



Longfellow Woods EXECUTIVE SUMMARY

Location	Longfellow Woods is central to all the amenities of Bonita Springs yet remains a tucked-away enclave two miles west of I-75. The Imperial River and downtown Bonita's parks, entertainment and dining venues are a bike ride away. Bonita Beach and boat ramps are a 10-minute drive. Naples, FGCU, Hertz Arena and SWFL International Airport are twenty minutes away and Downtown Fort Myers or Old Naples are less than an hour away.
Description	The parcel is 5 acres in the City of Bonita Springs zoned AG-2. There are 330 +/- feet of frontage on Longfellow Lane. The property is mostly cleared with an existing man-made lake. There are no wetlands or endangered species. City water and sewer service is on site along with underground electric service and paved road access.
Permitted Uses	Multiple uses are permitted under the existing zoning, i.e.; animal clinics and kennels, ALF, churches, adult or child daycare, commercial boarding or private stables, single-family with guest house & accessory structures, etc. Alternatively, the parcel can be split into three 1.67-acre parcels administratively without public hearings.
Permits	Residential Planned Development zoning for 20 detached single-family lots 50' W X 125' D OR 40 attached single-family lots ~20' W X ~100' has support from city staff. Timeframe for zoning, Lee County DO and SFWMD ERP approvals is 8 to 12 months, is required for platting and infrastructure construction and can run concurrently. The Bonita Springs Fire Marshal has approved T-turnarounds in lieu of cul-de-sacs in advance of DO issuance.
Utilities	Bonita Springs Utilities (BSU) water and sewer services are on site. BSU confirmed gravity sewer is preferred over a lift station. FPL is the power provider.
Benefits	The location is key for commuters with quick access to all local amenities, major highways, SWFL International Airport, colleges, universities, the tri-county area and beyond.



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