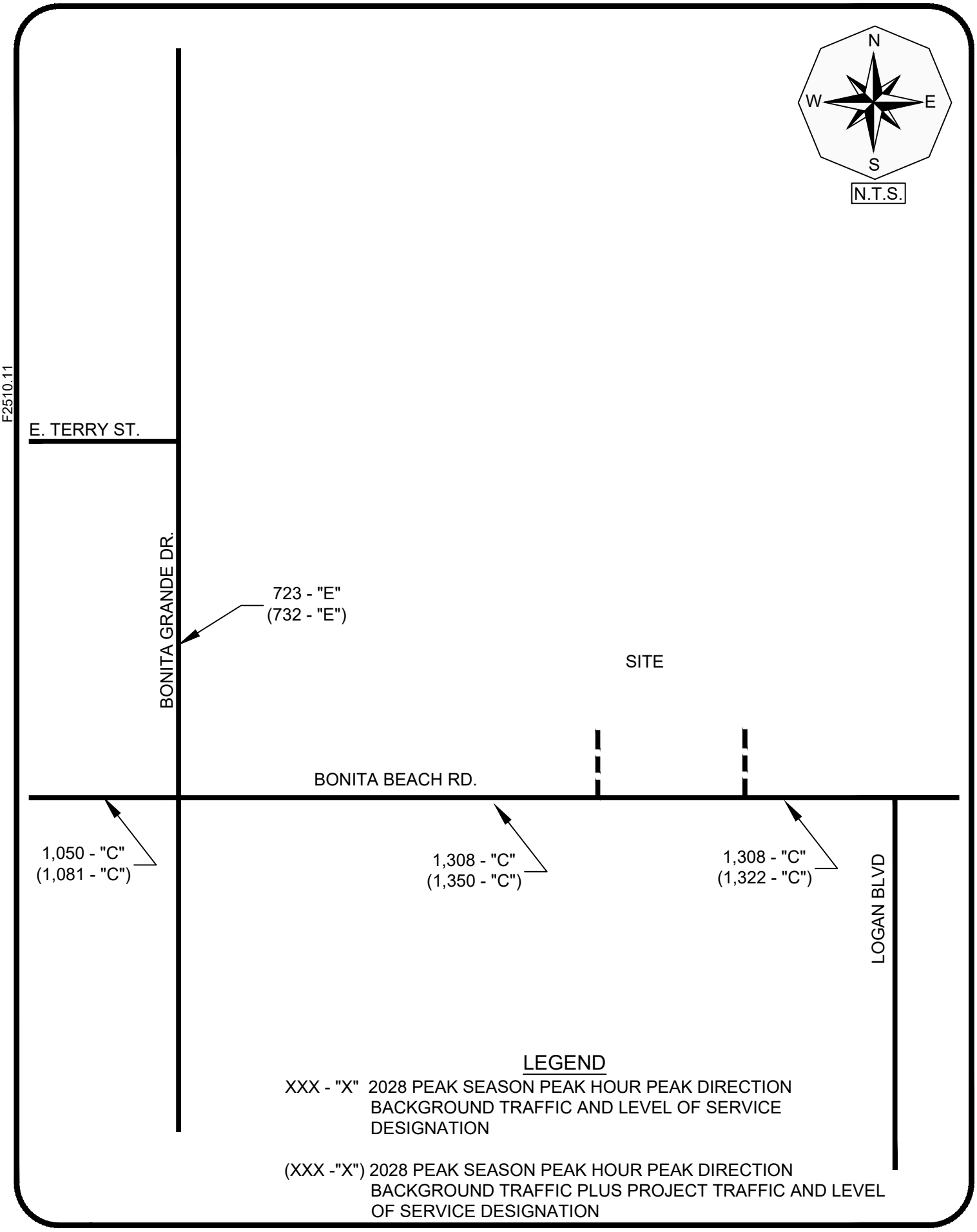
Figure 2

Table 6A in the Appendix of the report indicates the methodology utilized to obtain the year 2028 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes for County maintained roadways were obtained from the latest ***Lee County Public Facilities Level of Service and Concurrency Report***.

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 5A. In comparing the links' functional classification and calculated 2028 traffic volumes to the Service Volume Tables, it was determined that all analyzed roadways are projected to operate above the minimum adopted Level of Service in 2028 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 development.

Figure 3 indicates the year 2028 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure was derived from **Table 6A** contained in the Appendix.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a Development Order from Lee County.



TR TRANSPORTATION CONSULTANTS, INC

2028 LEVEL OF SERVICE ANALYSIS
BONITA BEACH 50

Figure 3

TRANSPORTATION CONSULTANTS, INC

IX. CONCLUSION

The proposed development is located along the north side of Bonita Beach Road 1 ½ miles east of I-75 in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both a Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development. 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 requests.

The 2045 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in the 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. The project will pay road impact fees to offset the impacts to the area road network as part of the mitigation of the project.

APPENDIX

TABLES 1A & 2A

LONG RANGE TRANSPORTATION ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - BONITA BEACH 50

	ROADWAY SEGMENT		2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
					LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	FROM	TO	# Lanes	Roadway Designation	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	Site	4LD	Arterial	0	250	1,840	1,960	1,960
	Site	Southampton Dr	4LD	Arterial	0	250	1,840	1,960	1,960
	Southampton Dr	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
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	770	1,510	1,600
Imperial Pkwy	Shangrila Rd	E. Terry St	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	Bonita Beach Rd	Dellwood Ln	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	6,080	8,421	10,521	11,140
	Bonita Beach Rd	Immokalee Rd	10LF	Freeway	0	6,080	8,421	10,521	11,140

[ ] - 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 Generalized Peak Hour Directional Service Volume Table.

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
BONITA BEACH 50 CPA

TOTAL AM PEAK HOUR PROJECT TRAFFIC	69 VPH	IN=	19	OUT=	50
TOTAL PM PEAK HOUR PROJECT TRAFFIC	91 VPH	IN=	56	OUT=	35

ROADWAY SEGMENT			2045 FSUTMS		K-100	100TH HIGHEST HOUR PK DIR	D	PM PK HR PEAK	2045 PEAK DIRECTION TRAFFIC VOLUMES & LOS		PK DIR PM PROJ	2045 BACKGROUND PLUS PROJ PEAK DIRECTION TRAFFIC VOLUMES & LOS	
ROADWAY	FROM	TO	AADT	STA #	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	TRAFFIC [1]	VOLUME	LOS
Bonita Beach Road	Bonita Beach Rd E. End	Valencia Bonita Blvd	25,998	0019	0.090	2,340	0.57	EAST	1,334	C	0	1,334	C
	Valencia Bonita Blvd	Villagewalk Blvd	26,193	0019	0.090	2,357	0.57	EAST	1,343	C	0	1,343	C
	Villagewalk Blvd	Logan Blvd	26,193	0019	0.090	2,357	0.57	EAST	1,343	C	0	1,343	C
	Logan Blvd	Site	23,203	0019	0.090	2,088	0.57	EAST	1,190	C	14	1,204	C
	Site	Southampton Dr	23,203	0019	0.090	2,088	0.57	EAST	1,190	C	42	1,232	C
	Southampton Dr	Bonita Grande Dr	23,203	0019	0.090	2,088	0.57	EAST	1,190	C	42	1,232	C
	Bonita Grande Dr	I-75	39,966	0018	0.090	3,597	0.57	EAST	2,050	F	31	2,081	F
	I-75	Imperial Pkwy	70,211	0017	0.090	6,319	0.57	EAST	3,602	F	17	3,619	F
	Imperial Pkwy	Old 41 Rd	59,401	1230	0.090	5,346	0.56	EAST	2,994	F	8	3,002	F
Bonita Grande Dr	E. Terry St	Bonita Beach Rd	6,726	1202	0.090	605	0.57	NORTH	345	D	8	353	D
E. Terry St	Bonita Grande Dr	Imperial Pkwy	14,531	1203	0.090	1,308	0.57	WEST	746	F	5	751	F
	Imperial Pkwy	Old 41 Rd	29,836	1211	0.090	2,685	0.57	WEST	1,530	E	6	1,536	E
Imperial Pkwy	Shangrila Rd	E. Terry St	28,588	1227	0.140	4,002	0.62	NORTH	2,481	F	5	2,486	F
	Bonita Beach Rd	Dellwood Ln	38,512	0004	0.140	5,392	0.62	NORTH	3,343	F	6	3,349	F
Logan Blvd	Bonita Beach Rd	Immokalee Rd	6,071	0024	0.090	546	0.57	NORTH	311	C	14	325	C
I-75	Corkscrew Rd	Bonita Beach Rd	172,881	120054	0.090	15,559	0.561	NORTH	8,729	D	8	8,737	D
	Bonita Beach Rd	Immokalee Rd	164,883	039950	0.090	14,839	0.524	NORTH	7,776	C	6	7,782	C

1 Project traffic volumes were obtained from Table 3A.

* The K-100 and D factors for County/City roadways were obtained from 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.

TABLES 3A & 4A

5-YEAR CIP TRANSPORTATION ANALYSIS

TABLE 3A
LEVEL OF SERVICE THRESHOLDS
BONITA BEACH 50

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 69 VPH IN= 19 OUT= 50

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 91 VPH IN= 58 OUT= 35

ROADWAY	ROADWAY SEGMENT	# LANES	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Bonita Beach Road	E. of Logan Blvd	4LD	0	250	1,840	1,960	1,960	0%	0	0.0%
	E. of Site	4LD	0	250	1,840	1,960	1,960	25%	15	0.8%
	W. of Site	4LD	0	250	1,840	1,960	1,960	75%	44	2.4%
	W. of Southampton Dr.	4LD	0	250	1,840	1,960	1,960	75%	44	2.4%
	W. of Bonita Grande Dr.	4LD	0	250	1,840	1,960	1,960	55%	32	1.7%
Bonita Grande Dr	S. of E. Terry St	2LN	0	0	310	660	740	15%	9	2.8%
E. Terry St	W. of Bonita Grande Dr	2LN	0	0	310	660	740	15%	9	2.8%
Logan Blvd	S. of Bonita Beach Rd	2LD	0	140	800	860	860	25%	15	1.8%

☐ - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Lee County Generalized Peak Hour Directional Service Volume Tables.

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BONITA BEACH 50

TOTAL PROJECT TRAFFIC AM = 69 VPH IN = 19 OUT= 50

TOTAL PROJECT TRAFFIC PM = 91 VPH IN= 56 OUT= 35

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2021 ADT	YRS OF GROWTH. [1]	ANNUAL RATE	2024 PK HR PK SEASON PEAK DIR.[2]	2030 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2030 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2030 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Bonita Beach Road	E. of Logan Blvd	0019	15,900	22,600	6	6.04%	145	246	B	0.13	0%	0	0	246	B	0.13	246	B	0.13
	E. of Site	0019	15,900	22,600	6	6.04%	868	1,471	C	0.75	25%	13	14	1,483	C	0.76	1,485	C	0.76
	W. of Site	0019	15,900	22,600	6	6.04%	868	1,471	C	0.75	75%	38	42	1,508	C	0.77	1,513	C	0.77
	W. of Southampton Dr.	0019	15,900	22,600	6	6.04%	868	1,471	C	0.75	75%	38	42	1,508	C	0.77	1,513	C	0.77
	W. of Bonita Grande Dr.	0018	21,400	25,200	6	2.76%	868	1,109	C	0.57	55%	28	31	1,137	C	0.58	1,140	C	0.58
Bonita Grande Dr	S. of E. Terry St	1202	6,200	10,600	10	5.51%	497	805	F	1.09	15%	8	8	813	F	1.10	814	F	1.10

1 AGR for all roadways was calculated based the historical traffic data obtained from 2025 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 2024 Lee County Public Facilities Level of Service and Concurrency Report.

2 Current peak hour peak season peak direction traffic volumes for City of Bonita Springs mantained roadways were obtained from the City of Bonita Springs Traffic Count Report

TABLES 5A & 6A

ZONING LEVEL OF SERVICE

ANALYSIS

TABLE 5A
LEVEL OF SERVICE THRESHOLDS
BONITA BEACH 50

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 69 VPH IN= 19 OUT= 50

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 91 VPH IN= 58 OUT= 35

ROADWAY	ROADWAY SEGMENT	# LANES	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Bonita Beach Road	E. of Logan Blvd	4LD	0	250	1,840	1,960	1,960	0%	0	0.0%
	E. of Site	4LD	0	250	1,840	1,960	1,960	25%	15	0.8%
	W. of Site	4LD	0	250	1,840	1,960	1,960	75%	44	2.4%
	W. of Southampton Dr.	4LD	0	250	1,840	1,960	1,960	75%	44	2.4%
	W. of Bonita Grande Dr.	4LD	0	250	1,840	1,960	1,960	55%	32	1.7%
Bonita Grande Dr	S. of E. Terry St	2LN	0	0	310	660	740	15%	9	2.8%
E. Terry St	W. of Bonita Grande Dr	2LN	0	0	310	660	740	15%	9	2.8%
Logan Blvd	S. of Bonita Beach Rd	2LD	0	140	800	860	860	25%	15	1.8%

☐ - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Lee County Generalized Peak Hour Directional Service Volume Tables.

TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BONITA BEACH 50

TOTAL PROJECT TRAFFIC AM = 69 VPH IN = 19 OUT= 50

TOTAL PROJECT TRAFFIC PM = 91 VPH IN= 56 OUT= 35

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2021 ADT	YRS OF GROWTH. [1]	ANNUAL RATE	2024 PK HR PK SEASON PEAK DIR.[2]	2028 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2028 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2028 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Bonita Beach Road	E. of Logan Blvd	0019	15,900	22,600	6	6.04%	145	219	B	0.11	0%	0	0	219	B	0.11	219	B	0.11
	E. of Site	0019	15,900	22,600	6	6.04%	868	1,308	C	0.67	25%	13	14	1,321	C	0.67	1,322	C	0.67
	W. of Site	0019	15,900	22,600	6	6.04%	868	1,308	C	0.67	75%	38	42	1,346	C	0.69	1,350	C	0.69
	W. of Southampton Dr.	0019	15,900	22,600	6	6.04%	868	1,308	C	0.67	75%	38	42	1,346	C	0.69	1,350	C	0.69
	W. of Bonita Grande Dr.	0018	21,400	25,200	6	2.76%	868	1,050	C	0.54	55%	28	31	1,078	C	0.55	1,081	C	0.55
Bonita Grande Dr	S. of E. Terry St	1202	6,200	10,600	10	5.51%	497	723	E	0.98	15%	8	8	731	E	0.99	732	E	0.99

1 AGR for all roadways was calculated based the historical traffic data obtained from 2025 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 2024 Lee County Public Facilities Level of Service and Concurrency Report.

2 Current peak hour peak season peak direction traffic volumes for City of Bonita Springs mantained roadways were obtained from the City of Bonita Springs Traffic Count Report

LEE COUNTY GENERALIZED SERVICE VOLUMES

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 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 FROM CITY OF BONITA SPRINGS TRAFFIC COUNT REPORT

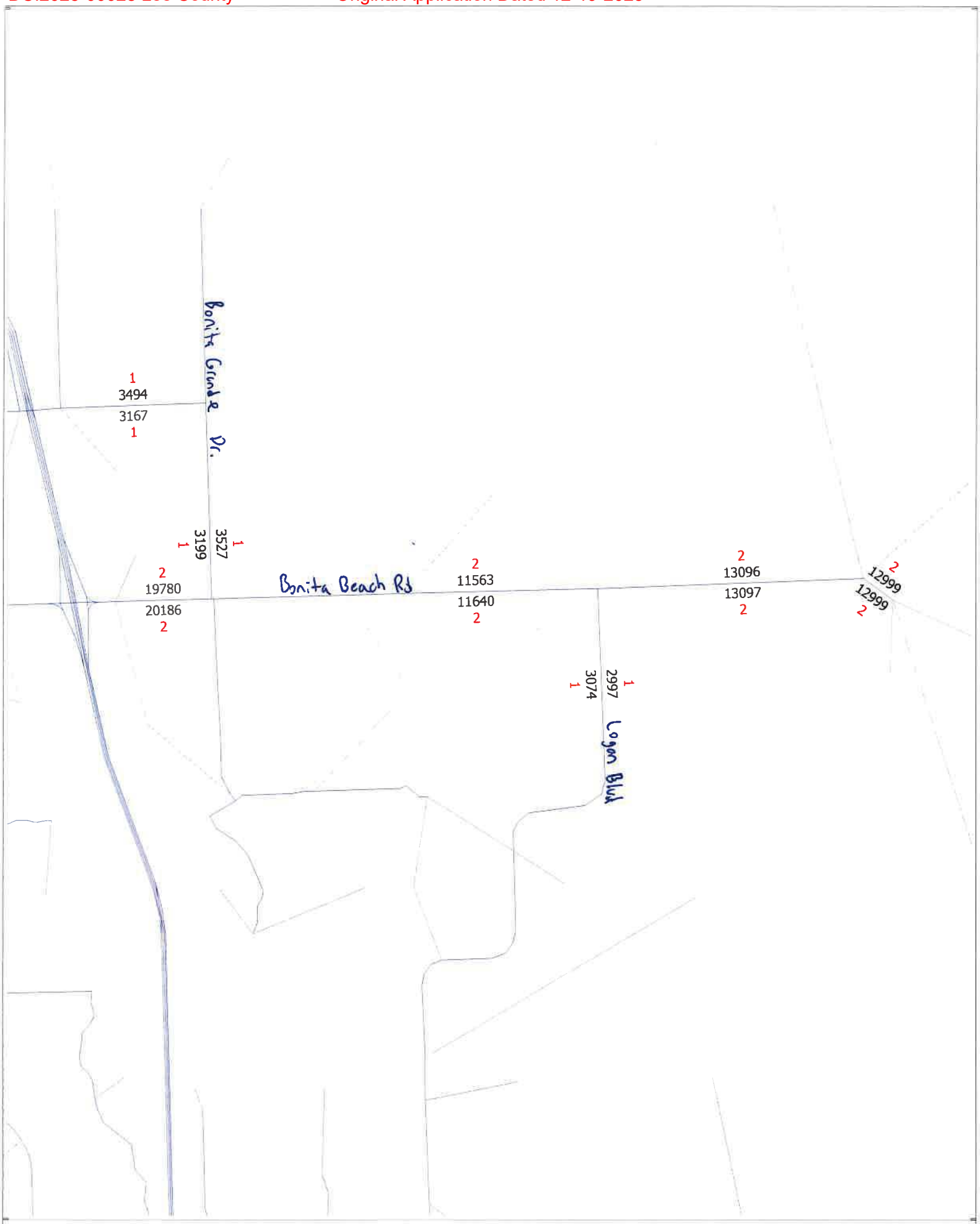
TABLE 2 HISTORIC TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL

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	Feb-24	Feb-25
1224	0496	Arroyal 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	6400	6400
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	31300	31000	32000	32400	31600	31600
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	26300	27500
1229	0221	Bonita Beach Rd East of Arroyal Rd	N/A	27000	25200	25600	26300	26300	22900	23600	N/A	N/A	N/A	32300	31100	28800	32800	35500	32500	34000	34100	33200	33100
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900	33000	35600	35200	34400	34700
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	37500	36100	34900	41000	41600	40200	47000	43200	39500	41700
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	20000	20500
0007**	N/A	Bonita Beach Rd W. of Vanderbilt 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	24200	25400
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	10400	10600
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	1100	2300
1207	N/A	Dean St E of Lime 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	4700	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	3800	3800
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	12500	13100
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	15200	13600
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	9000	9400
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	9400	9800
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	8700	9000
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	8900	9300
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	27800	28100
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	21500	23000
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	25500	25900
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	22600	23700
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	2400	2400
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	6800	7000
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	18400	18600
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	13500	14400
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	21400	27800
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	14800	14800
1228	N/A	Old 41 S/O Bernwood Pkwy	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	17500	17500
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	5700	4900
0001	N/A	Pennsylvania Ave E. of Los 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	3500	3600
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	4600	4700
0003	N/A	Tropical Acers 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	700	800
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	7700	7800
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	49700	50800
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	40800	41700
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	10100	10400

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	Feb-24	Feb-25
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	12500	13900
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	5500	5700
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	1100	1000
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	46600	49800
0018	N/A	Luke St between Kens 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	25000	25200
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	21600	22600
0020	N/A	Luke St between Kens 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	1100	1300
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	700	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	1900	2100
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	900	800
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	7800	9300
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	12200	13200	14300	13600	13500
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	13500	14600	13400	17400
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	14000	14700	13900	14400

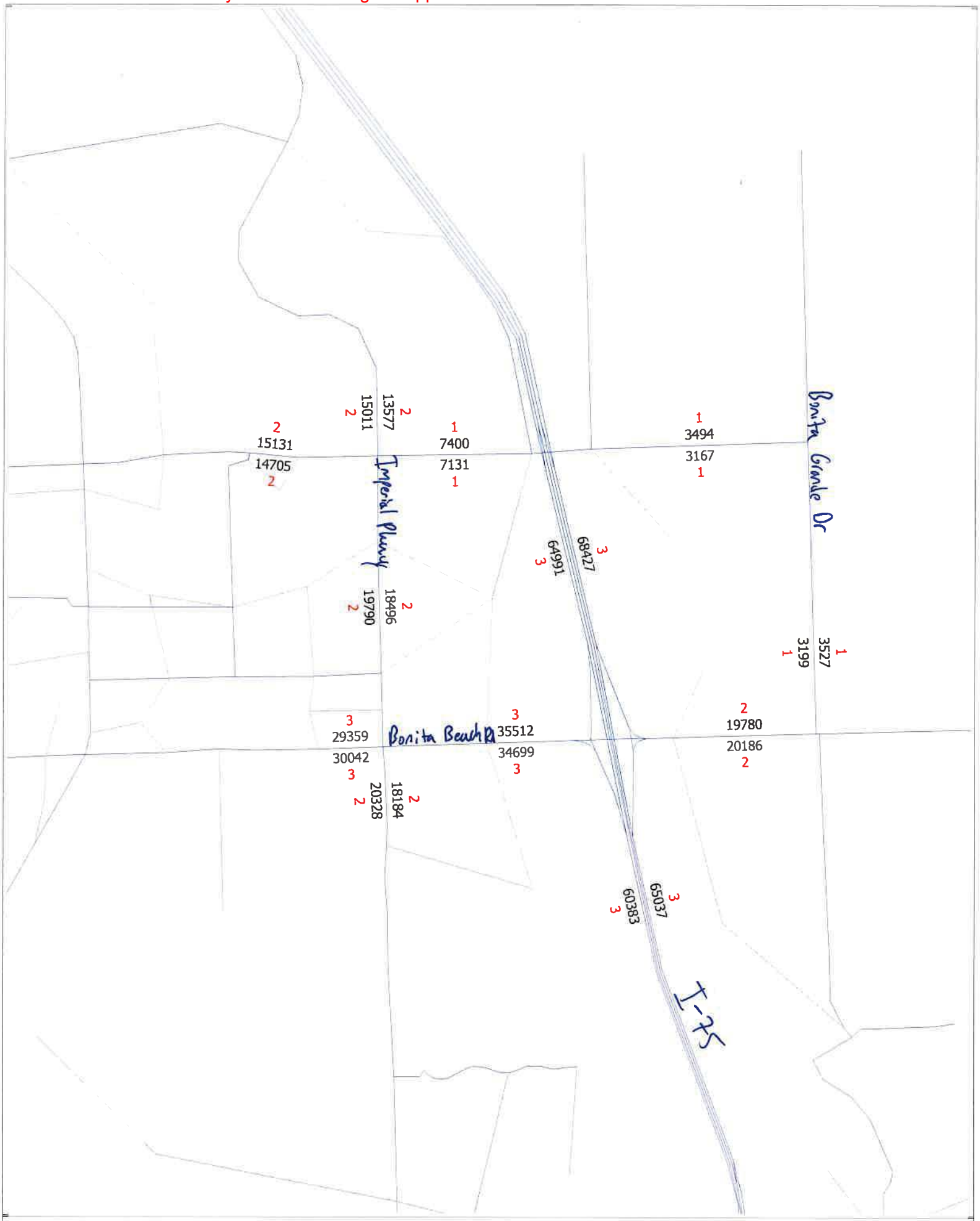
** Collected weekend counts also.

2045 FSUTMS TRAFFIC VOLUMES ON AREA NETWORK (E+C NETWORK)



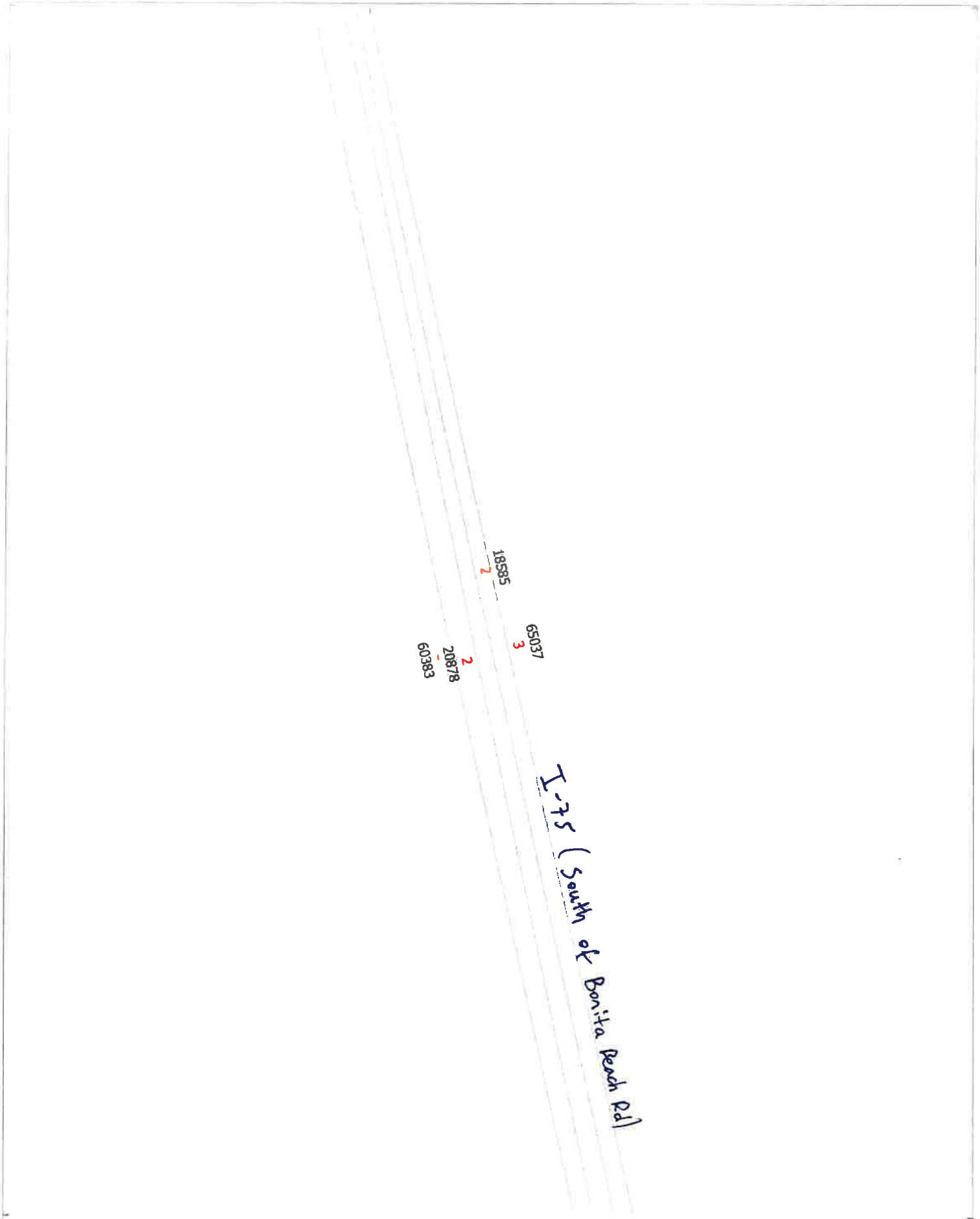
2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES & VOLUMES

cube (Licensed to TR Transportation)



2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES & VOLUMES

cube (Licensed to TR Transportation)



2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES & VOLUMES (PG.2/2)

cube (Licensed to TR Transportation Consultants Inc)

LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 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	384	0.45	C	404	0.47	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	428	0.43	D	479	0.48	pre-development order res development
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	481	0.49	D	506	0.51	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	547	0.55	D	575	0.58	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	547	0.55	D	637	0.64	pre-development order res development
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,170	0.59	B	1,230	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,170	0.40	B	1,298	0.44	
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,170	0.40	B	1,422	0.48	Three Oaks Distribution Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	E	2,761	0.93	E	2,902	0.98	
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,521	0.51	[4]
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1100/1960	E	853	0.78	C	1,171	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	[4]
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	2LN	E	860	C	150	0.17	C	158	0.18	
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	655	0.37	C	709	0.40	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942	F	2,046	1.05	F	2,302	1.19	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942	F	2,070	1.07	F	2,515	1.30	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,910	B	1,275	0.44	B	1,426	0.49	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	846	0.73	C	1,007	0.86	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	846	0.73	C	1,007	0.86	Bayshore Ranch/Stonehill Manor
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,548	0.77	B	1,700	0.85	Grandeza
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,548	0.77	B	1,627	0.81	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,525	0.51	B	1,603	0.53	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	B	1,041	0.53	B	1,094	0.55	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	314	0.37	C	451	0.52	Ibis Landing (a.k.a. Copperhead Glf Community)
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	572	0.30	C	601	0.32	[4]; constrained in city plan
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,124	0.59	C	1,181	0.62	constrained in city plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,713	0.92	C	1,800	0.97	constrained; old count projection (2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	2,184	0.78	C	2,295	0.82	constrained in city plan
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,144	0.77	C	2,253	0.80	constrained in city plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	868	0.43	B	912	0.45	constrained in city plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	4LD	E	2,020	B	868	0.43	B	912	0.45	constrained in city plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	C	497	0.58	C	522	0.61	
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,757	0.70	E	1,847	0.73	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	270	0.31	C	284	0.33	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	160	0.19	C	168	0.20	
03500	BROADWAY RD (ALVA)	SR 80	North RIVER RD	2LN	E	860	C	284	0.33	C	298	0.35	
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	470	0.47	D	504	0.51	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	346	0.35	C	383	0.39	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	E	718	0.73	E	976	0.99	Lee County Homes (a.k.a. Buckingham 345)
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	847	0.29	B	890	0.30	City of Cape Coral
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	D	724	0.64	D	761	0.67	partially located in City of Cape Coral
04200	BUS 41 (N TAMIAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04300	BUS 41 (N TAMIAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04400	BUS 41 (N TAMIAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,177	0.62	C	1,406	0.74	
04500	BUS 41 (N TAMIAMI TR, SR 739)	LITTLETON RD	US 41	4LD	D	1,900	C	682	0.36	C	846	0.45	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,073	0.77	D	3,230	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS PLANTATION RD	2LN	E	860	C	267	0.31	C	281	0.33	constrained, old count (2010)

TRIP GENERATION EQUATIONS

Single-Family Detached Housing
(210)

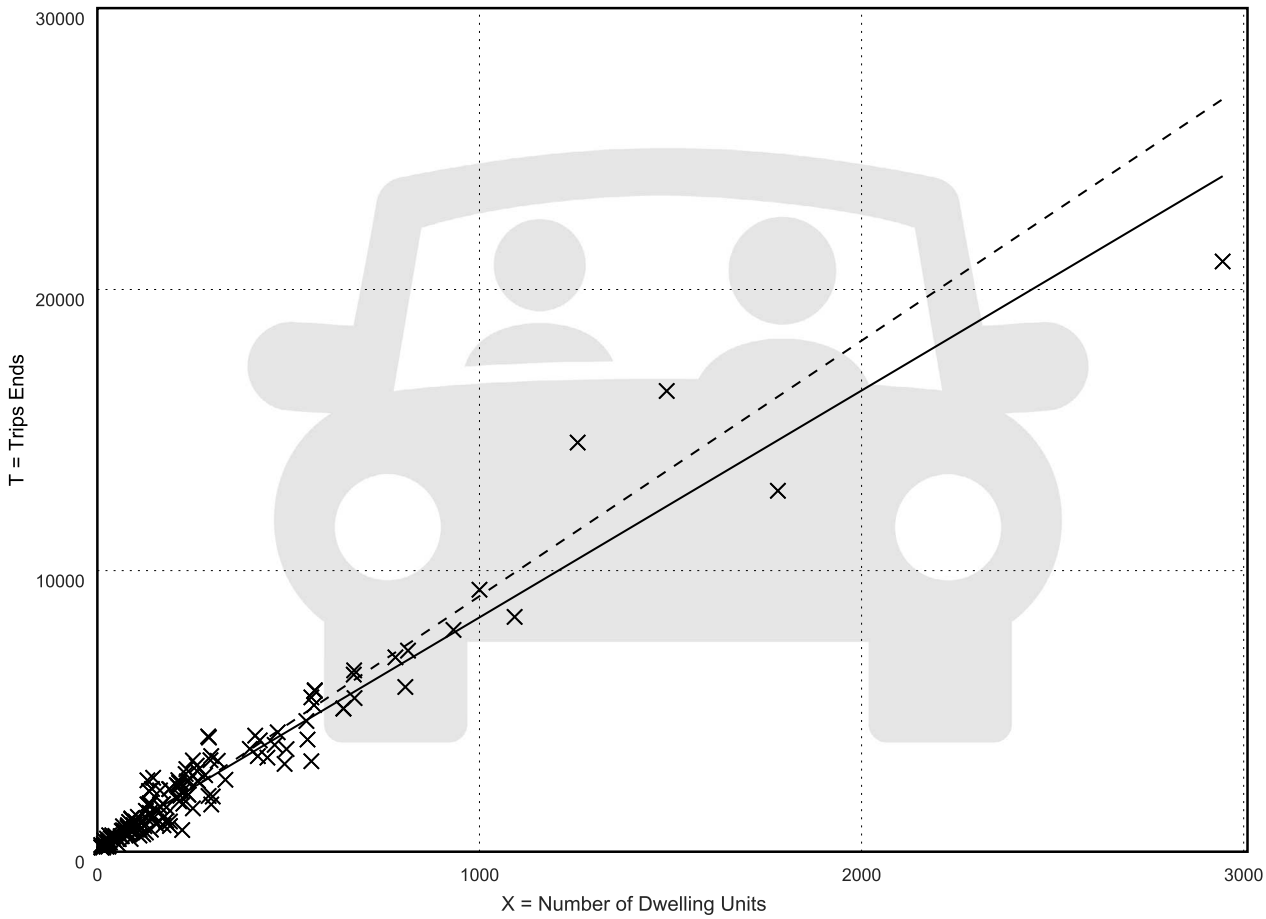
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Fitted Curve Equation: T = 8.07(X) + 265.45

R^2= 0.94

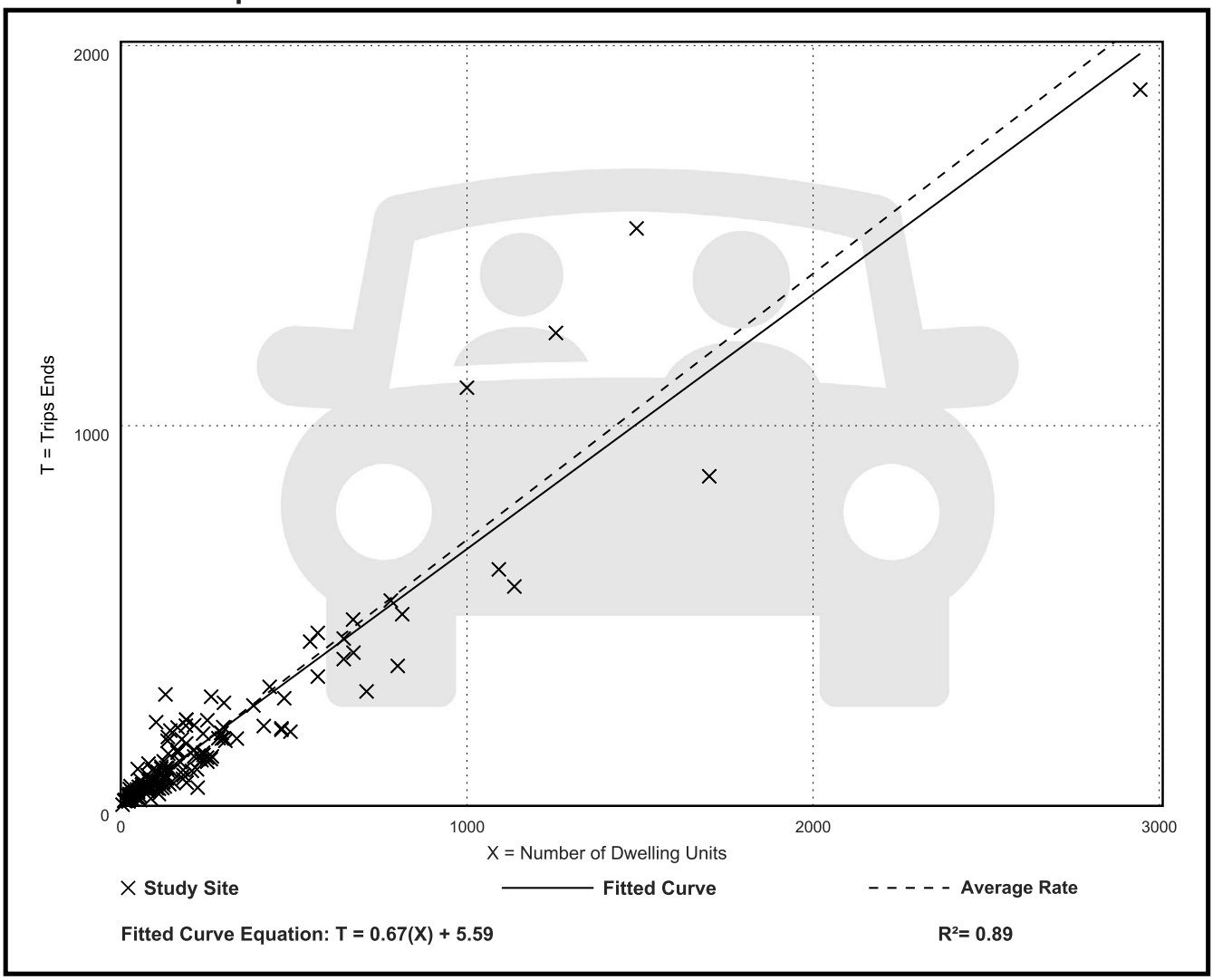
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
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:	153
Avg. Num. of Dwelling Units:	239
Directional Distribution:	27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



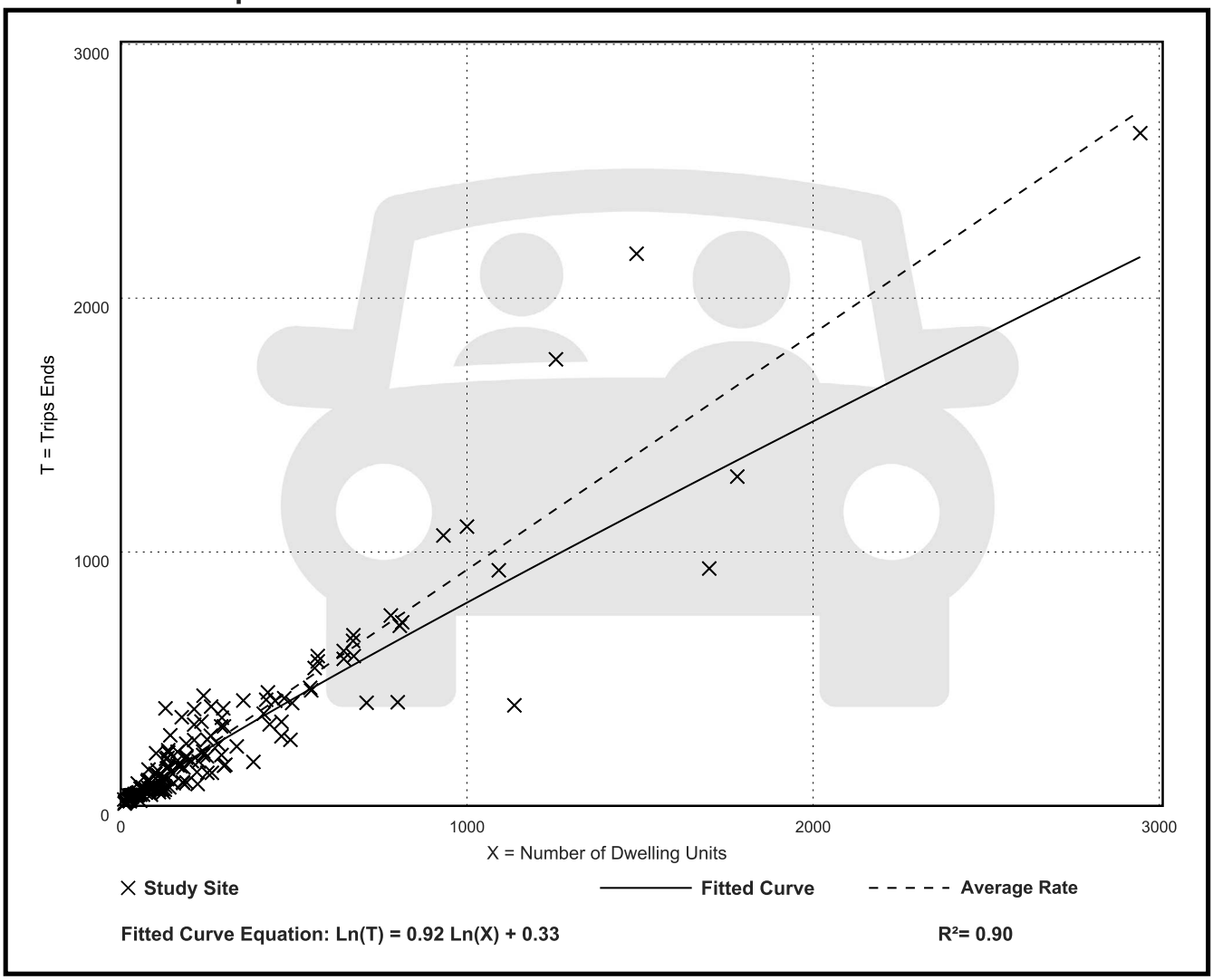
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
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:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 0.33

R^2= 0.90

First American Title Insurance Company
PO Box 776123
Chicago, Illinois 60677-6123
Phone: (727)549-3200 FAX: (866)265-4386

TITLE SEARCH REPORT

Prepared for: Lee County, Florida
P. O. Box 398
Fort Myers, FL 33902-0398

Customer File Number: 093358.000181

FATIC File Number: 110740335

Searched from: March 30, 1970 **Through:** December 9, 2025 at 8:00 a.m.

Last Grantee of Record for Period Searched:

Crisafulli Investment Group, LLC

Legal Description:

PARCEL 1:

THE EAST THREE-QUARTERS (E 3/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 25 FEET, THE EAST 25 FEET AND THE SOUTH 30 FEET THEREOF RESERVED FOR COUNTY ROAD RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 694, PAGE 536, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 2:

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 368, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 3:

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH OF RANGE 26 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY

AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 370, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 4:

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED 191, PAGE 364, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 5:

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH OF RANGE 26 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 366, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

1. Chain of Title and/or Conveyances:

Type of Instrument:	O.R. Book	Page:
Warranty Deed	591	386
Warranty Deed	601	579
Warranty Deed	1054	1642
Continuous Marriage Affidavit	Instrument #2011-246194	
Warranty Deed	Instrument #2011-246200	
Warranty Deed	Instrument #2011-246201	
Warranty Deed	2020-190104	
Warranty Deed	Instrument #2020-190107	
Corrective Warranty Deed	Instrument #2020-202076	
Corrective Warranty Deed	Instrument #2020-202078	

2. Unsatisfied Encumbrances:

Type of Instrument:	O.R. Book:	Page:

NONE

3. Easements, Restrictions, and Other Matters affecting the lands described herein:

Type of Instrument:	O.R. Book:	Page:
Oil, Gas and Mineral reservations in Warranty Deed	Deed Book 216	419
Easement	2519	37

Copies of the Encumbrances/Matters Affecting Title (**X**) are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 32-47-26-00-00001.0100 for tax year 2025
Gross Tax: $ 430.43 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years: None
Map Code: Assessment: $

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 32-47-26-00-00001.0110 for tax year 2025
Gross Tax: $ 644.24 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years: None
Map Code: Assessment: $

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 32-47-26-00-00001.0120 for tax year 2025
Gross Tax: $ 499.94 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years: None
Map Code: Assessment: $

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 32-47-26-00-00001.0350 for tax year 2025
Gross Tax: $ 586.59 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years: None
Map Code: Assessment: $

Miscellaneous Notes (including matters affecting the Buyer, if searched):

Customer File Number: 093358.000181
FATIC File Number: 110740335

Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from **March 30, 1970** to **December 9, 2025** at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of LEE County, Florida, affecting title to the property described therein.This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company



as Vice President

Dated: December 16, 2025

DACHUK DONALD
13060 RIO GRANDE DR
BONITA SPRINGS FL 34135

GLASE JAMES A & JEAN A
6355 HIDDEN OAKS LN
NAPLES FL 34119

SANCTUARY RV RESORT LLC
1630 W GUADALUPE RD #101
GILBERT AZ 85233

BONITA SPRINGS ISLAMIC CENTER
27721 FAYGIN LN
BONITA SPRINGS FL 34135

SEAGATE REVANA LLC
9921 INTERSTATE COMMERCE DR
FORT MYERS FL 33913

POOLE STANLEY R TR
2 FARM LN
ROCKPORT MA 01966

SOUTH FLORIDA WATER MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416

TIITF STATE OF FLORIDA
3900 COMMONWEALTH BLVD
MAIL STATION 115
TALLAHASSEE FL 32399

PARKLANDS WEST CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

WORTHINGTON MASTER ASSN INC
13550 WORTHINGTON WAY
BONITA SPRINGS FL 34135

Page Break

GLASE GOLF INC
27730 FAYGIN LN
BONITA SPRINGS FL 34135

MANNA CHRISTIAN MISSIONS INC
10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

FERCHAU HUGO ALFRED JR +
48715 COUNTY RD X
SAGUACHE CO 81149

FERCHAU HUGO ALFRED JR +
48715 COUNTY RD X
SAGUACHE CO 81149

GAIL CARTER MARTIN TRUST
WARREN MARTIN
18330 SW 112TH CT
MIAMI FL 33157

POOLE STANLEY R TR
2 FARM LN
ROCKPORT MA 01966

POKLEMBA DEBRA S
28049 E BROOK DR
BONITA SPRINGS FL 34135

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VW
BONITA SPRINGS FL 34135

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VW
BONITA SPRINGS FL 34135

WEDGEWOOD COMMONS ASSN II INC
13550 WORTHINGTON WAY
BONITA SPRINGS FL 34135

Page Break

WATERFORD-CAVENDISH COURT INC
AT WORTHINGTON
13500 WORTHINGTON WAY
BONITA SPRINGS FL 34135

ROUSH SQUARED LLC
6414 TORREY PINES DR
ASBURY IA 52002

CAJANDER BARON T B +
CAJANDER CHRISTER + LOUISE
TROLLBACKSVAGEN 10
SMEDJEBACKEN 777 91
SWEDEN

SNOW JUDITH R TR
28004 CAVENDISH CT #4802
BONITA SPRINGS FL 34135

GRATTON GERALD L/E +
204-3455 EDMOND HARDY ST
LONGUEUIL QC J4N 0K4
CANADA

RADEL STEVEN M
12 PROVENCE DR
O FALLON MO 63367

MARK R SINIBALDI TRUST +
3575 SCOTTSDALE CIR
NAPERVILLE IL 60564

WOODY ROBERT +
28012 CAVENDISH CT #5002
BONITA SPRINGS FL 34135

EVERSON DAVID LOWELL &
28012 CAVENDISH CT #5004
BONITA SPRINGS FL 34135

SKELTON JOHN R TR
126 WENTWORTH SHORES RD
MOULTONBOROUGH NH 03254

MIELE JOHN A & ANTOINETTE
26 TAMARAC AVE
NEW CITY NY 10956

ODONOGHUE JOHN PAUL &
333 RUSSELL WOODS DR
TECUMSEH ON N8N 4L2
CANADA

YORK MICHAEL J & DEBORAH M TR
4582 W TIMBER RIDGE RD
MOUNT CRAWFORD VA 22841

LIGHTBODY COLIN A &
622 OLD TECUMSEH RD
BELLE RIVER ON N8L 0B6
CANADA

FARIA GREGORY C
28008 CAVENDISH CT #4901
BONITA SPRINGS FL 34135

HABERLEIN WILLIAM BIRK TR
28008 CAVENDISH CT #4903
BONITA SPRINGS FL 34135

WALTER NANCY G +
28012 CAVENDISH CT #5001
BONITA SPRINGS FL 34135

DOWNS SCOTT ALBERT WILLIAM &
2586 ARMOUR CRES
BURLINGTON ON L7M 4T3
CANADA

BESSO VICTOR TR
28016 CAVENDISH CT #5101
BONITA SPRINGS FL 34135

KONDRAT THOMAS J & ELLEN M TR
1285 FREEMAN RD
HOFFMAN ESTATES IL 60192

SANTIVASI LEONARD V &
28016 CAVENDISH CT # 5104
BONITA SPRINGS FL 34135

KRAUSE STEVEN P TR
N8441 NORTH SHORE RD
MENASHA WI 54952

NOTTLESON FRANCES F TR
106 THISTLE PATCH WAY
HINGHAM MA 02043

POULIN DAVID L & JOANNE L
28020 CAVENDISH CT #5203
BONITA SPRINGS FL 34135

HANNON NEAL D & JANE J TR
28020 CAVENDISH CT #5204
BONITA SPRINGS FL 34135

NICHOLAS R DICIOCCIO TRUST +
28024 CAVENDISH CT #5301
BONITA SPRINGS FL 34135

MILLER TERRY L & KAREN E
28024 CAVENDISH CT #5302
BONITA SPRINGS FL 34135

BRETON ANDRE &
155 FLEURY RUE
SAINTE CATHERINE DE HATLEY QC J0B 1W0
CANADA

TUSCANY KEVIN J & JOANNE E
4147 BOLD MEADOWS
ROCHESTER MI 48306

VAUBEL THOMAS M & BETHANN H L/
378 SOUTH LAWSON DR #1
GREEN LAKE WI 54941

BOGEN PAUL J & PATRICIA A
417 VISTA LAKE DR
SUWANEE GA 30024

HILLCOAT BARRY M + JANICE L
28028 CAVENDISH CT #5403
BONITA SPRINGS FL 34135

DAVENPORT NADIA V TR
28028 CAVENDISH CT #5404
BONITA SPRINGS FL 34135

WEAFER ELISSA TR
28032 CAVENDISH CT #5501
BONITA SPRINGS FL 34135

FALLS TIMOTHY H & PATTY J TR
8626 PLEASANT LAKE DR
BRIGHTON MI 48116

JURKASH JOHN F TR
1850 WINDFIELD DR
MUNSTER IN 46321

GAUVIN GAETANE
28032 CAVENDISH CT #5504
BONITA SPRINGS FL 34135

STEWART JOLENNE L/E
28036 CAVENDISH CT #5601
BONITA SPRINGS FL 34135

DOWNEY RAYMOND JR &
3455 STILLWOOD BLVD
STOW OH 44224

CHELICO SUE ELLEN
2177 JACK NASH DR
LONDON ON N6K 5R1
CANADA

ROSS THOMAS J & KAREN M
3505 WESTCOTT DRIVE SOUTHEAST
ADA MI 49301

TIERNEY RONALD J &
6 WINONA WAY
NORTH WEYMOUTH MA 02191

WHEALE CHRISTINE TR
28040 CAVENDISH CT #5702
BONITA SPRINGS FL 34135

SYLJON 5703 LLC
268 THORNRIDGE DR
THORNDALE PA 19372

REECER LYNN HALLORAN TR
2814 MALLARD COVE LN
FORT WAYNE IN 46804

BROUSSEAU BRADLEY C JR &
420 BOLIVAR ST
CANTON MA 02021

PALMIERI JASON THOMAS SR &
32 BONNA ST
BEACON FALLS CT 06403

MAYETTE MICHAEL PAUL &
28044 CAVENDISH CT #5803
BONITA SPRINGS FL 34135

HOWENSTINE MARK & MARY J
28044 CAVENDISH CT #5804
BONITA SPRINGS FL 34135

WALKER BRYANT W TR
28048 CAVENDISH CT #5901
BONITA SPRINGS FL 34135

ZIMMER DONALD P & LINDA
28048 CAVENDISH CT #5902
BONITA SPRINGS FL 34135

MAGERA RENAE M TR
28048 CAVENDISH CT #5903
BONITA SPRINGS FL 34135

MCKINNEY BRENT
28048 CAVENDISH CT #5904
BONITA SPRINGS FL 34135

CURRAN PAUL E
31 CARROL ST
EAST WEYMOUTH MA 02189

CARCONE KATIE ALEXIS
42 TRANBY AVE
TORONTO ON M5R 1N5
CANADA

POULIN CARMELLE
28060 CAVENDISH CT #2503
BONITA SPRINGS FL 34135

STYLES ADELBERT B IV &
28060 CAVENDISH CT #2504
BONITA SPRINGS FL 34135

RUS DOUGLAS L & APRIL N
1208 WEST SCOTT CT
ELDRIDGE IA 52748

PARK JUDITH A TR
KELLY OLSON
398 W THORNAPPLE LN
GRAFTON WI 53024

GUINN FREDERICK C + SUSAN G
1827 SHOEMAKER DR
NEW OXFORD PA 17350

RAY MICHAEL D & SANDRA D
28060 CAVENDISH CT # 2508
BONITA SPRINGS FL 34135

COLELLA LUIGI JR & ELAINE
6 PARK LN
OAK RIDGE NJ 07438

CORRAO JOHN C & CLAIRE H
28060 CAVENDISH CT #2510
BONITA SPRINGS FL 34135

HALF MOON PROPERTIES INC
4313 BLUFF POINTE
CLARKSTON MI 48348

BARRY JULIE +
889 MIKE CT
WESTERVILLE OH 43081

DACHUK DONALD
13060 RIO GRANDE DR
BONITA SPRINGS FL 34135

GLASE JAMES A & JEAN A
6355 HIDDEN OAKS LN
NAPLES FL 34119

SANCTUARY RV RESORT LLC
1630 W GUADALUPE RD #101
GILBERT AZ 85233

BONITA SPRINGS ISLAMIC CENTER
27721 FAYGIN LN
BONITA SPRINGS FL 34135

SEAGATE REVANA LLC
9921 INTERSTATE COMMERCE DR
FORT MYERS FL 33913

POOLE STANLEY R TR
2 FARM LN
ROCKPORT MA 01966

SOUTH FLORIDA WATER MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416

TIITF STATE OF FLORIDA
3900 COMMONWEALTH BLVD
MAIL STATION 115
TALLAHASSEE FL 32399

PARKLANDS WEST CDD
2300 GLADES RD #410W
BOCA RATON FL 33431

WORTHINGTON MASTER ASSN INC
13550 WORTHINGTON WAY
BONITA SPRINGS FL 34135

Page Break

GLASE GOLF INC
27730 FAYGIN LN
BONITA SPRINGS FL 34135

MANNA CHRISTIAN MISSIONS INC
10421 PENNSYLVANIA AVE
BONITA SPRINGS FL 34135

FERCHAU HUGO ALFRED JR +
48715 COUNTY RD X
SAGUACHE CO 81149

FERCHAU HUGO ALFRED JR +
48715 COUNTY RD X
SAGUACHE CO 81149

GAIL CARTER MARTIN TRUST
WARREN MARTIN
18330 SW 112TH CT
MIAMI FL 33157

POOLE STANLEY R TR
2 FARM LN
ROCKPORT MA 01966

POKLEMBA DEBRA S
28049 E BROOK DR
BONITA SPRINGS FL 34135

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VW
BONITA SPRINGS FL 34135

GOLF CLUB AT PALMIRA INC
28501 MATTEOTTI VW
BONITA SPRINGS FL 34135

WEDGEWOOD COMMONS ASSN II INC
13550 WORTHINGTON WAY
BONITA SPRINGS FL 34135

Page Break

WATERFORD-CAVENDISH COURT INC
AT WORTHINGTON
13500 WORTHINGTON WAY
BONITA SPRINGS FL 34135

ROUSH SQUARED LLC
6414 TORREY PINES DR
ASBURY IA 52002

CAJANDER BARON T B +
CAJANDER CHRISTER + LOUISE
TROLLBACKSVAGEN 10
SMEDJEBACKEN 777 91
SWEDEN

SNOW JUDITH R TR
28004 CAVENDISH CT #4802
BONITA SPRINGS FL 34135

GRATTON GERALD L/E +
204-3455 EDMOND HARDY ST
LONGUEUIL QC J4N 0K4
CANADA

RADEL STEVEN M
12 PROVENCE DR
O FALLON MO 63367

MARK R SINIBALDI TRUST +
3575 SCOTTSDALE CIR
NAPERVILLE IL 60564

WOODY ROBERT +
28012 CAVENDISH CT #5002
BONITA SPRINGS FL 34135

EVERSON DAVID LOWELL &
28012 CAVENDISH CT #5004
BONITA SPRINGS FL 34135

SKELTON JOHN R TR
126 WENTWORTH SHORES RD
MOULTONBOROUGH NH 03254

MIELE JOHN A & ANTOINETTE
26 TAMARAC AVE
NEW CITY NY 10956

ODONOGHUE JOHN PAUL &
333 RUSSELL WOODS DR
TECUMSEH ON N8N 4L2
CANADA

YORK MICHAEL J & DEBORAH M TR
4582 W TIMBER RIDGE RD
MOUNT CRAWFORD VA 22841

LIGHTBODY COLIN A &
622 OLD TECUMSEH RD
BELLE RIVER ON N8L 0B6
CANADA

FARIA GREGORY C
28008 CAVENDISH CT #4901
BONITA SPRINGS FL 34135

HABERLEIN WILLIAM BIRK TR
28008 CAVENDISH CT #4903
BONITA SPRINGS FL 34135

WALTER NANCY G +
28012 CAVENDISH CT #5001
BONITA SPRINGS FL 34135

DOWNS SCOTT ALBERT WILLIAM &
2586 ARMOUR CRES
BURLINGTON ON L7M 4T3
CANADA

BESSO VICTOR TR
28016 CAVENDISH CT #5101
BONITA SPRINGS FL 34135

KONDRAT THOMAS J & ELLEN M TR
1285 FREEMAN RD
HOFFMAN ESTATES IL 60192

SANTIVASI LEONARD V &
28016 CAVENDISH CT # 5104
BONITA SPRINGS FL 34135

KRAUSE STEVEN P TR
N8441 NORTH SHORE RD
MENASHA WI 54952

NOTTLESON FRANCES F TR
106 THISTLE PATCH WAY
HINGHAM MA 02043

POULIN DAVID L & JOANNE L
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1827 SHOEMAKER DR
NEW OXFORD PA 17350

RAY MICHAEL D & SANDRA D
28060 CAVENDISH CT # 2508
BONITA SPRINGS FL 34135

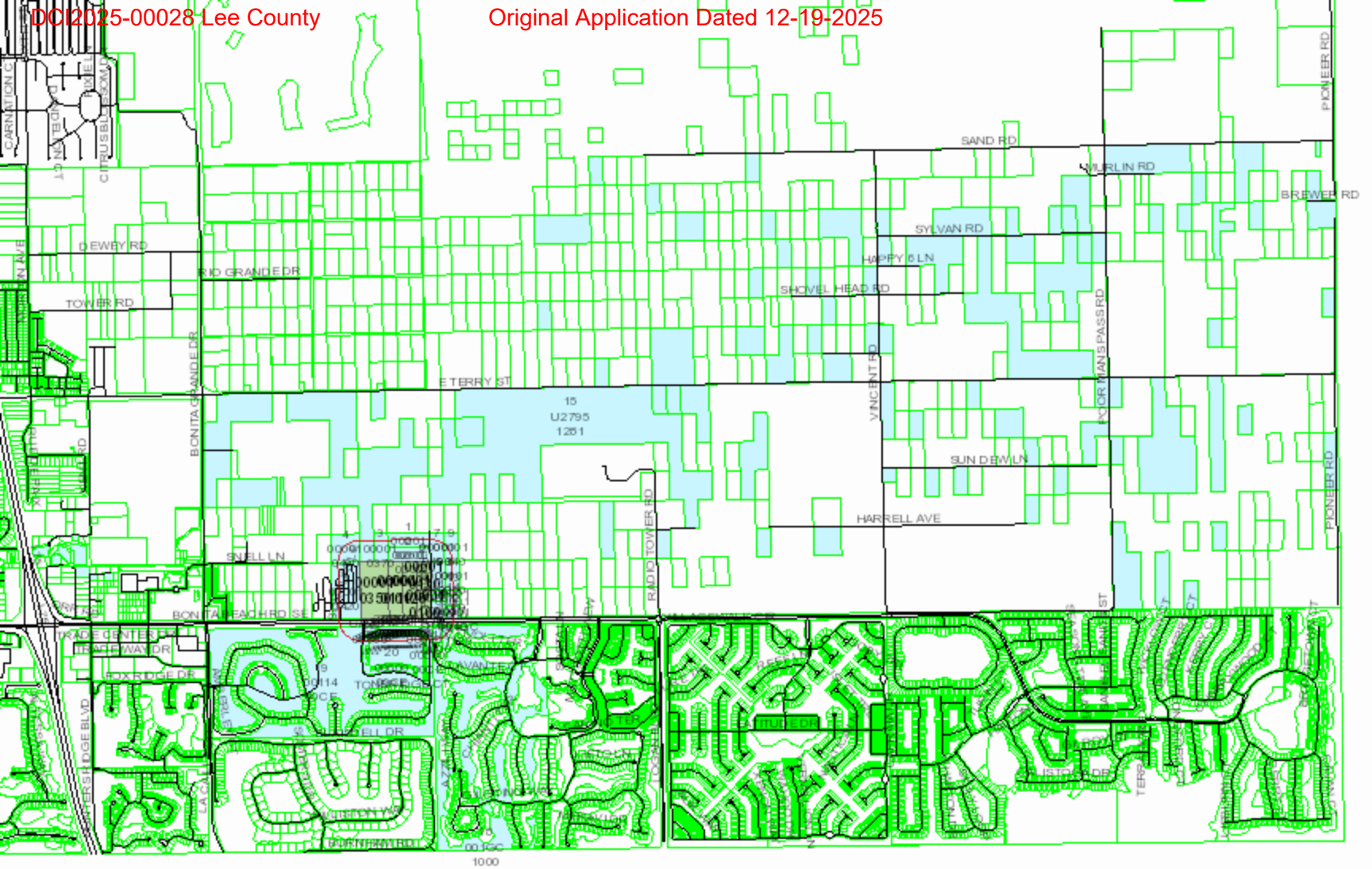
COLELLA LUIGI JR & ELAINE
6 PARK LN
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CORRAO JOHN C & CLAIRE H
28060 CAVENDISH CT #2510
BONITA SPRINGS FL 34135

HALF MOON PROPERTIES INC
4313 BLUFF POINTE
CLARKSTON MI 48348

BARRY JULIE +
889 MIKE CT
WESTERVILLE OH 43081

DCI2025-00028 Lee County Original Application Dated 12-19-2025

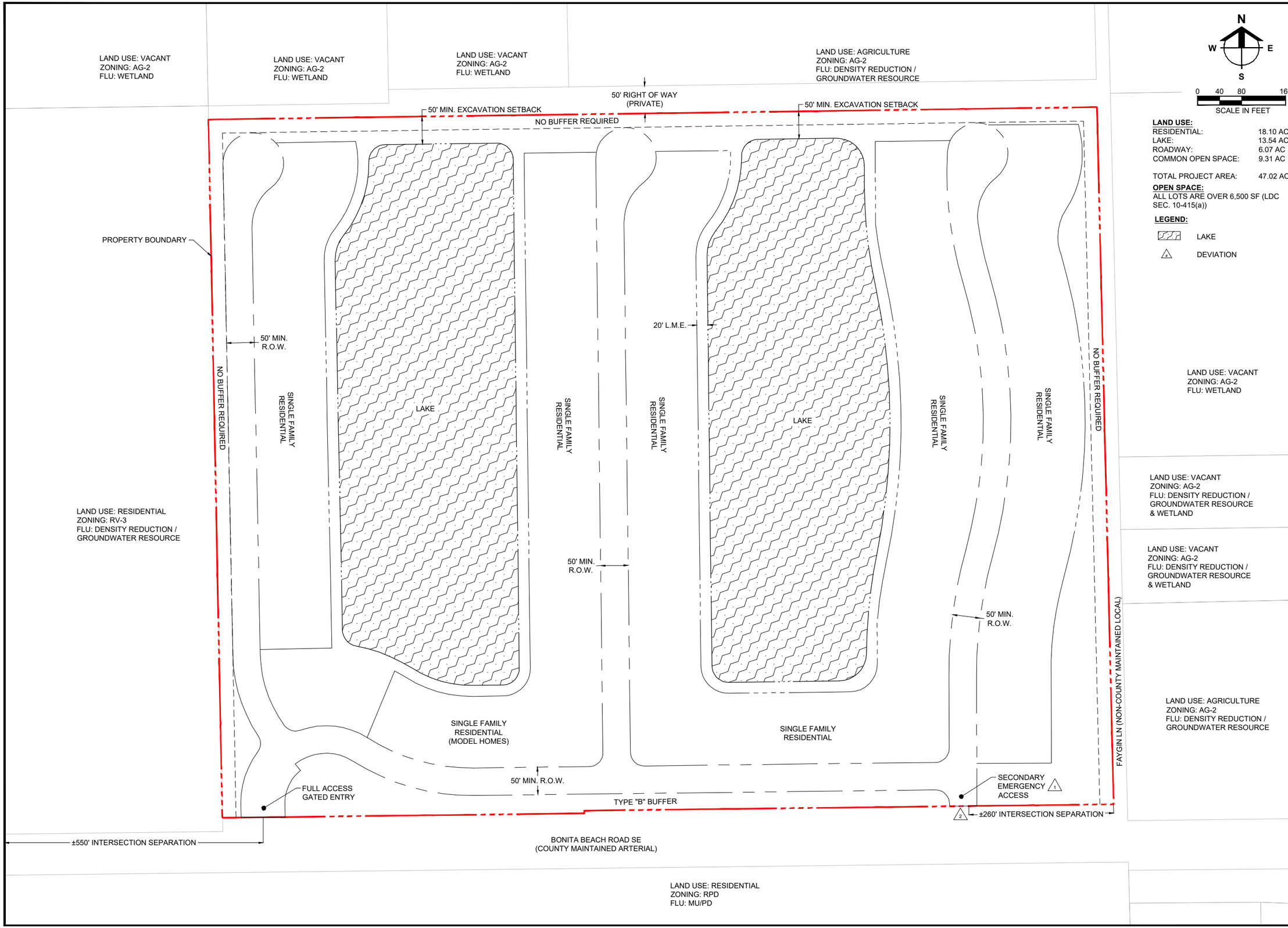


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FolioId	STRAP	OwnerName	MailAddress	MailCity	MailState	MailZip
10353727	32-47-26-00-00001.0100	CRISAFULLI INVESTMENT GROUP LL	6184 JAYS WAY	MILTON	FL	32570
10353728	32-47-26-00-00001.0110	CRISAFULLI INVESTMENT GROUP LL	6184 JAYS WAY	MILTON	FL	32570
10353729	32-47-26-00-00001.0120	CRISAFULLI INVESTMENT GROUP LL	6184 JAYS WAY	MILTON	FL	32570
10353730	32-47-26-00-00001.0130	CRISAFULLI INVESTMENT GROUP LL	6184 JAYS WAY	MILTON	FL	32570
10353762	32-47-26-00-00001.0350	CRISAFULLI INVESTMENT GROUP LL	6184 JAYS WAY	MILTON	FL	32570
10353747	32-47-26-00-00001.0260	DACHUK DONALD	13060 RIO GRANDE DR	BONITA SPRINGS	FL	34135
10353756	32-47-26-00-00001.0300	GLASE GOLF INC	27730 FAYGIN LN	BONITA SPRINGS	FL	34135
10353764	32-47-26-00-00001.0370	GLASE JAMES A & JEAN A	6355 HIDDEN OAKS LN	NAPLES	FL	34119
10353767	32-47-26-00-00001.0400	MANNA CHRISTIAN MISSIONS INC	10421 PENNSYLVANIA AVE	BONITA SPRINGS	FL	34135
10353768	32-47-26-00-00001.0420	SANCTUARY RV RESORT LLC	1630 W GUADALUPE RD #101	GILBERT	AZ	85233
10353849	33-47-26-00-00001.0130	FERCHAU HUGO ALFRED JR +	48715 COUNTY RD X	SAGUACHE	CO	81149
10353854	33-47-26-00-00001.0190	BONITA SPRINGS ISLAMIC CENTER	27721 FAYGIN LN	BONITA SPRINGS	FL	34135
10353859	33-47-26-00-00001.0250	FERCHAU HUGO ALFRED JR +	48715 COUNTY RD X	SAGUACHE	CO	81149
10353867	33-47-26-00-00001.0340	SEAGATE REVANA LLC	9921 INTERSTATE COMMERCE DR	FORT MYERS	FL	33913
10353879	33-47-26-00-00001.1020	GAIL CARTER MARTIN TRUST	18330 SW 112TH CT	MIAMI	FL	33157
10353880	33-47-26-00-00001.1030	POOLE STANLEY R TR	2 FARM LN	ROCKPORT	MA	1966
10353881	33-47-26-00-00001.1040	POOLE STANLEY R TR	2 FARM LN	ROCKPORT	MA	1966
10353882	33-47-26-00-00001.1050	SOUTH FLORIDA WATER MANAGEMENT	PO BOX 24680	WEST PALM BEACH	FL	33416
10353883	33-47-26-00-00001.1060	POKLEMBA DEBRA S	28049 E BROOK DR	BONITA SPRINGS	FL	34135
10629940	33-47-26-L4-U2795.1281	TIITF STATE OF FLORIDA	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399
10461979	04-48-26-B1-0010C.0000	GOLF CLUB AT PALMIRA INC	28501 MATTEOTTI VW	BONITA SPRINGS	FL	34135
10465364	04-48-26-B1-001GC.1120	PARKLANDS WEST CDD	2300 GLADES RD #410W	BOCA RATON	FL	33431
10618477	04-48-26-B4-001GC.1000	GOLF CLUB AT PALMIRA INC	28501 MATTEOTTI VW	BONITA SPRINGS	FL	34135
10354349	05-48-26-B2-00114.00CE	WORTHINGTON MASTER ASSN INC	13550 WORTHINGTON WAY	BONITA SPRINGS	FL	34135
10354708	05-48-26-B2-00600.00CE	WEDGEWOOD COMMONS ASSN II INC	13550 WORTHINGTON WAY	BONITA SPRINGS	FL	34135
10354924	05-48-26-B2-00800.00CE	WATERFORD-CAVENDISH COURT INC	AT WORTHINGTON	BONITA SPRINGS	FL	34135
10354777	05-48-26-B2-00600.4701	MIELE JOHN A & ANTOINETTE	26 TAMARAC AVE	NEW CITY	NY	10956
10354778	05-48-26-B2-00600.4702	ROUSH SQUARED LLC	6414 TORREY PINES DR	ASBURY	IA	52002
10354779	05-48-26-B2-00600.4703	ODONOGHUE JOHN PAUL &	333 RUSSELL WOODS DR	TECUMSEH	ON	N8N 4L2
10354780	05-48-26-B2-00600.4704	CAJANDER BARON T B +	TROLLBACKSVAGEN 10	SMEDJEBACKEN		777 91
10354781	05-48-26-B2-00600.4801	YORK MICHAEL J & DEBORAH M TR	4582 W TIMBER RIDGE RD	MOUNT CRAWFORD	VA	22841
10354782	05-48-26-B2-00600.4802	SNOW JUDITH R TR	28004 CAVENDISH CT #4802	BONITA SPRINGS	FL	34135
10354783	05-48-26-B2-00600.4803	LIGHTBODY COLIN A &	622 OLD TECUMSEH RD	BELLE RIVER	ON	N8L 0B6
10354784	05-48-26-B2-00600.4804	GRATTON GERALD L/E +	204-3455 EDMOND HARDY ST	LONGUEUIL	QC	J4N 0K4
10354785	05-48-26-B2-00600.4901	FARIA GREGORY C	28008 CAVENDISH CT #4901	BONITA SPRINGS	FL	34135
10354786	05-48-26-B2-00600.4902	RADEL STEVEN M	12 PROVENCE DR	O FALLON	MO	63367
10354787	05-48-26-B2-00600.4903	HABERLEIN WILLIAM BIRK TR	28008 CAVENDISH CT #4903	BONITA SPRINGS	FL	34135
10354788	05-48-26-B2-00600.4904	MARK R SINIBALDI TRUST +	3575 SCOTTSDALE CIR	NAPERVILLE	IL	60564

10354789	05-48-26-B2-00600.5001	WALTER NANCY G +	28012 CAVENDISH CT #5001	BONITA SPRINGS	FL	34135
10354790	05-48-26-B2-00600.5002	WOODY ROBERT +	28012 CAVENDISH CT	BONITA SPRINGS	FL	34135
10354791	05-48-26-B2-00600.5003	DOWNS SCOTT ALBERT WILLIAM &	2586 ARMOUR CRES	BURLINGTON	ON	L7M 4T3
10354792	05-48-26-B2-00600.5004	EVERSON DAVID LOWELL &	28012 CAVENDISH CT #5004	BONITA SPRINGS	FL	34135
10354793	05-48-26-B2-00600.5101	BESSO VICTOR TR	28016 CAVENDISH CT #5101	BONITA SPRINGS	FL	34135
10354794	05-48-26-B2-00600.5102	SKELTON JOHN R TR	126 WENTWORTH SHORES RD	MOULTONBOROUGH	NH	3254
10354795	05-48-26-B2-00600.5103	KONDRAT THOMAS J & ELLEN M TR	1285 FREEMAN RD	HOFFMAN ESTATES	IL	60192
10354796	05-48-26-B2-00600.5104	SANTIVASI LEONARD V &	28016 CAVENDISH CT # 5104	BONITA SPRINGS	FL	34135
10354797	05-48-26-B2-00600.5201	KRAUSE STEVEN P TR	N8441 NORTH SHORE RD	MENASHA	WI	54952
10354798	05-48-26-B2-00600.5202	NOTTLESON FRANCES F TR	106 THISTLE PATCH WAY	HINGHAM	MA	2043
10354799	05-48-26-B2-00600.5203	POULIN DAVID L & JOANNE L	28020 CAVENDISH CT #5203	BONITA SPRINGS	FL	34135
10354800	05-48-26-B2-00600.5204	HANNON NEAL D & JANE J TR	28020 CAVENDISH CT #5204	BONITA SPRINGS	FL	34135
10354801	05-48-26-B2-00600.5301	NICHOLAS R DICIOCCIO TRUST +	28024 CAVENDISH CT #5301	BONITA SPRINGS	FL	34135
10354802	05-48-26-B2-00600.5302	MILLER TERRY L & KAREN E	28024 CAVENDISH CT #5302	BONITA SPRINGS	FL	34135
10354803	05-48-26-B2-00600.5303	BRETON ANDRE &	155 FLEURY RUE	SAINTE CATHERINE DE HATLEY	QC	J0B 1W0
10354804	05-48-26-B2-00600.5304	TUSCANY KEVIN J & JOANNE E	4147 BOLD MEADOWS	ROCHESTER	MI	48306
10354805	05-48-26-B2-00600.5401	VAUBEL THOMAS M & BETHANN H L/	378 SOUTH LAWSON DR #1	GREEN LAKE	WI	54941
10354806	05-48-26-B2-00600.5402	BOGEN PAUL J & PATRICIA A	417 VISTA LAKE DR	SUWANEE	GA	30024
10354807	05-48-26-B2-00600.5403	HILLCOAT BARRY M + JANICE L	28028 CAVENDISH CT #5403	BONITA SPRINGS	FL	34135
10354808	05-48-26-B2-00600.5404	DAVENPORT NADIA V TR	28028 CAVENDISH CT #5404	BONITA SPRINGS	FL	34135
10354809	05-48-26-B2-00600.5501	WEAFER ELISSA TR	28032 CAVENDISH CT #5501	BONITA SPRINGS	FL	34135
10354810	05-48-26-B2-00600.5502	FALLS TIMOTHY H & PATTY J TR	8626 PLEASANT LAKE DR	BRIGHTON	MI	48116
10354811	05-48-26-B2-00600.5503	JURKASH JOHN F TR	1850 WINDFIELD DR	MUNSTER	IN	46321
10354812	05-48-26-B2-00600.5504	GAUVIN GAETANE	28032 CAVENDISH CT #5504	BONITA SPRINGS	FL	34135
10354813	05-48-26-B2-00600.5601	STEWART JOLENNE L/E	28036 CAVENDISH CT #5601	BONITA SPRINGS	FL	34135
10354814	05-48-26-B2-00600.5602	DOWNEY RAYMOND JR &	3455 STILLWOOD BLVD	STOW	OH	44224
10354815	05-48-26-B2-00600.5603	CHELICO SUE ELLEN	2177 JACK NASH DR	LONDON	ON	N6K 5R1
10354816	05-48-26-B2-00600.5604	ROSS THOMAS J & KAREN M	3505 WESTCOTT DRIVE SOUTHEAST	ADA	MI	49301
10354817	05-48-26-B2-00600.5701	TIERNEY RONALD J &	6 WINONA WAY	NORTH WEYMOUTH	MA	2191
10354818	05-48-26-B2-00600.5702	WHEALE CHRISTINE TR	28040 CAVENDISH CT #5702	BONITA SPRINGS	FL	34135
10354819	05-48-26-B2-00600.5703	SYLJON 5703 LLC	268 THORNRIDGE DR	THORNDALE	PA	19372
10354820	05-48-26-B2-00600.5704	REECER LYNN HALLORAN TR	2814 MALLARD COVE LN	FORT WAYNE	IN	46804
10354821	05-48-26-B2-00600.5801	BROUSSEAU BRADLEY C JR &	420 BOLIVAR ST	CANTON	MA	2021
10354822	05-48-26-B2-00600.5802	PALMIERI JASON THOMAS SR &	32 BONNA ST	BEACON FALLS	CT	6403
10354823	05-48-26-B2-00600.5803	MAYETTE MICHAEL PAUL &	28044 CAVENDISH CT #5803	BONITA SPRINGS	FL	34135
10354824	05-48-26-B2-00600.5804	HOWENSTINE MARK & MARY J	28044 CAVENDISH CT #5804	BONITA SPRINGS	FL	34135
10354825	05-48-26-B2-00600.5901	WALKER BRYANT W TR	28048 CAVENDISH CT #5901	BONITA SPRINGS	FL	34135
10354826	05-48-26-B2-00600.5902	ZIMMER DONALD P & LINDA	28048 CAVENDISH CT #5902	BONITA SPRINGS	FL	34135
10354827	05-48-26-B2-00600.5903	MAGERA RENAE M TR	28048 CAVENDISH CT #5903	BONITA SPRINGS	FL	34135
10354828	05-48-26-B2-00600.5904	MCKINNEY BRENT	28048 CAVENDISH CT #5904	BONITA SPRINGS	FL	34135

10354985	05-48-26-B2-00825.2501	CURRAN PAUL E	31 CARROL ST	EAST WEYMOUTH	MA	2189
10354986	05-48-26-B2-00825.2502	CARCONE KATIE ALEXIS	42 TRANBY AVE	TORONTO	ON	M5R 1N5
10354987	05-48-26-B2-00825.2503	POULIN CARMELLE	28060 CAVENDISH CT #2503	BONITA SPRINGS	FL	34135
10354988	05-48-26-B2-00825.2504	STYLES ADELBERT B IV &	28060 CAVENDISH CT #2504	BONITA SPRINGS	FL	34135
10354989	05-48-26-B2-00825.2505	RUS DOUGLAS L & APRIL N	1208 WEST SCOTT CT	ELDRIDGE	IA	52748
10354990	05-48-26-B2-00825.2506	PARK JUDITH A TR	398 W THORNAPPLE LN	GRAFTON	WI	53024
10354991	05-48-26-B2-00825.2507	GUINN FREDERICK C + SUSAN G	1827 SHOEMAKER DR	NEW OXFORD	PA	17350
10354992	05-48-26-B2-00825.2508	RAY MICHAEL D & SANDRA D	28060 CAVENDISH CT # 2508	BONITA SPRINGS	FL	34135
10354993	05-48-26-B2-00825.2509	COLELLA LUIGI JR & ELAINE	6 PARK LN	OAK RIDGE	NJ	7438
10354994	05-48-26-B2-00825.2510	CORRAO JOHN C & CLAIRE H	28060 CAVENDISH CT #2510	BONITA SPRINGS	FL	34135
10354995	05-48-26-B2-00825.2511	HALF MOON PROPERTIES INC	4313 BLUFF POINTE	CLARKSTON	MI	48348
10354996	05-48-26-B2-00825.2512	BARRY JULIE +	889 MIKE CT	WESTERVILLE	OH	43081



N
W E
S

0 40 80 160
SCALE IN FEET

LAND USE:

RESIDENTIAL:	18.10 AC
LAKE:	13.54 AC
ROADWAY:	6.07 AC
COMMON OPEN SPACE:	9.31 AC
TOTAL PROJECT AREA:	47.02 AC

OPEN SPACE:
ALL LOTS ARE OVER 6,500 SF (LDC SEC. 10-415(a))

LEGEND:

LAKE

DEVIATION

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
PHONE (239) 498-7711
FAX (239) 498-7707
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

WHITE WILLOW

PART OF SECTION 32,
TOWNSHIP 47 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

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FILE NAME	24350Z02.DWG
LOCATION	J:\24350\DWG\ZONING\
PLOT DATE	WED. 12-17-2025 - 11:00 AM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
24350	**1.0**