

# BAYVIEW

ON ESTERO BAY

Bayview on Estero Bay is a proposed development in Bonita Springs, Florida. Following are project facts and Frequently Asked Questions. Should you have a comment or question not found here, please use the form on the website to contact the project team. Thank you!

## I. PROJECT OVERVIEW:

- A continuing care facility containing 300 independent living units and 75-bed AL/MC/skilled nursing OR 300 multi-family residential units
- 1 building, 20 stories of residential over 2 stories of parking (245' to roof) connected by a shared podium to 1 building consisting of 6 stories of residential over 2 amenity floors over 2 floors of parking (115' to roof)
- 4 buildings, 6 stories over parking (75' to roof)
- 1 building, up to 6 stories over parking (+/- 75' to roof)
- Marina
  - 72 wet boat slips
  - 1 public boat ramp
  - 10 boat slips dedicated to transient public use
  - One boat slip dedicated to the Sherriff's department and one boat slip dedicated to Fire Rescue.
  - 15 boat trailer parking spaces dedicated to public use with an additional 10 spaces less than a half-mile away
  - 34 car parking spaces (includes parallel spaces within the ROW)
  - Ship store selling bait, ice, drinks, and snacks
  - High-end boat club
  - Restroom facility dedicated to public use
  - ADA-accessible Kayak/paddleboard launch separate from Ramp
  - Sunset Point, a public park at the western tip of the property
  - Possible wet slip lease opportunities

## **II. LONDON BAY'S COMMITMENTS:**

As a local company, we care deeply about Southwest Florida. All of the principals of the company reside here, and it is important to us to honor our commitments. Although our plans are still in the conceptual phases, and we have not yet received approvals from the City of Bonita Springs, we are committed to the following in connection with this project:

- Access to the marina and Estero Bay will be dedicated to the public forever
- We will not use Pelican Landing beach amenities
- We will provide a first-class neighborhood marina with public access at our sole cost and expense – no funding from the community or City of Bonita Springs
- Provide the opportunity to open the marina to the public with first phase of development (2023/2024)
- We will construct and operate the marina using FDEP best practices to minimize impacts to our surrounding environment and the waters of Estero Bay
- We will use cutting-edge design and green building techniques to enhance the inherent beauty of the site and protect our valuable natural resources

For additional commitments, please refer to the "Proposed Conditions" portion of the rezoning application.

### III. PROJECT HIGHLIGHTS

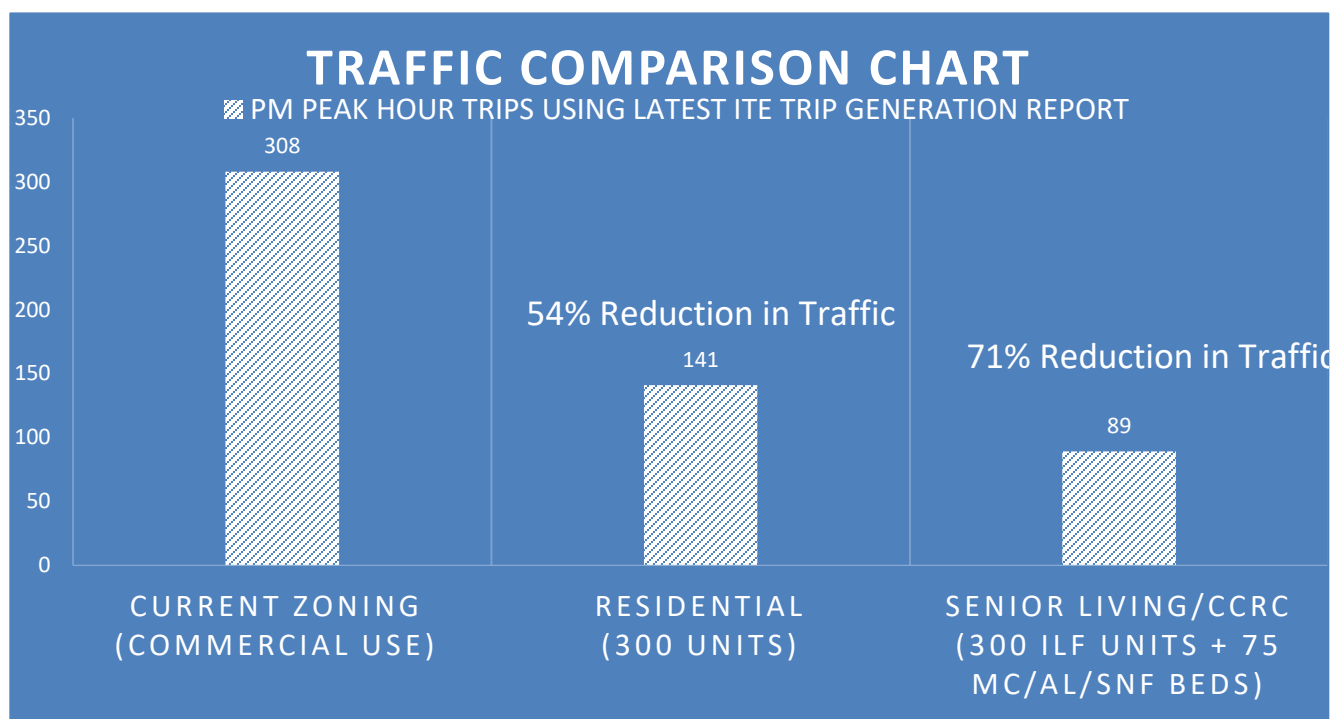
#### Environmental Improvements:

- Clean water is a critical component of our plans
- We will meet or exceed all local, state, and federal storm water requirements
- The site will be designed to retain and treat water before it leaves the site
- We intend to remove all existing well and septic systems on property
- We will remove old, dilapidated structures built within the mangrove preserve and restore these areas to their natural state
- More than 3.6 acres of wetland and mangrove preserve will be conserved forever
- We are working toward qualifying the marina under the FDEP's Clean Marina Program

#### Economic Highlights:

- The project has been endorsed by the South Lee EDC
- London Bay will pay for all public accessible facilities, the boat ramp, and parking area
- Total estimated financial impacts of more than \$550M during construction
- Estimated to add approximately 4,800 jobs during construction
- Continued ongoing operations of the Life Plan Community are estimated at \$28M per year by 2028
- Continued ongoing full-time employment of a Life Plan Community will offer 139 new jobs
- Over \$3M in potential annual tax revenue
- Approximately \$4.5M in impact and permit fees

#### Traffic Highlights:



### **III. FREQUENTLY ASKED QUESTIONS**

#### **FAQ 1:**

Q: Who has jurisdiction over the zoning for this project?

A: The City of Bonita Springs.

#### **FAQ 2:**

Q: What is the current status of the project applications?

A: The applications for both a Comprehensive Plan Amendment and Planned Development rezone were filed with the City in October 2018.

Following more than a year of detailed review by City staff, as well as Village of Estero staff and Lee County, the applications are through the staff completeness review process.

We anticipate starting the public hearing process in April with final approvals possible in June/July of this year.

#### **FAQ 3:**

Q: What is a Life Plan Community?

A: A senior living community consisting of multiple levels of care.

Q: Does a Life Plan Community pay ad valorem taxes?

A: Yes, approximate annual tax revenue at build-out will be more than \$3M.

#### **FAQ 4:**

Q: How many years will it take to build out the project?

A: Construction is anticipated to start in 2022. We estimate a 5- to 10-year build out.

#### **FAQ 5:**

Q: If the project is a senior living community, how many jobs will be created in the City of Bonita Springs?

A: If the project is developed as a CCF (Continuing Care Facility), approximately 135-140 direct, full-time jobs with an average salary of \$40K to \$45K per year are estimated to be created.

There will be an additional 3,000 construction jobs created and an additional 1,800 indirect jobs over the 5- to 10-year duration of the project.

The positive impact on the economy for construction will be more than \$550M, and the impact for ongoing operations will be more than \$28M annually.

**FAQ 6:**

Q: Will the project be "green"?

A: Yes, the project will be certified under the standards set by the Florida Green Building Coalition.

**FAQ 7:**

Q: How many slips and parking spaces are you providing for public use?

A: 10 publicly dedicated boat slips, plus 2 additional slips dedicated to fire and police, together with 15 boat trailer spaces onsite, 34 car spaces, plus 10 additional boat trailer spaces at our offsite location less than a half-mile away. Wet slips may be offered for lease or purchase.

**FAQ 8:**

Q: When will you reopen the marina?

A: It is estimated the marina will reopen in 2023 / 2024.

**FAQ 9:**

Q: How can we be sure that the public access will not be taken away at a later time?

A: The public access that we are providing is an express condition of our zoning application and will be legally dedicated to the public forever.

**FAQ 10:**

Q: Will there be a charge to use the boat ramp?

A: Yes. There will be a fee to use the ramp. The prices will be commensurate with other similar facilities in the area.

**FAQ 11:**

Q: Will there be slips for rent to the public?

A: The publicly dedicated slips will not be available for rent, and overnight use will be prohibited. We are evaluating the possibility of using additional slips (separate from the slips dedicated to the public) for a small, high-end boat club, as well as possibly offering slips to the public for rent or purchase.

**FAQ 12:**

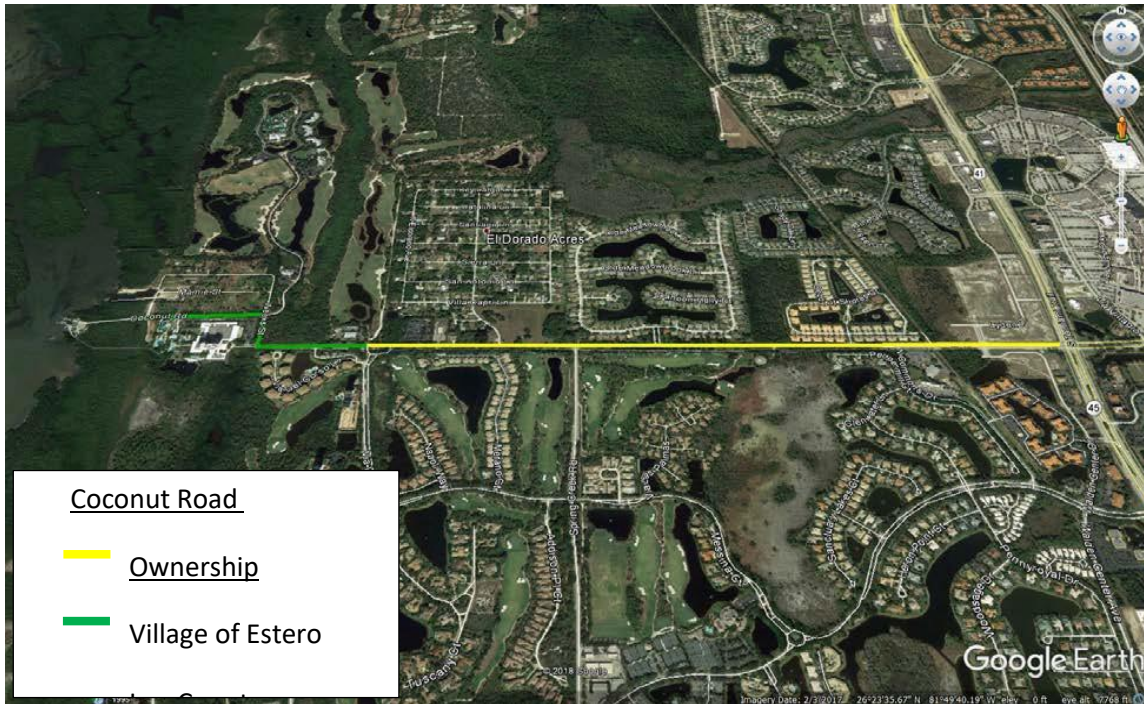
Q: Will the marina sell fuel or have any other amenities?

A: The marina will not sell fuel. There will be public restrooms at the marina, as well as a small ship store to sell ice, bait, and various sundries.

**FAQ 13:**

Q: Who owns Coconut Road?

A: The Village of Estero and Lee County.

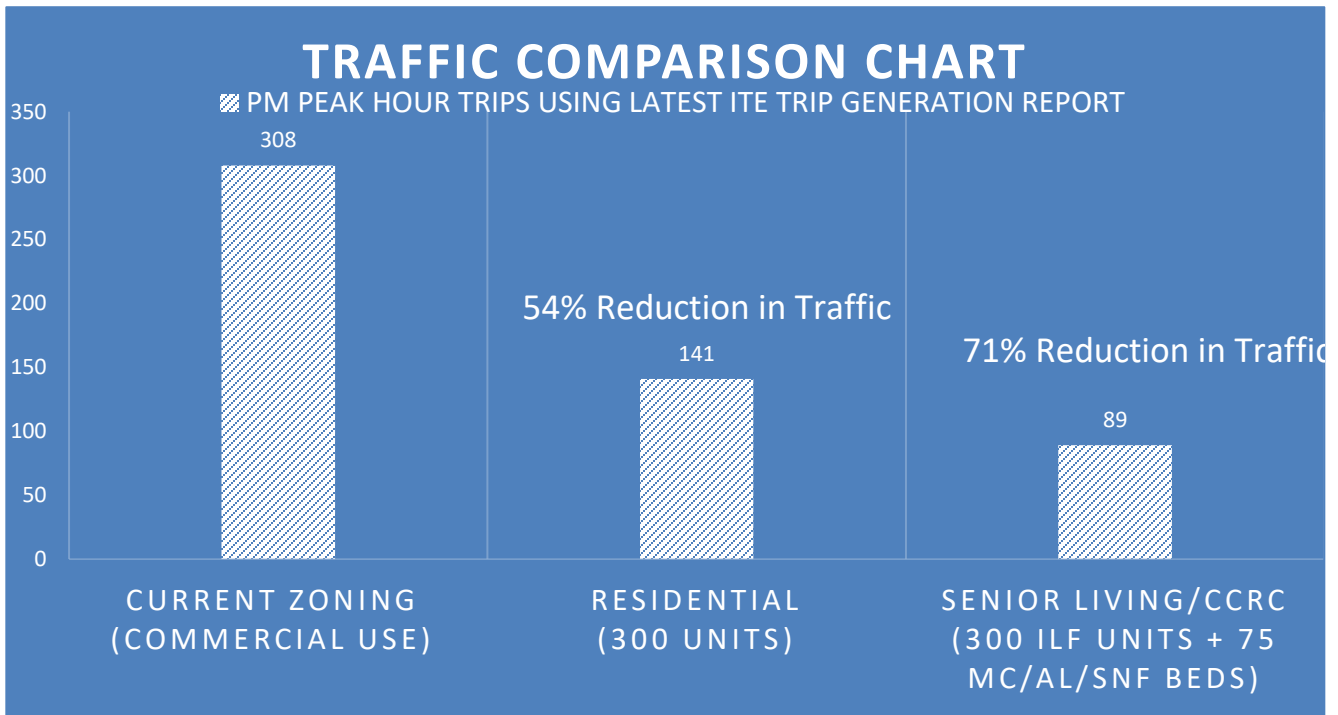


**FAQ 14:**

Q: How are you dealing with traffic concerns along Coconut Road?

A: We will pay transportation impact fees to the City of Bonita Springs as an offset for impacts caused by our development.

Based on the peak-season analysis of an independent traffic consultant, our intended uses will result in a reduction in traffic from the current approved uses of more than 70% for a Life Plan Community (and 55% for residential) during peak hours.



**FAQ 15:**

Q: Will you be required to pay transportation impact fees?

A: Yes. We will be paying transportation impact fees to the City of Bonita Springs. Although we do not control how these funds are ultimately to be utilized, we have encouraged, and it is our hope, that the City of Bonita Springs, the Village of Estero, and Lee County work together to find the best way to ensure our transportation impact fees benefit Coconut Road.

**FAQ 16:**

Q: What are the considerations for a major storm event?

A: All living areas of the buildings will be constructed above the FEMA flood elevation level and be able to withstand winds of approximately 160 mph.

If the project is developed as a Life Plan Community, the operator will be required to have an evacuation plan, and will likely evacuate the residents well in advance of a storm event.

Under both plans, there will be a "hardened" area within the buildings to allow residents to shelter in place.

**FAQ 17:**

Q: What are you doing about water quality?

A: We will have a comprehensive water management plan for treatment of water before it is released into Estero Bay.

Approximately 3.6 acres of wetlands are currently subject to a conservation easement. These preserve areas are vital to maintaining the health and vitality of the estuaries and the bay.

**FAQ 18:**

Q: Where will your property drain?

A: The site will be designed to retain and treat water before it leaves the site. The water will discharge at a location approved by the appropriate governing bodies.