



Longfellow Woods EXECUTIVE SUMMARY

- Location** Longfellow Woods is central to all of Bonita Springs yet is tucked away two miles west of I-75 and two miles east of 41, just north of Bonita Beach Road and south of East Terry Street. Naples and SWFL International Airport are twenty minutes away and Downtown Fort Myers or Old Naples are less than an hour away.
- Description** The land is 5 acres in the City of Bonita Springs zoned AG-2. There are 330 +/- feet of frontage on Longfellow Lane. The land is mostly cleared and has an existing man-made lake. There are no wetlands or endangered species on site. 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 such as 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 to two 2.5-acre parcels administratively without any infrastructure improvements or public hearings.
- Permits** ALF use requires a rezone to Planned Development (PD). Timeframe for approval of a PD encompassing 5 acres and associated permitting is estimated at one year. A Lee County DO and SFWMD ERP are required for platting and infrastructure construction and can run concurrent with the zoning application.
- 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 property is next door to the Hope Hospice campus and across the street from American House ILF-ALF-CCF. Two ERs are within 5 miles and Physicians Regional Hospital is 11 miles away. Quick access to major highways, SWFL International Airport and the tri-county area.



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