

**CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 01-23**

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY LIVINGSTON OAKS FOR REZONING FROM RESIDENTIAL PLANNED DEVELOPMENT (RPD) AND AGRICULTURE DISTRICT (AG-2) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD) ON LAND LOCATED AT IMPERIAL STREET/LIVINGSTON OAKS, BONITA SPRINGS, FLORIDA, (STRAP NOS. 01-48-25-B3-00010.0000; 01-48-25-B2-00010.0010; 01-48-25-B2-00010.0030; 06-48-26-B1-00004.0010; 06-48-26-B4-00004.1010; 06-48-26-B4-00004.1020) on 375.83 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Taylor Woodrow Communities, Inc., in reference to Livingston Oaks, has filed an application for rezoning from Residential Planned Development (RPD) and Agriculture District (AG-2) to Residential Planned Development (RPD) to permit a residential development with a maximum of 799 dwelling units consisting of single family and multiple family dwelling units, with buildings not to exceed 55 feet or 3 stories. Also proposed is a Golf Course, Club, Private (with a restaurant, consumption on premises, specialty retail uses); Model Homes/Units; Real Estate Sales and Rental Office; and Residential Accessory Uses, and

WHEREAS, the subject property is located at Imperial Street/Livingston Oaks, Bonita Springs, Florida, and is described more particularly as:

"See Schedule A"

WHEREAS, a Public Hearing was advertised and heard on June 1, 2001 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case DCI 2000-00061 who gave full consideration to the evidence available and recommended approval; and gave full and complete consideration of the record, consisting of the Staff Recommendation, the Zoning Board, the documents on file with the City and the testimony of all interested parties. The May 18, 2001 Staff Report prepared by Lee County Development Services Division and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the rezoning from Residential Planned Development (RPD) and Agriculture District (AG-2) to

Residential Planned Development (RPD) of 375.83 ± acres with the following conditions:

1. The development of this project must be consistent with the seven-page Master Concept Plan entitled "Zoning Plans for Livingston Oaks," stamped received FEB 07, 2001 (except Page 5 of 7 which is stamped received APR 04, 2001), except as modified by the conditions below. This development must comply with all requirements of the City of Bonita Springs LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

The maximum permitted intensity of residential development in this project is 799 dwelling units, consisting of 528 multiple family and 271 single-family dwelling units. Any change which would increase the number of multiple family units or single family units will be required to go through the public hearing process for amendment of this planned development. Nothing in this condition would require a public hearing should the Developer chose to develop less multiple family or less single family units than the maximum number of units approved herein.

2. The following limits apply to the project and uses:

- a. Schedule of Uses

The approved Schedule of Uses are those found in Attachment 1, with the following exceptions:

1. Agricultural uses are not approved as part of this project.
2. Model Homes and Units are regulated by LDC Section 34-1951, et seq., and are approved for five (5) years with the potential for one 2-year extension.
3. No Model Unit Display Center is approved as part of this project.
4. Real Estates Sales Office is regulated by Note 23 of LDC Section 34-934(limiting the length of real estate sales office to 5 years with the potential for one 2-year extension), LDC Section 34-1951 et seq. and LDC Section 34-3021.

b. Site Development Regulations

The approved Property Development Regulations are those found in Attachment 2. Maximum building height is 35 feet for single-family residences and 55 feet for multiple family residential. The Club House may not exceed 45 feet in height.

In addition, any buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Section 34-2174(a). In the event that this results in added setbacks in comparison to the approved property development regulations, the requirements stated in the LDC will control.

3. The open space and indigenous vegetation table entitled Attachment 3, Livingston Oaks dated March 21, 2001 is hereby adopted with the following condition: Prior to local development order approval, each development tract must provide a minimum of 10% open space.
4. Prior to local development order for the golf course, 50.43 acres of indigenous preserves must be shown on the development order plans, which includes the 37.93 acres delineated on the approved Master Concept Plan, and a minimum of 12.5 acres within the golf course, or the location of the indigenous acreage must be identified elsewhere within the project.
5. Prior to local development order for any residential tract abutting an indigenous preserve, the development order plans must include the design for the preserve boundary signage with the locations of the signs shown, and a copy of the property owners document must include a map of the indigenous preserves and language stating that "No vegetation may be planted, removed or altered within the indigenous preserves without review and approval from the City of Bonita Springs Division of Planning/Environmental Sciences."
6. Prior to local development order approval, a final gopher tortoise management plan must be submitted for the Division of Planning/Environmental Sciences staff review and approval.
7. Approval of Deviation 5 is subject to the following condition:

Prior to local development order approval, the development order plans must:

- a. provide littoral plantings calculated on one native herbaceous wetland plant per linear foot of lake perimeter;
- b. delineate a compensatory littoral zone with an 8:1 slope equal in linear footage to the length of any proposed bulkhead;
- c. lake slope at the toe of the bulkhead must be no steeper than 4:1; and
- d. adequate elements for the protection of wayward vehicles must be provided when adjacent to any roadway, parking lot or driveway aisle.

8. Approval of Deviation 35 is subject to the following condition:

Prior to local development order approval, the development order plans must include:

- a. the existing borrow pit lake reconfigured as generally shown on the approved Master Concept Plan;
- b. littoral plantings as required per LOG Section 10-418; and
- c. native wetland tree plantings calculated on one 3-gallon tree per five linear-feet of shoreline.

9. The golf course maintenance facility shall be located in accordance with plan C-1, which is the plan that identifies the maintenance facility location, subject to the following conditions:

- (a) the building must be oriented with the offices located on the north side of the building;
- (b) the bays or overhead doors to the facility must be oriented facing in an east/west direction; and
- (c) the building must be located eighty (80) feet from the north property line; and
- (d) the project will comply with residential to residential noise levels set forth in Lee County Ordinance 94-17, as amended by Ordinance 96-13, and as it may be amended by City of Bonita Springs; and

- (e) No equipment that generates noise in excess of 55 decibels at the property line will be operated outside of the maintenance facility prior to 7:00 a.m. and after 5:00 p.m.; and
 - (f) the buffer along Livingston Road and the north property shall be installed and maintained as depicted on the maintenance facility plan C-1 and L-1; and
 - (g) the maintenance building shall not exceed 16 feet in height measured from finished floor.
10. a. The golf course must use fertilizers with a low leaching potential (slow release) must be used. Fertilizers must not be applied after active growth of the turf grass has ceased, and must be kept to the lowest reasonable levels; and
- b. The highly managed turf areas (which includes the fairways, tees, and greens, but which does not include the long rough and the slopes to the tees and greens, and the natural areas in the fairway), must be located 35 feet from wetland preserve areas. The thirty-five foot setback does not apply when a structural buffer is provided, as is being provided for golf holes 1, 9, 10, 12, and 13. The chemical management plan must be submitted to, and approved, by Lee County Natural Resources Staff prior to the development order approval.
- c. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.
- d. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.
- e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.
- f. 1) Prior to the issuance of local development order approval, the developer must demonstrate compliance with "Best Management Practices for Golf Course Management

Departments," prepared by the Florida Department of Environmental Protection, May 1995, as amended.

- 2) The development order must demonstrate separate mixing and loading facilities for pesticides, and provide a separate pesticide storage area, in compliance with materials specified in the above referenced document. The development order must demonstrate separate mixing and loading facilities for fertilizer, and provide a separate fertilizer storage area, in compliance with materials specified in the above-referenced document.
 - 3) The development order plans must indicate the construction material for all buildings in compliance with "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, May 1995, as amended.
 - 4) Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall.
- g. The golf course must be planted with a turf grass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use. Tifeagle and 419 Bermuda are acceptable varieties of grasses.
 - h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.
 - i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from underdrains must not discharge directly into a surface water management lake.
 - j. Storm water run-off must be pre-treated through an acceptable recreated natural system or dry detention or water detention system, prior to discharging the run-off into existing natural lake or wetland (any aquatic) systems.
 - k. Prior to development order approval for the golf course the developer must conduct a pre-development groundwater and surface water analysis and submit the analysis to the Lee County Division of Natural Resources for the City of Bonita Springs. The analysis of the surface water will be at the point where water is transmitted to the site under I-75, and at the point the water is

discharged from the site into the northeast conservation area. The parameters to be tested are those that were tested by the Miromar Lakes DRI. This analysis is intended to establish the baseline data for the ongoing surface water monitoring for the project. The groundwater baseline data shall be established by locating three groundwater monitoring wells, one generally located upgradient, one generally located downgradient, and one generally located to assess the water quality from the maintenance building. The final location of the wells will be determined at a methodology meeting with the Lee County Department of Natural Resources. The parameters of the groundwater testing will be identified at the methodology meeting, but generally the analysis is intended to establish baseline groundwater data for the project. Prior to commencing the groundwater analysis, the developer must submit the methodology for review, comment, and approval by Lee County Natural Resources for the City of Bonita Springs.

- I. An annual monitoring report of groundwater and surface water quality is required for the golf course operation. The monitoring points will be at the same locations identified and sampled for the baseline assessment. The monitoring program must include: testing to assess whether there is any herbicide, pesticide or fertilizer pollution, as the term pollution is defined in adopted state, regional, or local regulations, of the water being discharged from the project setting forth the testing and recording requirements. The Development must submit the test results with the monitoring report to the Lee County Department of Natural Resources for the City of Bonita Springs. The monitoring program will be established and operated at the expense of the Developer, or other comparable legal entity charged with the legal responsibility for the management of the golf course. The plan will be evaluated in accordance with the directions of Chapter 62-302, F.A.C., Water Quality Standards, as it may be amended. The monitoring shall be conducted in accordance with the approved parameters for a period of five years, at the end of the five-year period if no pollution occurred during the preceding five-year period of time the parameters, frequency, number of locations and other aspects of the monitoring can be re-evaluated and minimized. If during the five-year period of time there are pollution events the staff may increase the frequency, number of locations and testing parameters. The parameters being tested may be adjusted throughout the monitoring period based on adjustments to the type of chemicals being applied, the adjustment may only be made with the concurrence of the Lee County Department of Natural Resources for the City of Bonita Springs.

- m. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and should the pollution be caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until there is a revised management plan. If mitigation is necessary to address the pollution, the Developer must implement a mitigation plan approved by Lee County.
- 11. The developer will dedicate as part of the local development process a fifty (50) foot wide nonexclusive drainage easement to the City of Bonita Springs along the northerly boundary of the property from a point one thousand and twenty (1,020) feet to the west of the east property line beginning at the western edge of the residential area that abuts the north property line to Oak Creek Manor subdivision. Said easement will be servient to and consistent with any conservation easement granted to the South Florida Water Management District, or other government entity pursuant to development permits for the property. In the event there is a recorded conservation easement encompassing this drainage easement, any use by the City of Bonita Springs must be properly permitted by the City of Bonita Springs, and be consistent with the uses permitted within the conservation easement. A portion of the property is subject to a Florida Power and Light easement, the dedication of the fifty-foot nonexclusive drainage easement will be servient to the Florida Power and Light easement and no activity can occur within the power line easement that is inconsistent with the existing easement held by Florida Power and Light.
 - 12. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic; impacts. Additional conditions consistent with the City of Bonita Springs LDC may be required to obtain a local development order.
 - 13. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1 (b).
 - 14. The Developer will not have access on Quail's Nest Road.

B. Deviations

Deviation 5 requesting relief from LDC Section 10-329(e)(4) which requires excavation banks to be sloped; to allow up to 40% of the banks to utilize vertical bulkheads, is approved as provided for in Condition 7.

Deviation 15, requesting relief from LDC Section 34-2020(c), requiring there be no stacking for parking for certain unit types; to allow stacking in multiple family driveways when the first parking space is in an unattached garage, approved subject to the following:

- a. The minimum stacking space distance from the front face of the garage to the back of curb must be a minimum of 26 feet. and;
- b. The stacking space will be allowed only for multi-family buildings having twelve (12) dwelling units or less where there is an individual garage or carport and the stacking space shall be located in the garage or carport's individual driveway and;
- c. Stacking spaces will be allowed only for units not abutting or located adjacent to the "Loop Road" as identified on the approved Master Concept Plan and;
- d. Engineering analysis is provided at the time of Development Order review demonstrating that adequate sight visibility is provided.

Deviation 19, requesting relief from LDC Section 10-269 which requires that no building or structures shall be placed in easements where placing a building or structure in an easement is contrary to the terms of the easement or interferes with the use of the easement; to allow building overhangs only to the extent a maximum of 1.5 feet into either a 15-foot or 20-foot closed drainage system easement throughout the project, approved subject to the following:

- a. This deviation is hereby applies only in those circumstances where engineering analysis, provided by the Applicant at the time of development order and approved by Development Services Division, demonstrates that adequate maintenance of utilities, storm drainage facilities, etc., can be achieved.
- b. Where practicable, corrugated plastic pipe will be utilized for stormdrains on side lot lines where eave encroachments are proposed.

Deviation 21, requesting relief from LDC Section 10-296(d), Table 4(7)(c) which requires the wearing surface on local and access streets to one-and-one-half-inch (1.5") asphaltic FDOT type S-III; to allow for cement concrete and/or pavers on the private streets, approved provided that at

the time of local development order approval the applicant must demonstrate that the paver section is structurally equivalent to the pavement stand provided for in Chapter 10-296 of the LDC.

Deviation 22 requesting relief from LDC Section 10-265(d)(3) which requires all sidewalks to be either (1) four-inch (4") thick Portland cement concrete, or (2) a minimum of one-and-one-half inch (1.5") thick asphaltic concrete of FDOT Type S-III; to allow to development sidewalks to be constructed of decorative pavers is approved.

Deviation 23 requesting relief from LDC Section 34-1954(a)(1) to allow model homes and model units is approved.

Deviation 24 requesting relief from LDC Section 34-1954(d)(1) to permit model homes for a period of five (5) years is approved.

Deviation 25 requesting relief from LDC Section 34-1954(d)(2) to permit model units within multiple family buildings to allow for model home for five (5) years is approved.

Deviation 26 requests relief from LDC Section 34-1954(f) which allows the Director discretion to allow high turnover parking surfaces to meet the surfacing standards for low turnover parking lots; to allow the parking spaces for the ancillary sales office use within a model home to be surfaced with gravel is denied.

Deviation 27 requests relief from LDC Section 10291(3) which requires that residential development of more than five acres to provide two or more means of ingress and egress; to allow each residential parcel within the RPD to have two or means of ingress and egress and to allowed the RPD to have one full means of ingress and egress and one emergency access at the golf course maintenance tract is denied.

Deviation 29 is withdrawn.

Deviation 30 is withdrawn.

Deviation 31 requesting relief from LDC Section 10-355(a)(1) which requires a 10-foot public utility easement on both sides of a roadway parcel; to allow the public utility easement on one side only is approved provided that all applicable utility companies have no objection. The developer will submit letters from the affected utility companies offering no objection to where the easement is on only one side of the road.

Deviation 32, requesting relief from LDC Sections 10-8, 10-296(m)(4), and 34-2013(a) which require all parking lots to be designed to permit vehicles

exiting the parking lot to enter the street right-of-way or easement in a forward motion is approved; provided all of the following conditions are met:

- a. Individual parking spaces for multiple family buildings in Tract F to back onto a limited segment of the loop road.
- b. Individual parking spaces for multiple family buildings in Tract A to back onto an accessway serving more than 50 units.
- c. Individual parking spaces for multiple family buildings in Tract J to back onto an accessway serving more than 50 units,

This deviation is approved subject to the following conditions

1. the design and posted speed in these tracts will be 20 miles per hour or less.
2. The sight visibility distance will be in accordance with the requirements set forth in LDC Section 334-3131. The ingress edge of pavement and the back of curb on the through street will be used to establish the triangle referenced in the above noted LDC Section.
3. Where determined to be practical by the design engineer and the Director of Development Services, prior to the issuance of a development order for these tracts, traffic-calming devices as identified in the ITE Residential Street Design and Traffic Control book will be provided.

Deviation 33, requesting relief from LDC Section 10-296(b) Table 3 which requires a right-of-way width of 40 feet for a two-way closed drainage, rear lot drainage, or inverted crown; to allow a right-of-way width to coincide with the back of curb for local private roads provided that required drainage and utility easements are located outside the right-of-way and adequate provisions are made for road drainage and utilities, is recommended to be approved specifically for Tracts D, E, F, H and J provided that provisions are made to provide adequate easements outside the back of curb for required utilities and drainage. All other roadways within the development will be required to provide rights-of-way in accordance with the LDC Standards unless otherwise noted.

Deviation 34 requesting relief from LDC Section 10-421(a)(5) which requires that no portion of a buffer area consists of trees and shrubs be located in an easement; to allow planted buffers consisting of shrubs and non-required trees in easements provided that if any required buffer or landscape strip plantings installed within easements must be removed, then the Developer or property-owners' association, just replace these planting with like size and species at no expense to the City of Bonita Springs. This requirement must be clearly stated in the property owner's documents are approved.

Deviation 35 requesting relief from LDC Sections 34-935(g)(1) and 10-415(a) which requires 40% of the total area of a residential project/residential planned development to be open space; to eliminate the 41.4 acre borrow pit in the middle of the project from the calculation of the total area of the project on which open space must be provided, or in the alternative increase the amount of open space that can be provided in the form of an open water body, is approved as provided for in Condition 8.

Deviation 36, requesting relief from LDC Section 34-1264(b)(1) which requires a 500 foot separation distance between an establishment for the sale or service of alcoholic beverages for the consumption on premises; to allow a separation of 260 feet from any on-site residential lot, withdrawn.

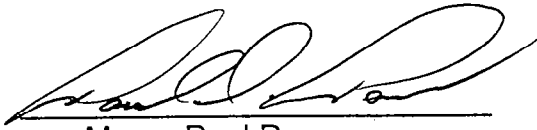
Deviation 37, requesting relief from LDC Section 10-418(a)(2)(b) which requires a minimum number of native wetland herbaceous plants per lineal feet of lake shoreline to allow the number of plantings to be 50% trees in the aqua range only, is approved.

SECTION TWO: EFFECTIVE DATE

This ordinance shall take effect thirty (30) days from the date of adoption.

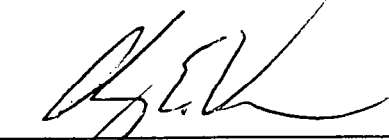
DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 30th day of July, 2001.

AUTHENTICATION:


Mayor Paul Pass


City Clerk

APPROVED AS TO FORM:


City Attorney

Vote:

Arend Aye
Edsall Aye
Nelson Aye
Pass Aye

Piper Aye
Wagner Aye
Warfield Aye

Date filed with City Clerk: 7-31-01

EXHIBIT "A"

EXHIBIT 2

DESCRIPTION OF A PARCEL OF LAND
LYING IN
SECTION 1, T-48-S. R-25-E
&
SECTION 6, T-48-S. R-26-E
LEE COUNTY, FLORIDA

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE LYING IN SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST, AND SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 3"X3" CONCRETE MONUMENT STAMPED "PRM 2052" MARKING THE SOUTHEAST CORNER OF SAID SECTION 1 AND THE SOUTHWEST CORNER OF SAID SECTION 6;
THENCE S.88°58'46"W., ALONG THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (SE1/4) OF SAID SECTION 1 FOR 2,647.30 FEET TO A RAILROAD SPIKE MARKING THE SOUTH QUARTER (1/4) CORNER OF SAID SECTION 1;
THENCE N.01°13'46"W., ALONG THE NORTH-SOUTH QUARTER (1/4) SECTION LINE OF SAID SECTION 1 FOR 2,652.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE QUARTER (SE1/4) OF SAID SECTION 1;
THENCE N.89°05'50"E., ALONG THE EAST-WEST QUARTER (1/4) SECTION LINE, FOR 1,321.77 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER (SE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 1;
THENCE N.01°16'17"W., ALONG THE WEST LINE OF THE SOUTHEAST ONE QUARTER (SE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 1 FOR 1,319.30 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE QUARTER (SE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 1;
THENCE N.88°55'21"E., ALONG THE NORTH LINE OF THE SOUTHEAST ONE QUARTER (SE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 1 FOR 1,320.70 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER (SE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 1 AND THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER (SW1/4) OF THE NORTHWEST ONE QUARTER (NW1/4) OF SAID SECTION 6;
THENCE N.89°15'35"E., ALONG THE SOUTH LINE OF SOUTHWEST ONE QUARTER (SW1/4) OF THE NORTHWEST ONE QUARTER (NW1/4) OF SAID SECTION 6 FOR 1,494.03 FEET TO THE WEST RIGHT OF WAY LINE OF INTERSTATE 75 (I-75) (324' WIDE);
THENCE S.15°26'57"E., ALONG SAID WEST RIGHT OF WAY LINE FOR 395.21 FEET;
THENCE S.12°36'03"E., ALONG SAID WEST RIGHT OF WAY LINE FOR 899.24 FEET;

THENCE S.11°27'18"E., ALONG SAID WEST RIGHT OF WAY LINE FOR
1,281.43 FEET TO THE POINT OF CURVATURE
THENCE 875.09 FEET ALONG SAID WEST RIGHT OF WAY LINE AND ALONG
THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS
OF 5,891.58 FEET, THROUGH A CENTRAL ANGLE OF 08°30'37", AND BEING
SUBTENDED BY A CHORD WHICH BEARS OF S.15°42'37"E., FOR 874.29 FEET;
THENCE S.19°57'55"E., ALONG SAID WEST RIGHT OF WAY LINE FOR 658.75
FEET TO THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER (SW1/4) OF
SAID SECTION 6;
THENCE S.89°41'01"W., ALONG SAID SOUTH LINE FOR 2,420.55 FEET TO THE
POINT OF BEGINNING.

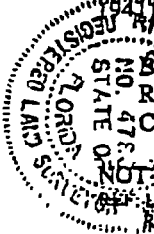
PARCEL CONTAINS 375.83 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE
QUARTER (SE1/4) OF SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST, AS
BEARING S.88°58'46"W.

RWA SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
3050 NORTH HORSESHOE DRIVE
SUITE 270
NAPLES, FLORIDA 34104

PH 849-1509



DATE: 3/29/01
BY: [Signature]
RICHARD V. NESTLER, PROFESSIONAL LAND SURVEYOR, LS# 4786
CERTIFICATE OF AUTHORIZATION # LB 6952

NOT VALID UNLESS EMBOSSED WITH PROFESSIONAL SEAL
LIVINGSTON OAKS Exlbr Two.DOC
REVISED 3-29-01

Applicant's legal Checked
by [Signature] 4/30/01

ONLINE
APR 3 6 2001
MAPPED

MAPPED
APR 3 6 2001
ZONING

DCI 2000-00061



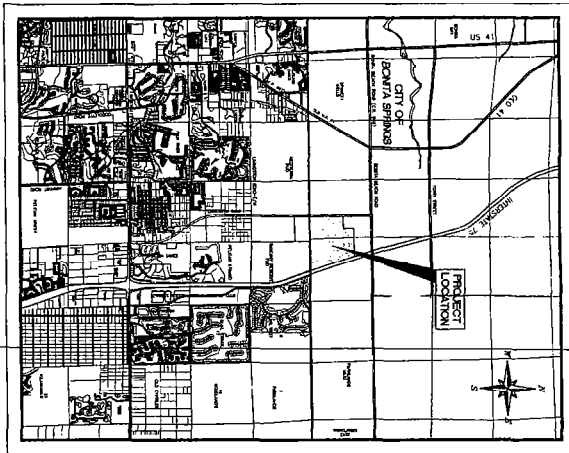
ZONING PLANS FOR LIVINGSTON OAKS

DEVELOPED BY:

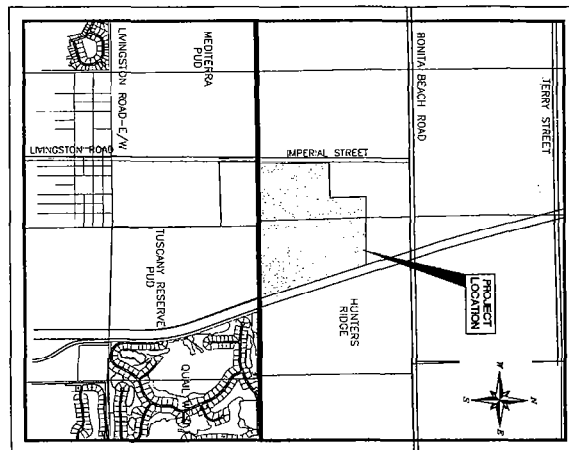


TAYLOR WOODROW

9809 N. AIRPORT ROAD
NAPLES, FLORIDA 34109
(941) 592-0055



PROJECT LOCATION



PROJECT SITE

APPROVED
Master Concept Plan
Date: 01-23-2000
By: [Signature]
Title: [Signature]
City of Bonita Springs

No.	DATE	REVISION	APPROVED
1	01/23/00	REVISION 1: 01/23/00	[Signature]
2	01/23/00	REVISION 2: 01/23/00	[Signature]
3	01/23/00	REVISION 3: 01/23/00	[Signature]
4	01/23/00	REVISION 4: 01/23/00	[Signature]
5	01/23/00	REVISION 5: 01/23/00	[Signature]
6	01/23/00	REVISION 6: 01/23/00	[Signature]

REVISION 1
01/23/00

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION	SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET	7	DRAINAGE DETAILS
2	AERIAL		
3	TOPOGRAPHIC		
4	MASTER CONCEPT PLAN		
5	MASTER CONCEPT PLAN		
6	MASTER DRAINAGE PLAN		

DATE: 01-23-2000	SCALE: 1" = 400'	CLIENT: TAYLOR WOODROW COMMUNITIES, INC.	PROJECT: LIVINGSTON OAKS
PROJECT NO: 00-00002	SCALE: N.T.S.	TITLE: COVER SHEET	
FILE NO: 00000000	CHECKED:		
SHEET NUMBER: 1 OF 7			

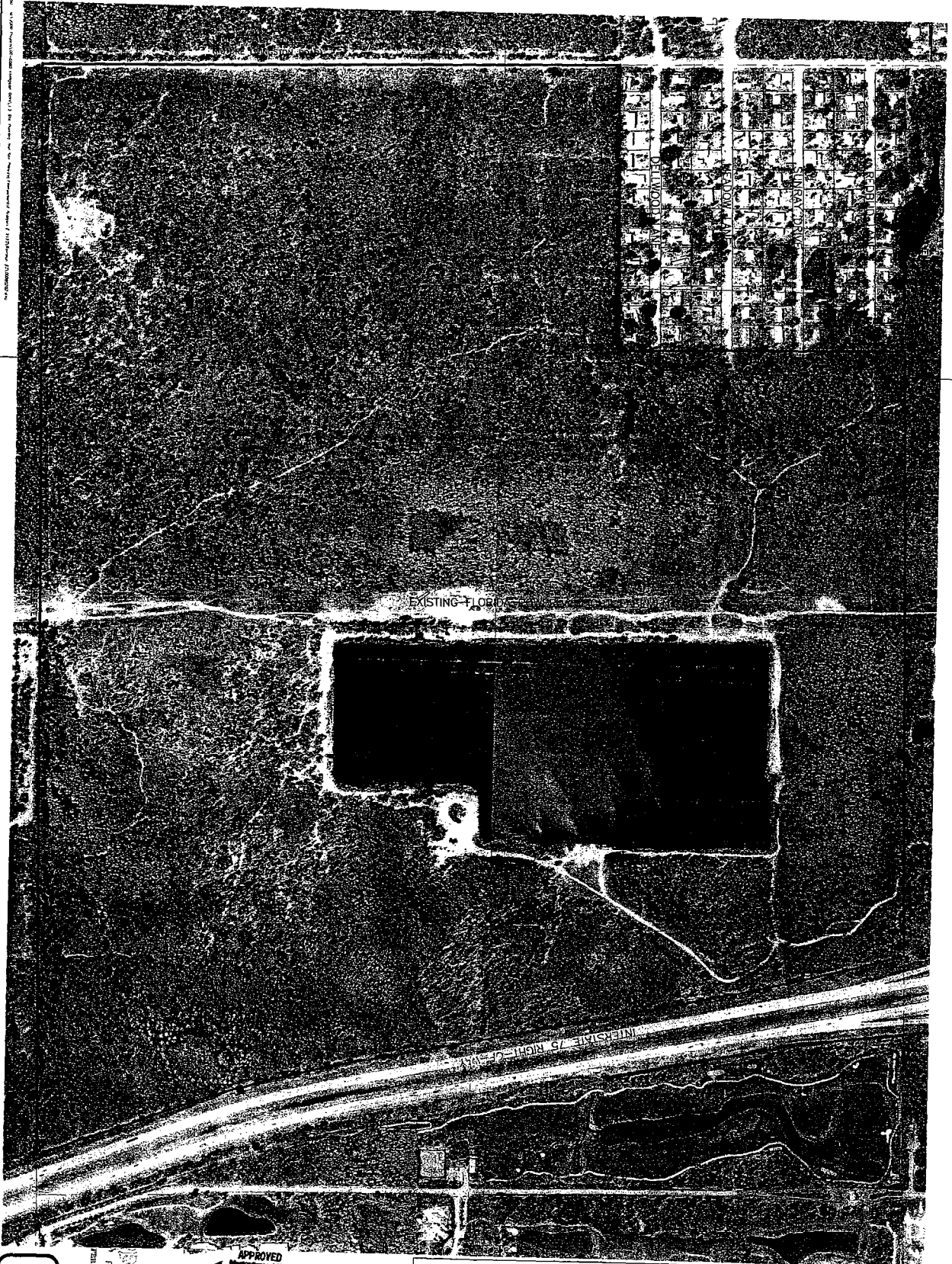


PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
4575 Via Royale Suite 201 Ft. Myers, FL 33919

Site analysis and zoning information provided by:
FLORIDA LAND PLANNING, INC.
1560 Mettew Drive, Suite F - Miramar Professional Center
Fort Myers, Florida 33907
(941) 278-5222 - Fax (941) 278-4466

RWA INC.
CIVIL ENGINEERS Development & Environmental Consultants
3000 North Horseshoe Drive, Suite 270, Naples, Florida 34104
(941) 649-1500 FAX: (941) 649-7056

DOI 2000-00061



001 2000-00061



RECEIVED
FEB 17 2001
CITY OF BOKER SPRINGS

APPROVED
Master Concept Plan
Site Plan # 01-23 - Page 2 of 7
Subject to conditions in Ordinance 28-01-23
Case # 2001-00061
CITY OF BOKER SPRINGS

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
4575 Via Royale Suite 201 Ft. Myers, FL 33919

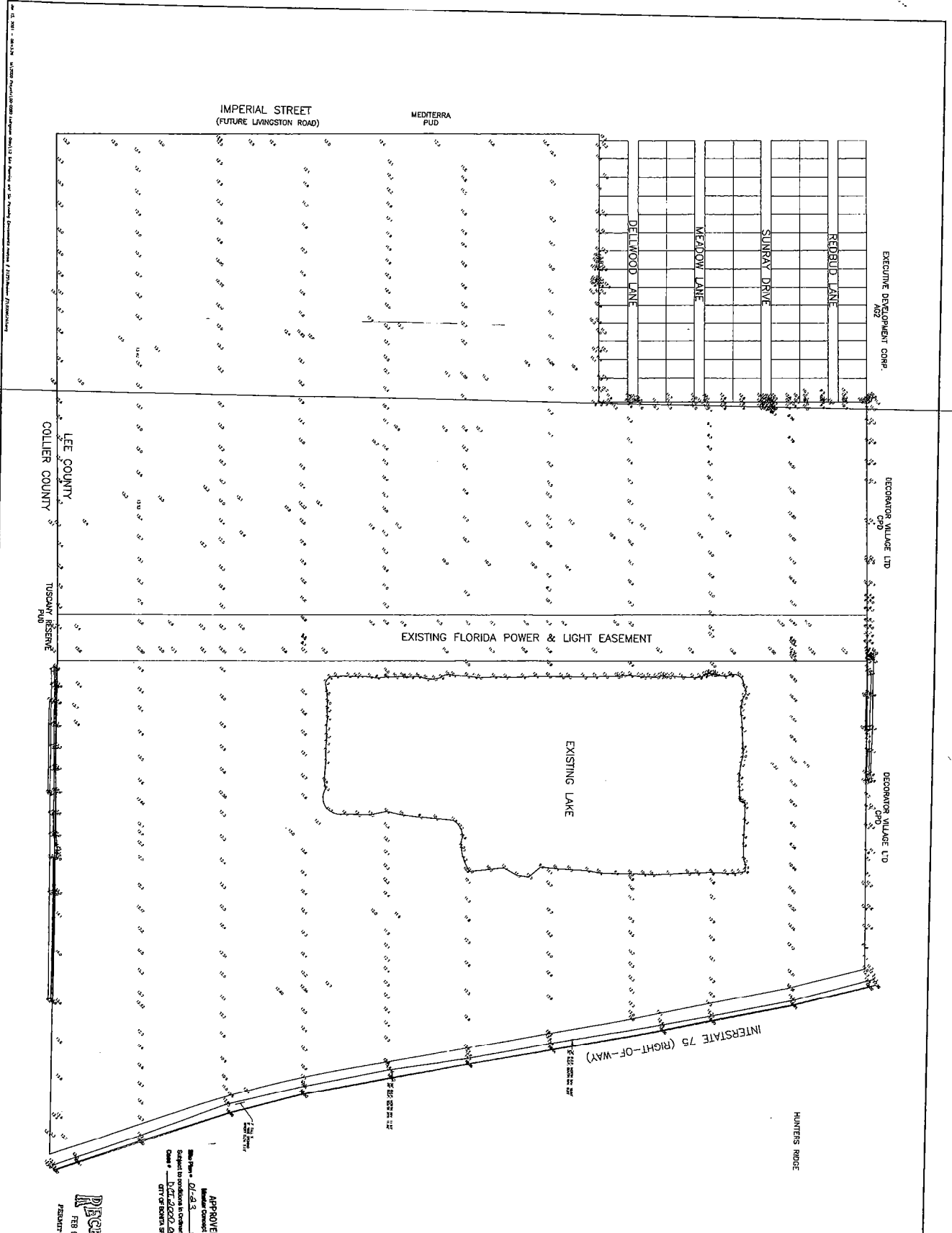
Site analysis and zoning information provided by:
FLORIDA LAND PLANNING, INC.
1550 Matthew Drive, Suite E - Midtown Professional Center
Fort Myers, Florida 33507
(941) 278-5222 - Fax (941) 278-4455

DATE: AUG. 2000
PROJECT NO.: CO-00802
FILE NO.: CO080202
SHEET NUMBER: 2 OF 7
SCALE: 1" = 200'
DRAWN: [Signature]
CHECKED: [Signature]

CLIENT: TAYLOR WOODROW COMMUNITIES, INC.
TITLE: AERIAL

PROJECT: LIVINGSTON OAKS

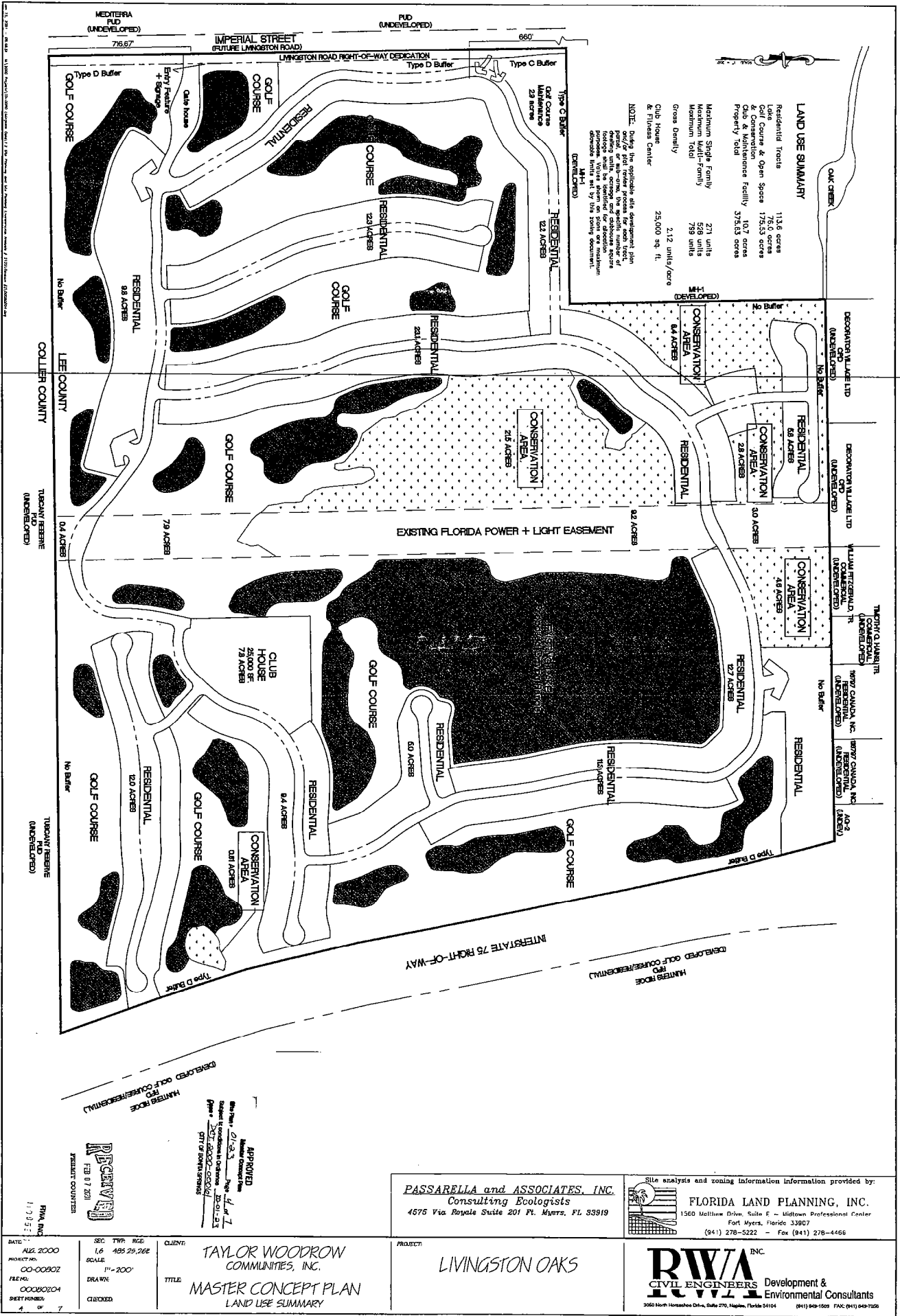
RWA INC.
CIVIL ENGINEERS Development & Environmental Consultants
3050 North Horseshoe Drive, Suite 201, Naples, Florida 34104
(941) 649-1500 FAX: (941) 649-7955



PASSARELLA and ASSOCIATES, INC.
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Fort Myers, Florida 33907
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CIVIL ENGINEERS
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LAND USE SUMMARY

Residential Tracts	113.6 acres
Club Course & Open Space	78.0 acres
Club & Maintenance Facility	16.7 acres
Property Total	375.33 acres
Medium Single Family	271 units
Medium Multi-Family	528 units
Medium Total	799 units
Gross Density	2.12 units/acre
Club House & Fitness Center	25,000 sq. ft.

NOTES: During the applicable site development plan, on-site parking for each tract, including parking for the clubhouse, shall be provided for the maximum number of units as shown in the above summary. The number of units shall be determined by the zoning department.

DATE: AUG 2000
PROJECT NO: 00-000002
FILE NO: 00000004
SHEET NUMBER: 4 OF 7

SEC. TWP. RGE.
1.6 48S 23.26E
SCALE: 1" = 200'
DRAWN: [Signature]
CHECKED: [Signature]

CLIENT: TAYLOR WOODROW COMMUNITIES, INC.
TITLE: MASTER CONCEPT PLAN LAND USE SUMMARY

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
4575 Via Royale Suite 201 Ft. Myers, FL 33919

Site analysis and zoning information provided by:
FLORIDA LAND PLANNING, INC.
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Fort Myers, Florida 33907
(941) 278-5222 - Fax (941) 278-4466

RWA INC.
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Development & Environmental Consultants
3060 North Horseshoe Drive, Suite 270, Naples, Florida 34104
(941) 949-1505 FAX: (941) 949-7526

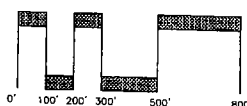
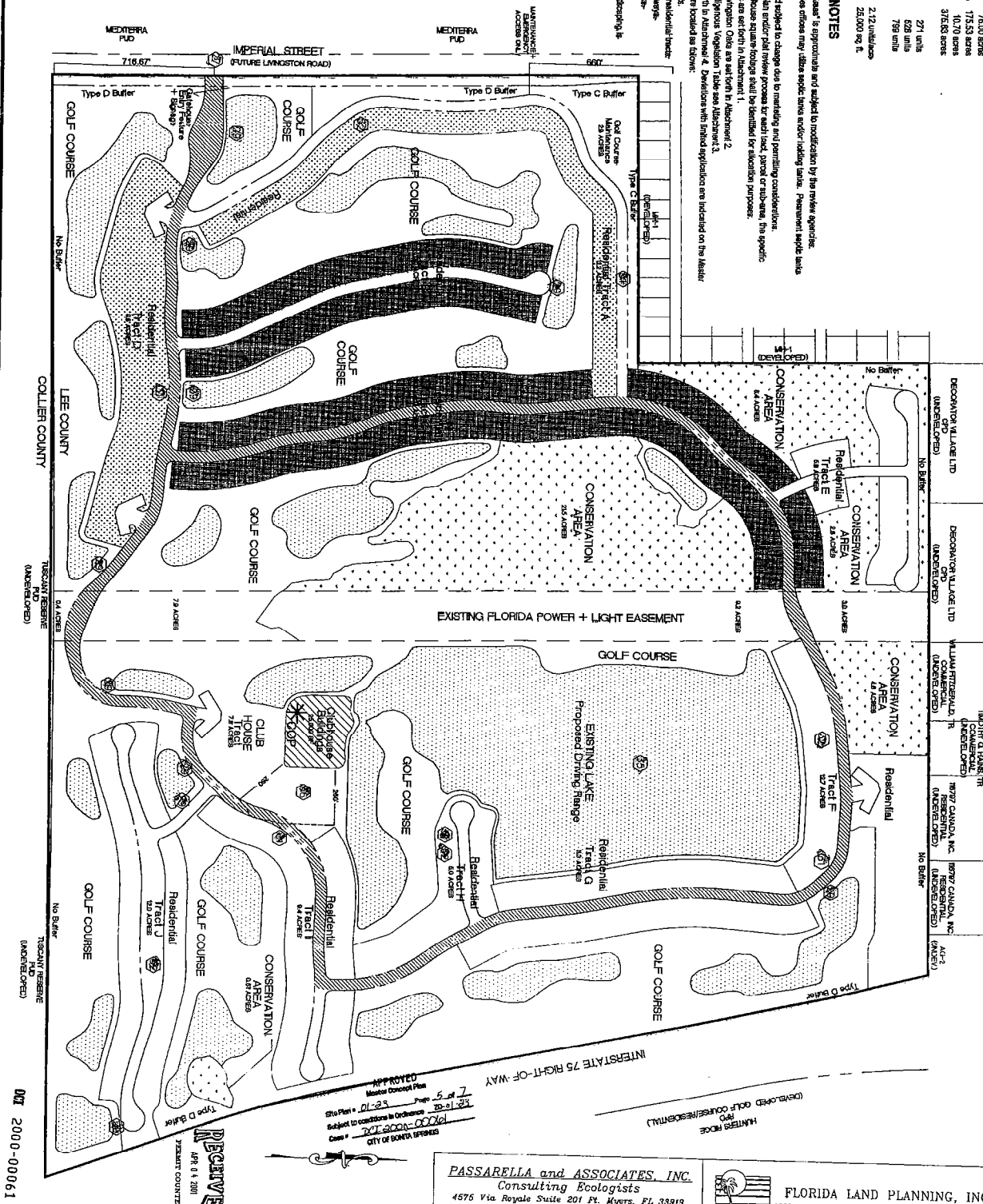
Residential Tracts	113.60 acres
Lake	76.00 acres
Golf Course, Open Space & Conservation	175.53 acres
Club and Maintenance Area	10.70 acres
Property Total	375.83 acres

Maximum Single Family	224 units
Maximum Multi Family	628 units
Maximum Total	752 units
Gross Density	2.12 units/acre
City/Inhouse & Elmore Center	25,000 sq. ft.

1. The categorization of the "Conversion Asset" is pre-determined and subject to modification by the review agencies.
2. Temporary substitution of offices and sales offices may utilize topic letters under existing laws. Permanent topic letters may be used for gift courses and facilities.
3. The medical unit may be non-profit and subject to the above-mentioned conditions.

- [illegible]

1. **பொருள்:** இது, 24-25-ம் ஆண்டுகளுக்கு
 உள்ளகம் கட்டப்படும் அல்லது கட்டப்பட
 வேண்டிய அடிப்படையில் அமைக்கப்பட
 வேண்டிய 100 ஏக்கர் வரையில்
 உள்ளகம் கட்டப்படும்.



PASSARELLA and ASSOCIATES, INC.
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FLORIDA LAND PLANNING, INC.
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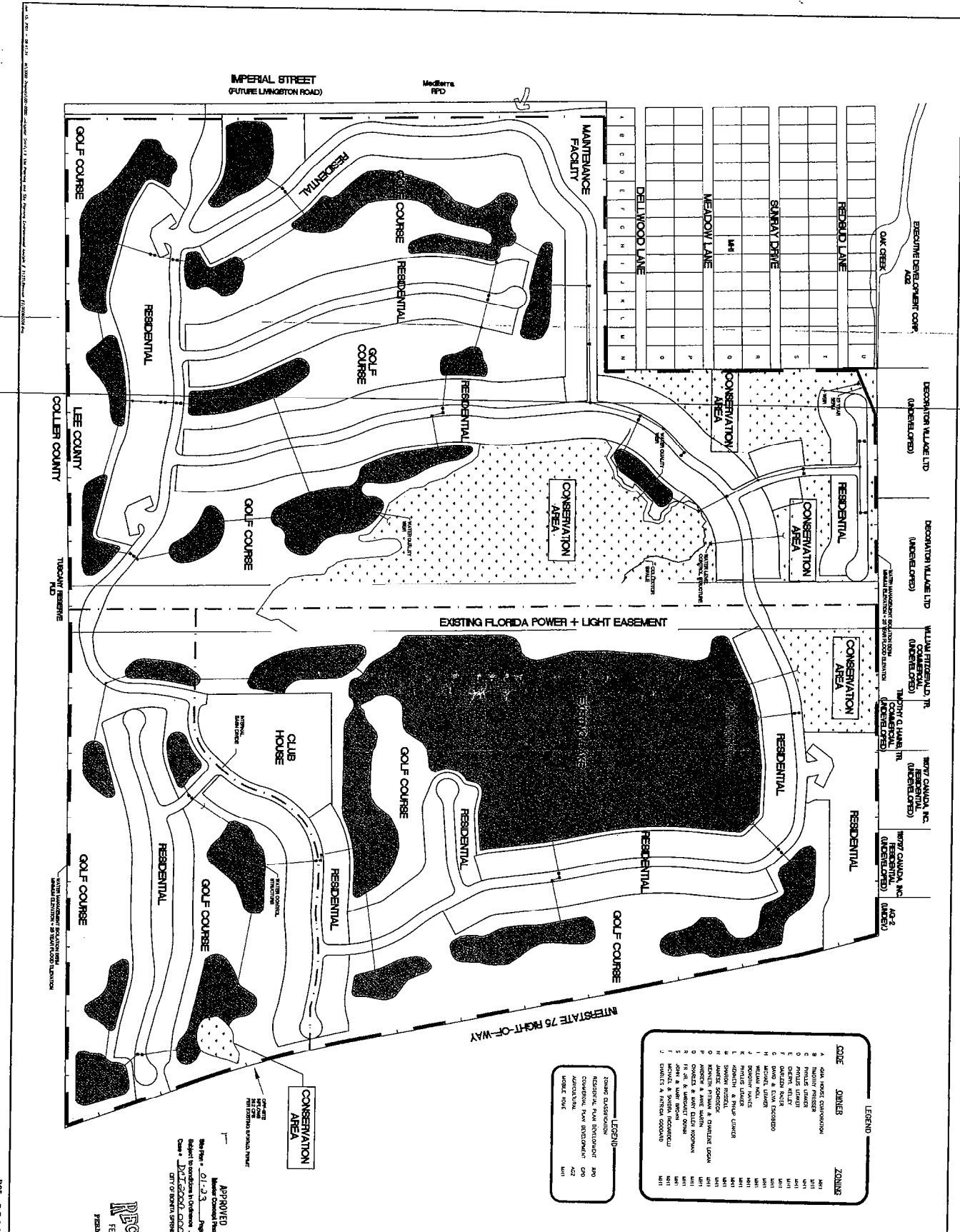
RWA INC.
CIVIL ENGINEERS Development &
Environmental Consultants
3050 Hwy 198, Homestead (Hwy. 1), Suite 270, Naples, Florida 34104
(941) 649-1509 FAX: (941) 649-7055

DATE	SEC	THY	RGE
AUG. 2000	1.6	405	25,26E
PROJECT NO.	SCALE	1"=200'	
00-00502			
FILE NO.	DRAWN		
00050205			
SHEET NUMBER	CHECKED		
6 OF 11			

CLIENT: TAYLOR WOODROW
COMMUNITIES, INC.

TITLE: MASTER CONCEPT PLAN
USES/DEVIATION/SPENSABCE/INDUCTION

PROJECT: LIVINGSTON OAKS
Revised March 21, 2001



DOI 2000-00061

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
4575 Via Royale Suite 201 Ft. Myers, FL 33819

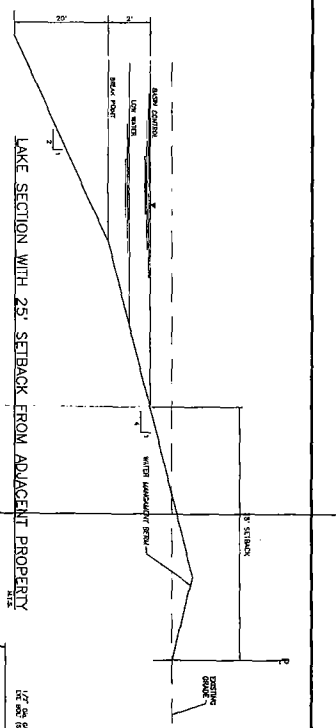
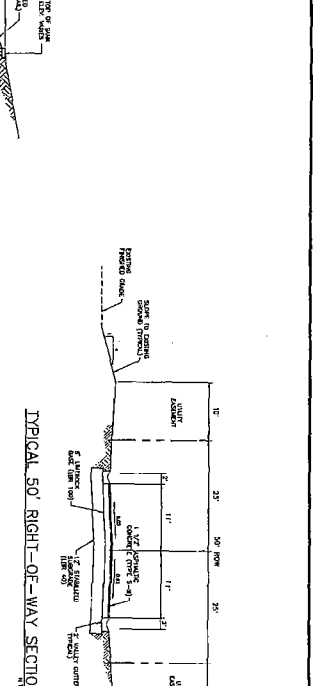
Site analysis and zoning information provided by:
FLORIDA LAND PLANNING, INC.
1560 Mathew Drive, Suite C - Midtown Professional Center
Fort Myers, Florida 33907
(941) 278-5222 - Fax (941) 278-4465

RWA INC.
CIVIL ENGINEERS
Development & Environmental Consultants
2000 North Interstate Drive, Suite 270, Naples, Florida 34104
(414) 641-1500 FAX: (414) 641-7656

DATE: AUG. 2000
PROJECT NO.: 00-00002
FILE NO.: 00000206
SHEET NUMBER: 6 OF 7

CLIENT: TAYLOR WOODROW COMMUNITIES, INC.
TITLE: MASTER DRAINAGE PLAN

PROJECT: LIVINGSTON OAKS

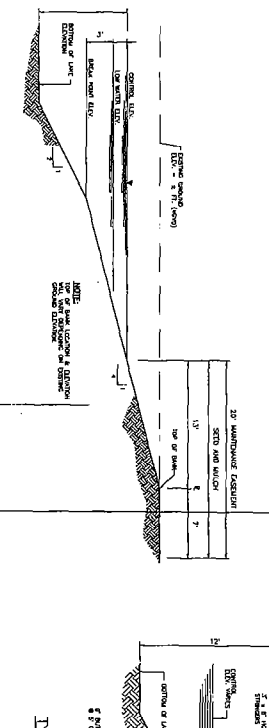
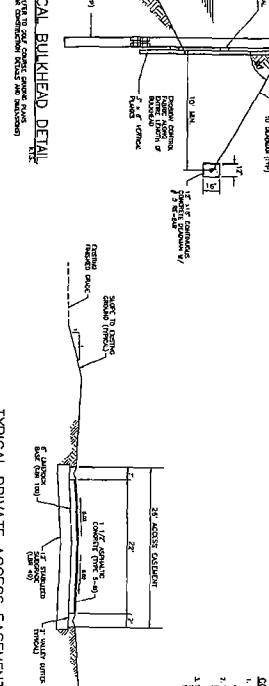


CONSTRUCTION NOTES:

1. THE 50' SETBACK IS TO BE MAINTAINED AT ALL TIMES.
2. THE 25' SETBACK IS TO BE MAINTAINED AT ALL TIMES.
3. THE 15' SETBACK IS TO BE MAINTAINED AT ALL TIMES.
4. THE 10' SETBACK IS TO BE MAINTAINED AT ALL TIMES.
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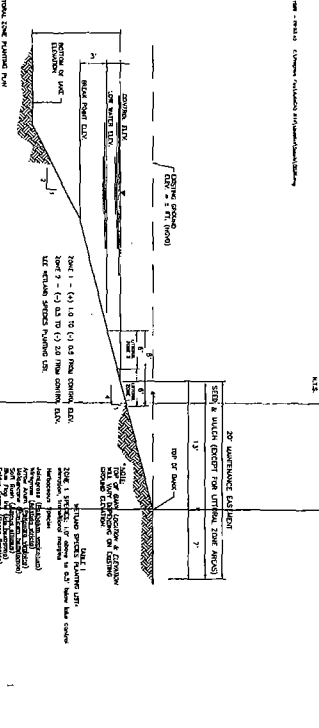
Site analysis and zoning information information provided by:

FLORIDA LAND PLANNING, INC.
 1560 Maitland Drive, Suite E - Midtown Professional Center
 Fort Myers, Florida 33907
 (941) 278-5222 - Fax (941) 278-4466



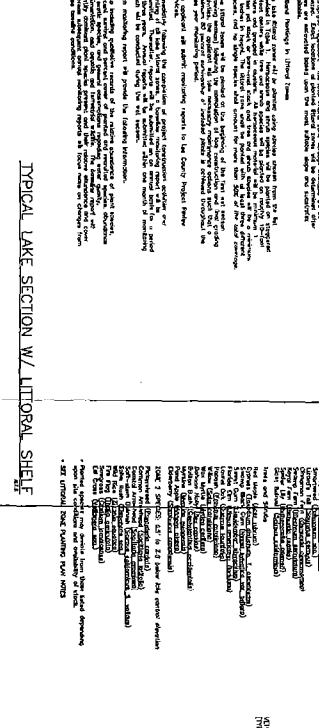
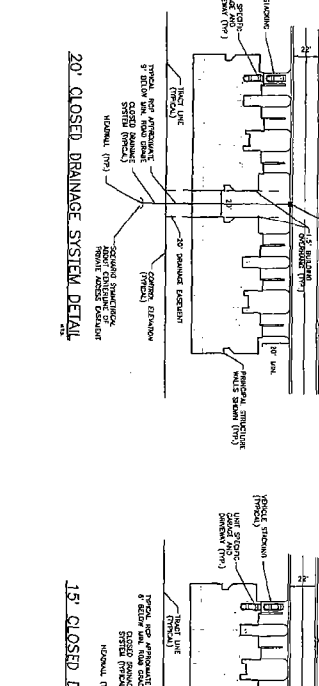
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10. THE 0' SETBACK IS TO BE MAINTAINED AT ALL TIMES.

APPROVED

By: *[Signature]* Date: *01-23-03*

Subject to conditions of the *1st* of *1st*

City of Broward County

RECEIVED

FEB 01 2003

PREPARED BY: *[Signature]*

DATE: AUG 2000

PROJECT NO: 00-00002

FILE NO: 000000007

SHEET NUMBER: 7 OF 7

SEC: TWP: R2E: 16 48S 29 26E

SCALE: N.T.S.

DRAWN: CHECKED:

CLIENT: TAYLOR WOODROW COMMUNITIES, INC.

TITLE: DEVIATION AND DRAINAGE EXHIBITS

PROJECT: LIVINGSTON OAKS

RWA INC.

CIVIL ENGINEERS Development & Environmental Consultants

800 North Henderson Drive, Suite 270, Naples, Florida 34104

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