

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!

Project Overview

- 300 independent living (or 300 residential) units
- 75-bed AL/MC/skilled nursing
- 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, 4 stories over parking (+/- 55' to roof)
- 72 boat slips in the marina

BAYVIEW

ON ESTERO BAY

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:

- We will not use Pelican Landing beach amenities.
- We will provide public access to Estero Bay in perpetuity, including 10 boat slips for the use of the public, 2 additional boat slips for emergency services (fire and police), and a separate kayak and paddleboard launch.
- The marina will include 10 boat trailer parking spaces onsite, and we will provide additional spaces at our off-site location on Coconut Road for overflow.
- There will be 15 car parking spaces on site.
- The marina will include a small public park for fishing, picnicking, and general enjoyment of the spectacular views.
- The marina will also include public bathrooms.

In addition, we commit to use cutting-edge design and green building techniques to enhance the inherent beauty of the site and protect our valuable natural resources.

FREQUENTLY ASKED QUESTIONS

FAQ 1:

Q: Who has jurisdiction over the zoning for this project and what is the process?

A: In order to develop the property per our current plans, we are required to obtain a Comprehensive Plan Amendment, as well as approval for a complete rezoning of the property. The property is located within the City of Bonita Springs, and accordingly, the City has jurisdiction over both portions of the approvals; however, the Comprehensive Plan Amendment must also be approved by various state agencies. We anticipate that the entire process, including staff review, agency review, and all required public hearings before the Bonita Springs City Council, will take 12-18 months. We will post the full application to this website after it is submitted.

FAQ 2:

Q: Does a senior living community pay ad valorem taxes?

A: Yes. It is anticipated that 300 units under both the senior housing and residential uses will pay ad valorem taxes.

FAQ 3:

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

A: Construction is anticipated to start in 2021 (assuming approvals are received within 12 to 18 months). We estimate a 5- to 7-year build out.

FAQ 4:

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 CCRC, approximately 135 – 140 direct, full-time jobs with an average salary of \$40K to \$45K per year are estimated to be created, as well as an additional 89 indirect jobs. Under both the residential and CCRC plans, there will be approximately 3,000 construction jobs created and approximately 1,750 indirect jobs over the 5- to 7-year duration of the project.

The positive impact on the economy for construction will be more than \$500 million and the impact for ongoing operations will be more than \$27 million annually once the project is completed.

FAQ 5:

Q: Will the project be "green"?

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

PUBLIC ACCESS AND MARINA:

FAQ 6:

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

A: There will be 10 publicly dedicated boat slips, and 2 additional slips for emergency services (fire and police). Our current plans shows 10 boat trailer spaces and 15 car spaces on site, plus overflow parking at our offsite location. However, we understand that the public is requesting additional parking for boat trailers. We are currently studying our plan to determine if additional boat trailer spaces can be accommodated on site. We also will continue to refine the design to increase maneuverability and reduce overall queue times. There will be no public funds spent or requested for the construction of the public marina as shown on the current plans – the cost will be borne by the developer of the project.

FAQ 7:

Q: When will you reopen the marina?

A: We will be submitting our application to the City of Bonita Springs prior to Thanksgiving 2018. We anticipate the approval process will take 12 to 18 months, and we intend to start construction approximately 12 months after approvals. The marina will reopen prior to the first residents taking occupancy – in approximately four years.

FAQ 8:

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

A: We will provide an easement to the City of Bonita Springs for use of the designated land in perpetuity.

FAQ 9:

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

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

FAQ 10:

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 offering slips for rent or purchase to the public, but there are no definitive plans or agreements in place at this time.

FAQ 11:

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

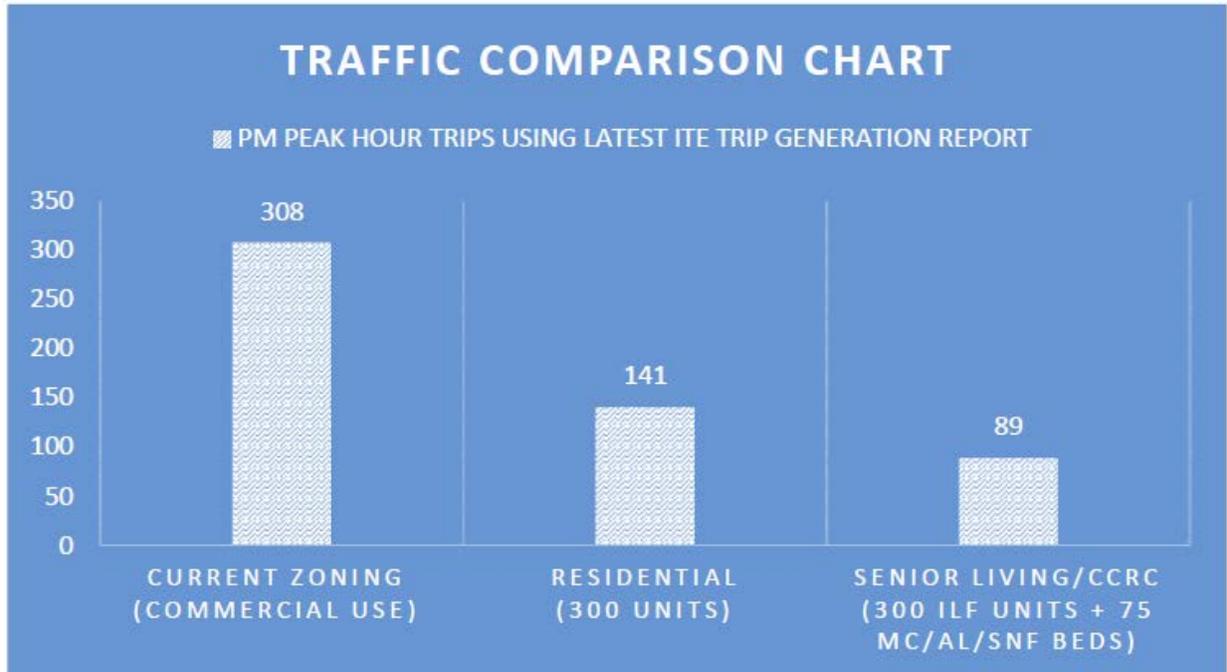
A: The marina will not sell fuel. There will be restrooms for use of the public at the marina site. We are evaluating the possibility of a small ships store to sell ice, bait, and various sundries, but there are no definitive plans or agreements in place at this time.

COCONUT ROAD

FAQ 12:

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

A: We have hired an independent traffic consultant to provide a peak-season analysis. Our intended uses will result in a reduction in traffic from the current approved uses of more than 70% for senior housing (55% for residential) during peak hours.



With regard to traffic generated by the marina, based on feedback we have received from the public, we have asked our consultants to review our current plan to determine if the plan can be revised to create a more efficient traffic flow getting into and out of the marina, as well as additional space off of Coconut Road for boat trailers to queue.

FAQ 13:

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

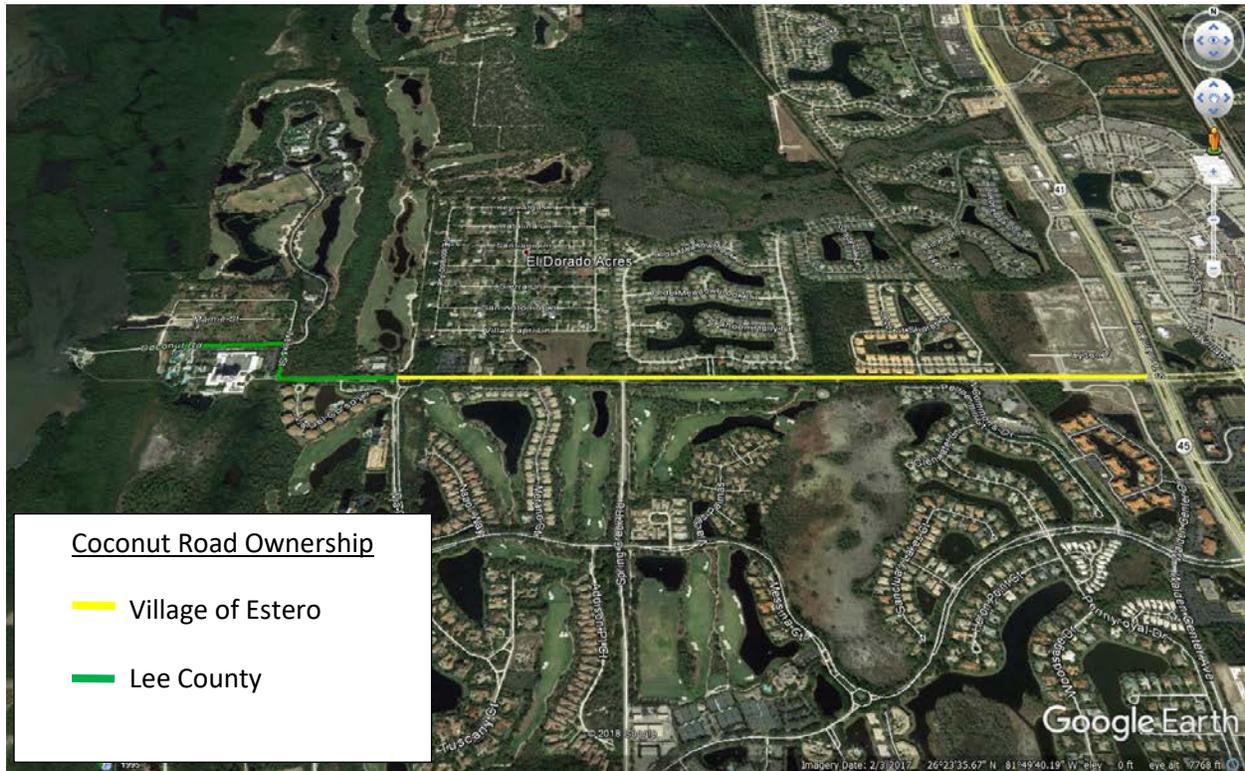
A: Yes. We will be paying approximately \$2 million in transportation impact fees to the City of Bonita Springs.

FAQ 14:

Q: Who has jurisdiction over Coconut Road?

A: Part of the road is owned and maintained by Lee County and part of the road is owned and maintained by the Village of Estero. Because our site is located within the City of Bonita Springs, the transportation impact fees are required to be paid to the City of Bonita Springs. We do not have any decision-making authority on how those impact fees are used or whether any changes

will be made to Coconut Road in the future. That authority rests with the City of Bonita Springs, the Village of Estero, and Lee County.



FAQ 15:

Q: How will you prevent people from parking in the Right of Way adjacent to the marina?

A: We will apply to Lee County for a Right-of-Way Permit requesting permission to place landscaping and a sidewalk adjacent to the property along the marina, as well as “No Parking” signs. If needed, we will also request police assistance in enforcing the parking restrictions during peak times of use.

STORM PREPAREDNESS

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 will be able to withstand winds of approximately 160 mph. If the project is developed as a senior living community, the operator will be required to have an evacuation plan, and will likely evacuate the residents well in advance of a storm event. Additionally, under both plans (residential and senior housing), there will be a “hardened” area within the buildings to allow some residents to shelter in place.

WATER QUALITY AND DRAINAGE

FAQ 17:

Q: Where will your property drain?

A: We are required to submit a detailed water management plan to the appropriate governing authorities, and obtain water management permits, prior to commencing construction. The site is being designed to treat, retain, and control all drainage flow leaving our property, before eventually being released into Estero Bay.

FAQ 18:

Q: What impact, if any, will the development have on Estero Bay?

A: Development of the property requires comprehensive permits from federal, state and local agencies that will ensure that the development protects marine habitat and coastal resources. Additionally, approximately 3.65 +/- acres of the property, which are wetlands and mangroves, are subject to a conservation easement that prohibits development of any portion of these areas of the property. The conservation easement will remain in perpetuity.