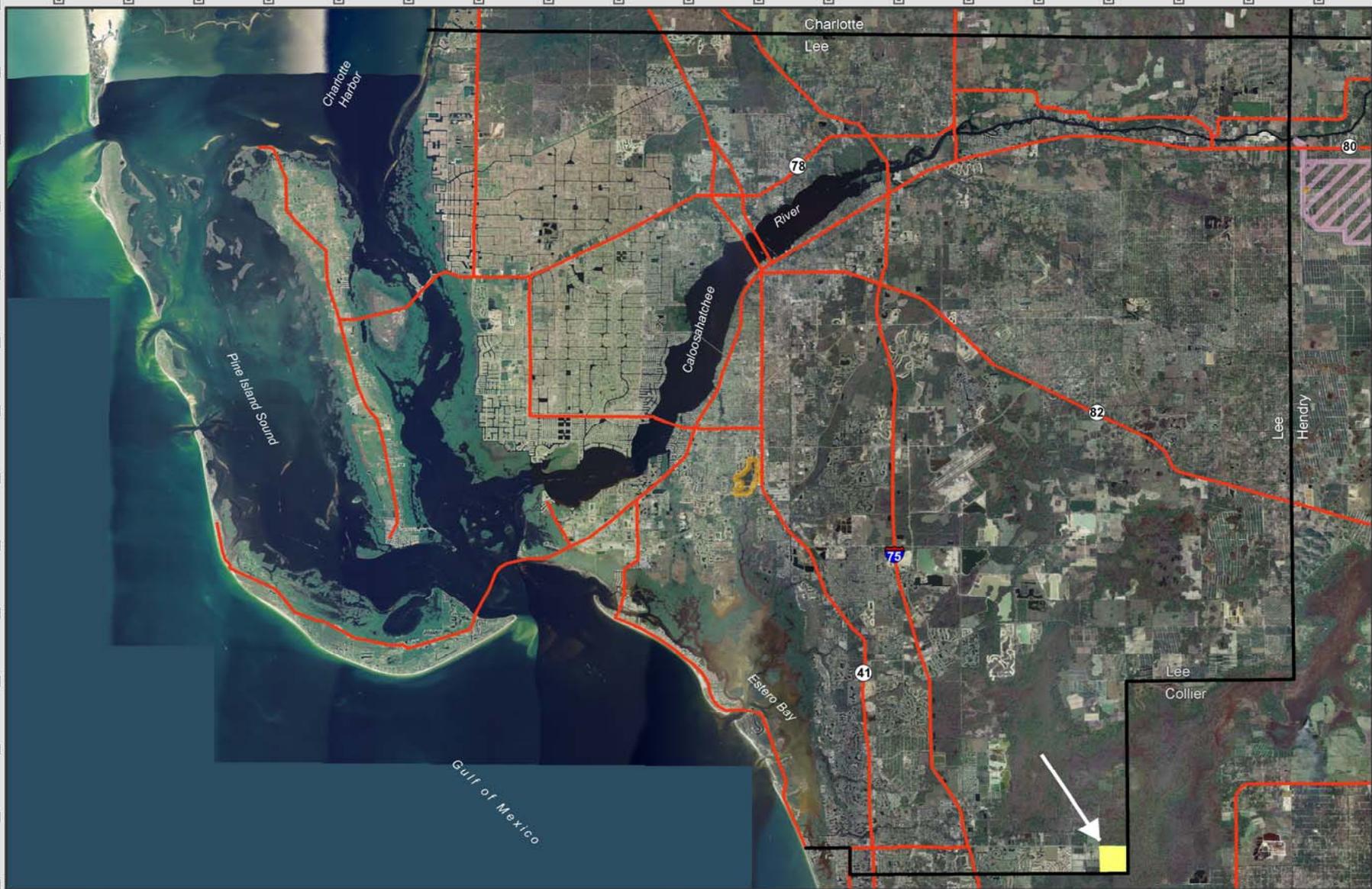




**Bonita Beach Road Golf Club RPD  
Aka Beach Road Golf Estates  
October 11, 2007**

Robert M. Brown, Director

Environmental Resource Regulation Department



### Bonita Beach Road Golf Club RPD aka Beach Road Golf Estates

- APPLICATION: 070122-23
- CERP AREA
- CERP STUDY AREA
- COUNTY LINES
- ROADS

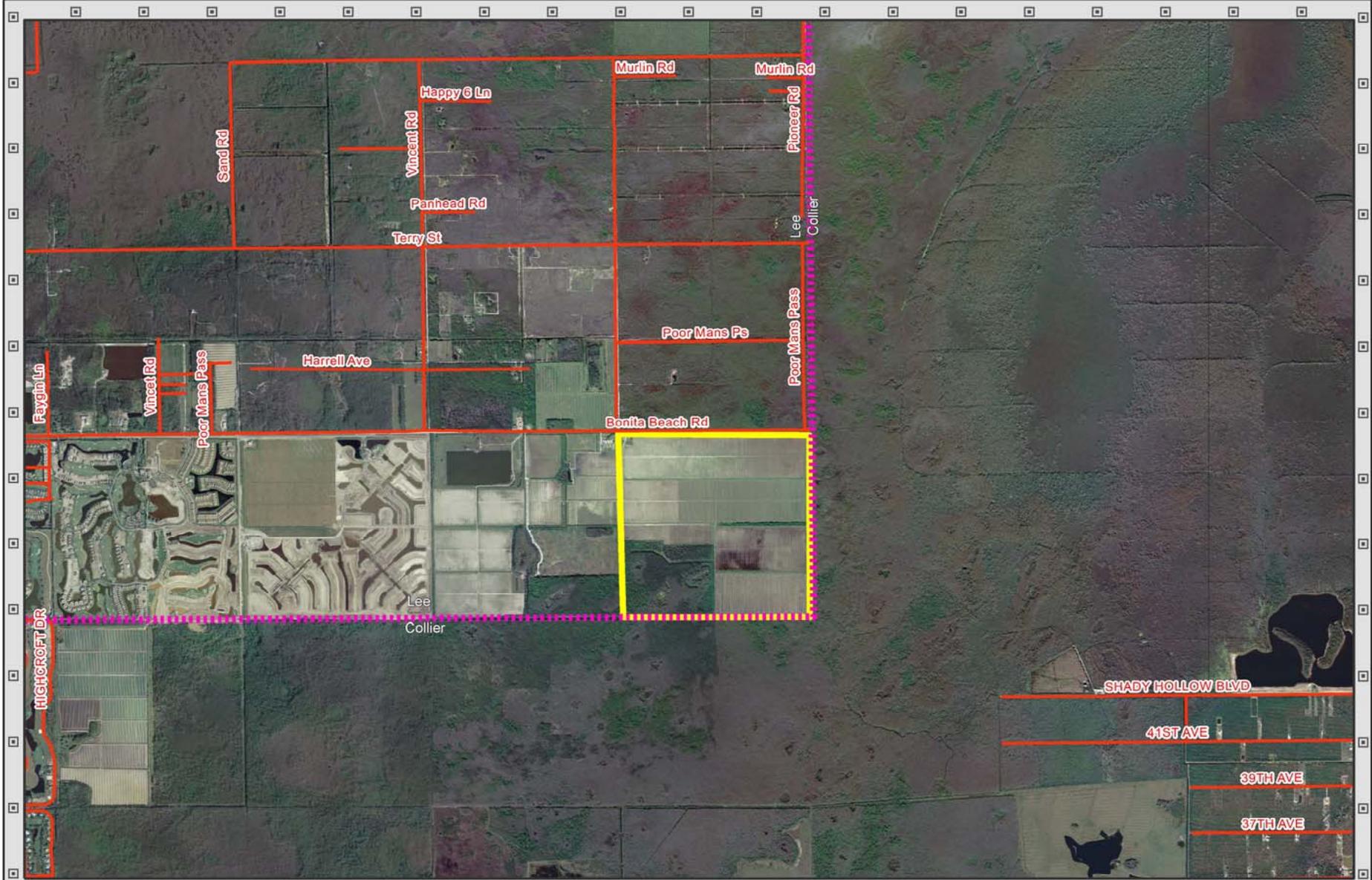


Map made by: Lynn J. Cox  
 Environmental Resource Regulation  
 Map Date: October 4, 2007  
 Imagery: 2004-2005 DOQQ, Natural Color, 1mtr



This map is a conceptual tool utilized for project development and implementation only. This map is not self-executing or binding, and does not otherwise affect the interests of any person including any vested rights or existing uses of real property. Any information, including but not limited to maps and data, received from the SPWMD is provided "as is" without any warranty and the SPWMD expressly disclaims all express and implied warranties of merchantability and fitness for a particular purpose. The District does not make any representations regarding the use or the results of the use, of the information provided to you by the District.





### Bonita Beach Road Golf Club RPD aka Beach Road Golf Estates

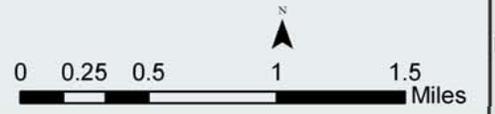
-  APPLICATION: 070122-23
-  COUNTY LINES
-  ROADS



Map made by: Lynn J. Cox  
 Environmental Resource Regulation  
 Map Date: October 4, 2007  
 Imagery: 2004-2005 DOQQ, Natural Color, 1mtr



This map is a conceptual tool utilized for project development and implementation only. This map is not self-executing or binding, and does not otherwise affect the interests of any person including any vested rights or existing uses of real property. Any information, including but not limited to maps and data, received from the SFWMD is provided "as is" without any warranty and the SFWMD expressly disclaims all express and implied warranties of merchantability and fitness for a particular purpose. The District does not make any representations regarding the use or the results of the use, of the information provided to you by the District.



Bonita Beach Rd

Lee  
Collier

### Bonita Beach Road Golf Club RPD aka Beach Road Golf Estates

-  APPLICATION: 070122-23
-  COUNTY LINES
-  ROADS



Map made by: Lynn J. Cox  
 Environmental Resource Regulation  
 Map Date: October 4, 2007  
 Imagery: 2004-2005 DOQQ, Natural Color, 1mtr



This map is a conceptual tool utilized for project development and implementation only. This map is not self-executing or binding, and does not otherwise affect the interests of any person including any vested rights or existing uses of real property. Any information, including but not limited to maps and data, received from the SFVMD is provided "as is" without any warranty and the SFVMD expressly disclaims all express and implied warranties of merchantability and fitness for a particular purpose. The District does not make any representations regarding the use or the results of the use, of the information provided to you by the District.



## Bonita Beach Road Golf Club

- Lee County.
- Project area is 485 acres.
- Located adjacent to the Southern CREW Project Addition/Imperial River Flow-way Project.
- Applicant is requesting modification of an existing ERP for a surface water management system serving a residential development known as Bonita Beach Road Golf Club.



## Bonita Beach Road Golf Club

- **Proposed project will impact 5.67 acres of wetlands.**
- **Wetland impacts were previously considered under the original conceptual permit and mitigation provided.**
- **In addition, applicant will preserve 4.76 acres of uplands and wetlands on-site.**

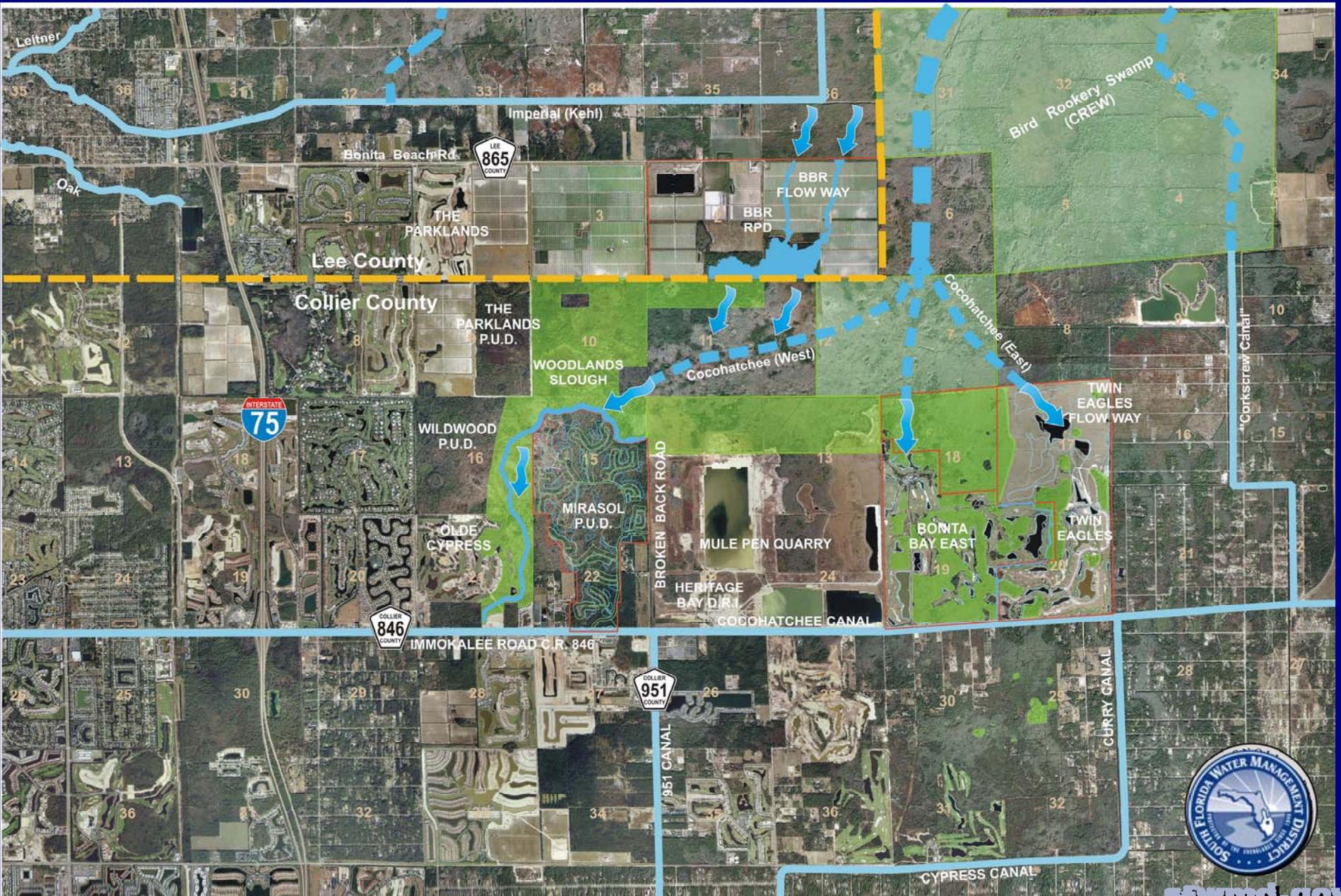


## Bonita Beach Road Golf Club

- The project includes three lakes which form a flow-way bisecting the project site (east flow-way).
- This flow-way is consistent with the South Lee Watershed study which was developed as a result of severe flooding in the immediate area in 1995.
- The flow-way is also consistent with the Southern Crew Project Addition/ Imperial River Flow-way Project and will pass regional flows from north to South.



# Enhanced Regional Flow-ways



Bonita Beach Rd

Lee  
Collier

### Bonita Beach Road Golf Club RPD aka Beach Road Golf Estates

-  APPLICATION: 070122-23
-  COUNTY LINES
-  ROADS



Map made by: Lynn J. Cox  
 Environmental Resource Regulation  
 Map Date: October 4, 2007  
 Imagery: 2004-2005 DOQQ, Natural Color, 1mtr

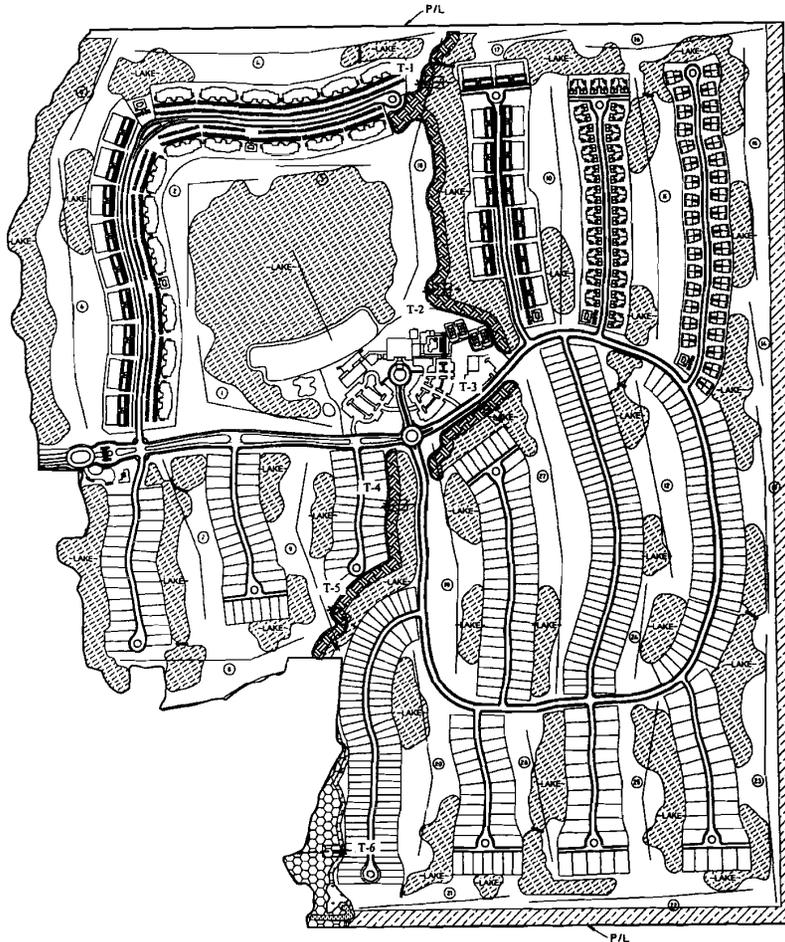


This map is a conceptual tool utilized for project development and implementation only. This map is not self-executing or binding, and does not otherwise affect the interests of any person including any vested rights or existing uses of real property. Any information, including but not limited to maps and data, received from the SFVMD is provided "as is" without any warranty and the SFVMD expressly disclaims all express and implied warranties of merchantability and fitness for a particular purpose. The District does not make any representations regarding the use or the results of the use, of the information provided to you by the District.





SCALE: 1" = 300'



- LEGEND:
- WETLAND ENHANCEMENT-HAND REMOVAL OF EXOTICS (0.97 AC.)
  - WETLAND RESTORATION-WETLAND FLOW-WAY (8.58 AC.)
  - HABITAT RESTORATION/BUFFER-NOT USED FOR WETLAND MITIGATION (0.32 AC.)
  - 'OTHER SURFACE WATERS' (0.24 AC.)
  - UPLAND BUFFER (0.82 AC.)
  - UPLAND PRESERVE (3.49 AC.)
  - LAKE
  - SURVEYED WETLAND LINE
  - MONITORING TRANSECT LOCATION
  - T-1 TRANSECT NO. (TYP.)
  - \* PHOTO-STATION
  - PS-1 PHOTO-STATION NO. (TYP.)
  - TREE/SHRUB PLOT
  - STAFF GAUGE/MONITORING WELL LOCATION
  - SG-1 STAFF GAUGE/MONITORING WELL NO. (TYP.)

NOTES:

SITE PLAN PER BANKS ENGINEERING, INC. DRAWING NO. 122A.G.C./FLOWWAY/DWG DATED SEPTEMBER 20, 2005.

PROPERTY BOUNDARY SHOWN PER BANKS ENGINEERING, INC. DRAWING NO. GOLF COURSE-3-17-04-DWG DATED OCTOBER 27, 2004.

SURVEYED WETLAND LINES SHOWN PER AGNOLI BARBER AND BRUNDAGE, INC. DRAWING NO. KPASSA DWG. DATE OCTOBER 4, 2000 AND DRAWING NO. JDL POINTS DWG. DATE FEBRUARY 1, 2001.

SFWMD JURISDICTIONAL WETLANDS FIELD REVIEWED AND APPROVED BY CRAIG SCHUTTLEER ON MAY 5, 2006.

'OTHER SURFACE WATERS' DEPICTED FROM AERIAL PHOTOGRAPH.

REVISIONS	DESIGNED BY	DATE	HORIZONTAL SCALE
	S.J.	9/21/06	1" = 300'
	CHECKED BY	DATE	VERTICAL SCALE
	K.C.P.	9/21/06	N/A
	DRAWN BY	DATE	SEC./TYP./REV.
	P.A.F.	9/21/06	1/48/26

**PASSARELLA and ASSOCIATES, INC.**  
*Consulting Ecologists*  
 9110 College Pointe Court, Ft. Myers, FL 33919

BONITA BEACH ROAD GOLF CLUB  
 SFWMD WETLAND MITIGATION AND MONITORING PLAN

DRAWING No.:	04RRN1142
SHEET No.:	E-5

# EXHIBIT 3.1

## Bonita Beach Road Golf Club

**Regulation staff has coordinated review of this project with the Southern Crew/Imperial River Flowway Project Manager who has determined that this application is not inconsistent with restoration activities of the CERP project.**



## Staff Recommendation:

**Construction and operation of a surface water management system serving 484.85 acres of a residential development known as Bonita Beach Road Golf Club RPD Aka Beach Road Golf Estates with discharge into waters of the Cocohatchee Canal via wetlands via flow way.**

