

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, B.K. Devco, LLC filed an application for administrative approval to a Residential Planned Development on a project known as Bermuda Links at Bonita Fairways to:

1. amend the boundaries of the gopher tortoise preserve areas; and
2. delete the internal street interconnection immediately north of the existing recreational center and south of golf hole #10; and
3. delete the 10 foot wide public utility easement (PUE) required per Section 3-711 of the Bonita Springs Land Development Code to allow public utility easements to be located in alternate areas and these alternate areas will be determined at the time of local development order approval; and
4. provide for a utility easement for Bonita Springs Utilities through the indigenous preservation area for connection to Imperial Harbor, Mobile Home Park; and
5. deviate from Section 3-296L.4.a. to permit vehicle access to 54 or fewer multiple-family residential units utilizing a privately maintained accessway;

on property located on the north side of West Terry Street, described more particularly as:

LEGAL DESCRIPTION: In Section 27, Township 47 South, Range 25 East, Lee County, Florida:

See Legal Description Attached Hereto As EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number 89-2-14-2-DCI, 89-2-14-2(a)DCI, 89-2-14-2-DCI(a), 96-06-116.03Z 01.01, 96-06-116.03Z 01.02, DCI2000-00050, ADD2002-00129, ADD2002-00172, ADD2004-00183, and DCI2004-00081; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant's Environmental Consultant discussed revisions to the boundaries of the gopher tortoise preserve areas with Lee County Environmental Sciences staff; and

WHEREAS, the boundaries of the gopher tortoise preserve areas were expanded on the west and reduced on the east; and

WHEREAS, the change to the boundaries of the gopher tortoise preserve areas does not reduce or increase the total area dedicated to the gopher tortoise preserve; and

WHEREAS, the applicant is proposing to eliminate a segment of the internal road network within the development immediately north of the existing recreational center and south of golf hole #10; and

WHEREAS, the elimination of this segment will provide safer golf cart access to the proposed new pro shop, golf holes #1 and #10 and will provide additional privacy to the residential tracts between golf holes #1, #10, and #14; and

WHEREAS, the elimination of this segment will also limit vehicular access to the proposed residential developments on either side of golf hole #14; and

WHEREAS, adequate vehicular circulation will be provided to the proposed residential developments on either side of golf hole #14 from the internal road network; and

WHEREAS, Section 3-711 of the Bonita Springs Land Development Code requires a 10 foot wide public easement adjacent to proposed roads; and

WHEREAS, Florida Power and Light (FP&L) advised that required easements will not necessarily be required on both sides of the street or will not necessarily be needed along the right-of-way; and

WHEREAS, the applicant is requesting that provisions be made to allow public utility easements in alternate locations to those required by Section 3-711 of the Bonita Springs Land Development Code; and

WHEREAS, these alternate locations will be determined at the time of local development order approval; and

WHEREAS, Bonita Springs Utilities requires a 20 foot wide utility easement across the indigenous preserve to connect to Atlantic Avenue SE in Imperial Harbor Mobile Home Park as shown on the master concept plan; and

WHEREAS, Environmental Sciences staff has reviewed the applicants request to provide a 20 wide utility easement across the indigenous preserve; and

WHEREAS, Environmental Sciences staff have recommended approval with modifications to Condition #9, Resolution Z-96-063A to address the construction of the utility easement across the indigenous preserve; and

WHEREAS, Section 34-2013, of the Bonita Springs Land Development Code, requires vehicles exiting parking lots to enter a street right-of-way or easement enter in a forward motion; and

WHEREAS, the applicant is proposing back-out parking for multiple-family residential dwelling units into a privately maintained accessway (labeled Bonita Fairways Blvd., private) for Buildings 46 through 51 as shown on the Signing and Stripping Plan #1; and

WHEREAS, this segment of Bonita Fairways Boulevard (private) from Buildings 46 through 51 is not defined as a street right-of-way or easement but defined as a privately maintained accessway; and

WHEREAS, back-out parking is permitted onto a privately maintained accessway; and

WHEREAS, Section Section 3-296L.4.a. requires that a privately maintained accessway provide vehicle access to 100 or fewer multiple-family residential dwelling units; and

WHEREAS, Buildings 46 through 51 are proposed as three storey multiple-family residential buildings with 18 units per building; and

WHEREAS, a total of 108 dwelling units, with a 54/54 dwelling unit split, are proposed adjacent to the privately maintained accessway; and

WHEREAS, the 54/54 split will provide vehicle access to 100 or fewer multiple-family residential dwelling units; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Residential Planned Development is **APPROVED to:**

- a. **amend the gopher tortoise preserve boundary; and**
- b. **delete the internal street interconnection immediately north of the existing recreational center and south of golf hole #10; and**
- c. **delete the 10 foot wide public utility easement (PUE) required per Section 3-711 of the Bonita Springs Land Development Code to allow public utility easements to be located in alternate areas; and**

- d. provide for a utility easement for Bonita Springs Utilities through the indigenous preservation area for connection to Imperial Harbor, Mobile Home Park; and
- e. deviate from section Section 3-296L.4.a. to permit vehicle access to 54 or fewer multiple-family residential units utilizing a privately maintained accessway;

Approval is subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan, dated October 6, 2005. Master Concept Plan for ADD2005-00162 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The deviation from Section 3-296L.4.a. of the City of Bonita Springs Land Development Code to permit vehicle access to 54 or fewer multiple-family residential units is limited to buildings 46 through 51 as shown on the attached Signing and Striping Plan #1, dated January, 2005 and stamped received by the permit counter on August 31, 2005.
3. Condition 9, Resolution Z-96-063A is amended as follows:

Indigenous vegetation requirements may be reduced on the Bonita Fairways RPD/MHPD site to a minimum of 18.53 acres. The existing indigenous vegetation must be preserved on-site within those areas indicated on the Master Concept Plan and ~~Exhibit IV-E-2P, dated stamped and printed on October 14, 1996.~~ stamped received October 6, 2005. Any requested change to the on-site preserve acreage (18.53 acres) or any substantial change in the configuration of the indicated preserve areas will require a public hearing in accordance with the applicable provisions of the Land Development Code.

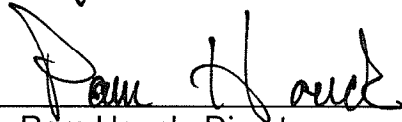
Prior to construction of the utility easement improvements to provide service to the Imperial Harbor development, a development order plan must be submitted for review and approval that includes the delineation of the proposed 20-foot wide easement clearing through the indigenous preserve and a final detailed replanting plan for the portion of the utility easement located within the indigenous preserve. The planting plan must be consistent with the preliminary planting plan entitled "Bonita Fairways Re-Planting Plan for the 20 Foot Wide Bonita Springs Utilities, Inc. Easement" prepared by Boylan Environmental Consultants, Inc. dated October 3, 2005 and stamped received by the permit counter on October 6, 2005 (attached hereto as EXHIBIT "B").

The twenty foot wide utility easement delineated on the Master Concept Plan through the north indigenous preservation adjacent to Imperial Harbor, must be replanted with native vegetation representative of the existing indigenous plant community within 90 days of the completion of utility installation.

4. At the time of each local development order phase, the engineering plans must identify the utilities and their easement locations. Upon completion and acceptance by the utility companies, easements must be recorded.
5. Except as amended herein, the terms and conditions of the original zoning resolutions and amendments thereto remain in full force and effect.

DULY SIGNED this 17th day of November, A.D., 2005.

BY: _____



Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT:

PROPERTY DESCRIPTION

EXHIBIT A

BONITA FAIRWAYS REVISED PARENT PARCEL

A PARCEL OF LAND LYING IN SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 27 TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N 00°48'18" W, ALONG THE EAST LINE OF SAID SECTION 27, FOR A DISTANCE OF 30.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST TERRY STREET (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE RUN N 83°02'59" W, ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, FOR A DISTANCE OF 2733.57 FEET TO A POINT ON THE EASTERLY LINE OF A 100.00 FOOT WIDE FLORIDA POWER & LIGHT EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2213 AT PAGES 4695 THROUGH 4697 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 00°59'55" W, ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 1487.23 FEET; THENCE RUN N 88°35'50" E FOR A DISTANCE OF 5.65 FEET TO THE SOUTHWEST CORNER OF IMPERIAL HARBOR UNIT NO. 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35 AT PAGES 130 THRU 131 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 7 THE FOLLOWING EIGHT COURSES: 1. N 88°35'50" E FOR A DISTANCE OF 570.00 FEET. 2. N 01°25'30" W FOR A DISTANCE OF 481.35 FEET. 3. N 69°36'08" E FOR A DISTANCE OF 154.98 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST. 4. NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2404.01 FEET, THROUGH A CENTRAL ANGLE OF 05°28'46", SUBTENDED BY A CHORD OF 229.83 FEET AT A BEARING OF N 66°51'45" E, FOR AN ARC LENGTH OF 229.91 FEET TO THE END OF SAID CURVE; 5. S 28°55'09" E FOR A DISTANCE OF 72.59 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHEAST. 6. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 91°23'23", SUBTENDED BY A CHORD OF 271.94 FEET AT A BEARING OF S 74°37'37" E, FOR AN ARC LENGTH OF 303.06 FEET TO A POINT OF COMPOUND CURVATURE; 7. NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2663.99 FEET, THROUGH A CENTRAL ANGLE OF 17°56'23", SUBTENDED BY A CHORD OF 830.71 FEET AT A BEARING OF N 50°42'30" E, FOR AN ARC LENGTH OF 834.12 FEET TO THE END OF SAID CURVE. 8. N 41°42'22" E FOR A DISTANCE OF 466.60 FEET TO THE SOUTHEAST CORNER OF SAID IMPERIAL HARBOR UNIT NO. 7; THENCE ALONG THE EASTERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 7 THE FOLLOWING FOUR COURSES: 1. N 48°17'38" W FOR A DISTANCE OF 525.00 FEET. 2. S 41°42'22" W FOR A DISTANCE OF 100.00 FEET. 3. N 48°17'38" W FOR A DISTANCE OF 53.61 FEET. 4. N 33°59'47" E FOR A DISTANCE OF 10.09 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL "F" OF IMPERIAL HARBOR UNIT NO. 1, AS RECORDED IN PLAT BOOK 11 AT PAGES 56 THRU 57 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 48°16'19" W, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "F", FOR A DISTANCE OF 5.88 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "F" THE FOLLOWING FOUR COURSES: 1. N 24°36'01" E FOR A DISTANCE OF 195.93 FEET 2. N 31°10'51" E FOR A DISTANCE OF 237.63 FEET 3. N 38°59'41" E FOR A DISTANCE OF 191.18 FEET. 4. N 44°36'01" E FOR A DISTANCE OF 178.39

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SHEET: 1 OF 6

FILE #: 27-47-26

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Q. GRADY MINOR AND ASSOCIATES, P.A.

CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS

3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151**LEGAL DESCRIPTION****BONITA FAIRWAYS REVISED PARENT PARCEL**SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2003

DRAWING: B-2288A

ADD 2005-00162

EXHIBIT:

PROPERTY DESCRIPTION
BONITA FAIRWAYS REVISED PARENT PARCEL
 (CONTINUED)

FEET TO THE SOUTHWESTERLY CORNER OF PARCEL "A", OF SAID IMPERIAL HARBOR UNIT NO. 1; THENCE RUN N 33°59'51" E, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A", FOR A DISTANCE OF 50.46 FEET TO THE SOUTHERLYMOST CORNER OF PARCEL "G" OF SAID IMPERIAL HARBOR UNIT NO.1; THENCE RUN N 48°16'19" W, ALONG THE SOUTHERLY LINE OF SAID PARCEL "G", FOR A DISTANCE OF 10.00 FEET; THENCE RUN N 11°43'41" E, ALONG THE WESTERLY LINE OF SAID TRACT "G", FOR A DISTANCE OF 92.38 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "G"; THENCE RUN S 48°16'19" E, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "G", FOR A DISTANCE OF 45.32 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "G" AND A POINT ON THE EASTERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 1; THENCE RUN N 33°59'47" E, ALONG THE EASTERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 1, FOR A DISTANCE OF 30.28 FEET TO THE NORTHEASTERLY CORNER OF SAID IMPERIAL HARBOR UNIT NO. 1 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEMINOLE GULF RAILROAD; THENCE RUN S 48°14'59" E, ALONG THE SOUTHERLY LINE OF SAID RIGHT- OF-WAY, FOR A DISTANCE OF 2016.26 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3754.83 FEET, THROUGH A CENTRAL ANGLE OF 06°53'57", SUBTENDED BY A CHORD OF 451.87 FEET AT A BEARING OF S 44°48'49" E, FOR AN ARC LENGTH OF 452.13 FEET TO THE END OF SAID CURVE; THENCE RUN S 89°07'54" W, ALONG THE SOUTHERLY LINE OF LOTS 5 AND 6 OF THE HELFENSTEIN ESTATES, AS RECORDED IN PLAT BOOK 8 AT PAGE 40 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR A DISTANCE OF 1334.34 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE RUN S 00°48'18" E, ALONG THE WEST LINE OF SAID SECTION 26, FOR A DISTANCE OF 967.43 FEET; THENCE RUN S 89°11'59" W, FOR A DISTANCE OF 475.00 FEET; THENCE RUN S 00°49'12" E FOR A DISTANCE OF 45.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS S 00°48'01" E, A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF S 45°48'01" E, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN S 00°48'01" E FOR A DISTANCE OF 17.50 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 77.50 FEET, THROUGH A CENTRAL ANGLE OF 15°30'00", SUBTENDED BY A CHORD OF 20.90 FEET AT A BEARING OF S 06°56'59" W, FOR AN ARC LENGTH OF 20.97 FEET TO THE END OF SAID CURVE; THENCE RUN S 14°41'59" W FOR A DISTANCE OF 164.00 FEET; THENCE RUN N 75°18'01" W FOR A DISTANCE OF 100.00 FEET; THENCE RUN S 14°41'59" W FOR A DISTANCE OF 430.15 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 272.50 FEET, THROUGH A CENTRAL ANGLE OF 19°44'43", SUBTENDED BY A CHORD OF 93.44 FEET AT A BEARING OF S 04°49'37" W, FOR AN ARC LENGTH OF 93.91 FEET TO THE END OF SAID CURVE; THENCE RUN S 05°02'44" E FOR A DISTANCE OF 370.34 FEET; THENCE RUN N 61°02'44" W FOR A DISTANCE OF 36.37 FEET; THENCE RUN NORTH 28°57'16" EAST

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* NOT A SURVEY *

JOB CODE: BFC

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SHEET: 2 OF 6

FILE #: 27-47-25

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PHONE : (239) 947-1144 FAX : (239) 947-0375
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION

BONITA FAIRWAYS REVISED PARENT PARCEL
 SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DATE: 2005-09-16 DRAWING: B-2288A

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EXHIBIT:

PROPERTY DESCRIPTION
BONITA FAIRWAYS REVISED PARENT PARCEL
(CONTINUED)

DISTANCE OF 4.93 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 28°52'29" WEST, A DISTANCE OF 199.00 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 199.00 FEET, THROUGH A CENTRAL ANGLE OF 20°11'31", SUBTENDED BY A CHORD OF 69.77 FEET AT A BEARING OF NORTH 71°13'21" WEST, FOR AN ARC LENGTH OF 70.13 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS S 16°39'58" W, A DISTANCE OF 322.50 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 322.50 FEET, THROUGH A CENTRAL ANGLE OF 29°42'28", SUBTENDED BY A CHORD OF 165.35 FEET AT A BEARING OF NORTH 88°11'37" WEST, FOR AN ARC LENGTH OF 167.22 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 13°02'44" WEST, A DISTANCE OF 177.50 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 177.50 FEET, THROUGH A CENTRAL ANGLE OF 09°02'09", SUBTENDED BY A CHORD OF 27.96 FEET AT A BEARING OF SOUTH 81°28'21" WEST, FOR AN ARC LENGTH OF 27.99 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 01°56'40" WEST FOR A DISTANCE OF 100.35 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 01°51'36" WEST, A DISTANCE OF 277.50 FEET THEREFROM; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 277.50 FEET, THROUGH A CENTRAL ANGLE OF 11°11'08", SUBTENDED BY A CHORD OF 54.09 FEET AT A BEARING OF NORTH 82°32'50" EAST, FOR AN ARC LENGTH OF 54.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 222.50 FEET, THROUGH A CENTRAL ANGLE OF 14°59'33", SUBTENDED BY A CHORD OF 58.06 FEET AT A BEARING OF NORTH 84°27'03" EAST, FOR AN ARC LENGTH OF 58.22 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 01°56'40" WEST FOR A DISTANCE OF 45.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 01°56'52" WEST, A DISTANCE OF 177.50 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 177.50 FEET, THROUGH A CENTRAL ANGLE OF 14°59'36", SUBTENDED BY A CHORD OF 46.32 FEET AT A BEARING OF SOUTH 84°27'04" WEST, FOR AN ARC LENGTH OF 46.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 322.50 FEET, THROUGH A CENTRAL ANGLE OF 06°36'59", SUBTENDED BY A CHORD OF 37.22 FEET AT A BEARING OF SOUTH 80°15'46" WEST, FOR AN ARC LENGTH OF 37.24 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 77°37'25", SUBTENDED BY A CHORD OF 50.14 FEET AT A BEARING OF SOUTH 44°45'32" WEST, FOR AN ARC LENGTH OF 54.19 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 05°56'49" WEST FOR A DISTANCE OF 57.68 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE

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SHEET: 3 OF 6

FILE #: 27-47-25

Q. GRADY MINOR AND ASSOCIATES, P.A.
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PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION

BONITA FAIRWAYS REVISED PARENT PARCEL
SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2003

DRAWING: B-2288A

ADD 2005-00162

EXHIBIT:

PROPERTY DESCRIPTION
BONITA FAIRWAYS REVISED PARENT PARCEL
(CONTINUED)

RIGHT, HAVING A RADIUS OF 112.50 FEET; THROUGH A CENTRAL ANGLE OF 06°28'13"; SUBTENDED BY A CHORD OF 12.70 FEET AT A BEARING OF SOUTH 09°10'56" WEST, FOR AN ARC LENGTH OF 12.70 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 83°34'15" EAST FOR A DISTANCE OF 54.85 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 422.50 FEET; THROUGH A CENTRAL ANGLE OF 06°36'59"; SUBTENDED BY A CHORD OF 48.76 FEET AT A BEARING OF NORTH 80°15'46" EAST, FOR AN ARC LENGTH OF 48.79 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 13°02'44" EAST, A DISTANCE OF 77.50 FEET THEREFROM; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 77.50 FEET, THROUGH A CENTRAL ANGLE OF 41°59'57", SUBTENDED BY A CHORD OF 55.55 FEET AT A BEARING OF SOUTH 82°02'46" EAST, FOR AN ARC LENGTH OF 56.81 FEET; THENCE RUN S 61°02'52" E FOR A DISTANCE OF 75.01 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 222.50 FEET, THROUGH A CENTRAL ANGLE OF 56°29'52", SUBTENDED BY A CHORD OF 210.62 FEET AT A BEARING OF S 89°17'48" E, FOR AN ARC LENGTH OF 219.40 FEET TO THE END OF SAID CURVE; THENCE RUN N 62°27'16" E FOR A DISTANCE OF 40.00 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 27.50 FEET, THROUGH A CENTRAL ANGLE OF 51°00'00", SUBTENDED BY A CHORD OF 23.68 FEET AT A BEARING OF N 87°57'16" E, FOR AN ARC LENGTH OF 24.48 FEET TO THE END OF SAID CURVE; THENCE RUN S 66°32'44" E FOR A DISTANCE OF 207.29 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 222.50 FEET, THROUGH A CENTRAL ANGLE OF 114°15'34", SUBTENDED BY A CHORD OF 373.76 FEET AT A BEARING OF N 56°19'29" E, FOR AN ARC LENGTH OF 443.71 FEET TO THE END OF SAID CURVE, ALSO A POINT ON THE EAST LINE OF THE AFOREMENTIONED SECTION 27, THENCE RUN S 00°48'18" E FOR A DISTANCE OF 436.63 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 162.154 ACRES, MORE OR LESS.

NOTES

1. BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; AS BEING N 00°48'18" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED

11-5-03

STEPHEN V. BORLESS

Applicant's Legal Checked

by *[Signature]*

08AUG05

P.S.M. #6408

STATE OF FLORIDA

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* NOT A SURVEY *

JOB CODE: BFC

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SHEET: 4 OF 6

FILE #: 27-47-25

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LEGAL DESCRIPTION

BONITA FAIRWAYS REVISED PARENT PARCEL
SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2003

DRAWING: B-2288A

ADD 2005-00122

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	222.50'	58.22'	58.06'	N 84°27'03" E	14°59'33"
C2	277.50'	54.17'	54.09'	N 82°32'50" E	11°11'08"
C3	177.50'	27.99'	27.96'	S 81°28'21" W	09°02'09"
C4	322.50'	167.22'	165.35'	N 88°11'37" W	29°42'28"
C5	77.50'	56.81'	55.55'	S 82°02'46" E	41°59'57"
C6	422.50'	48.79'	48.76'	N 80°15'46" E	06°36'59"
C7	112.50'	12.70'	12.70'	S 09°10'56" W	06°28'13"
C8	40.00'	54.19'	50.14'	S 44°45'32" W	77°37'25"
C9	322.50'	37.24'	37.22'	S 80°15'46" W	06°36'59"
C10	177.50'	46.45'	46.32'	S 84°27'04" W	14°59'36"
C11	30.00'	47.12'	42.43'	S 45°48'01" E	90°00'00"
C12	27.50'	24.48'	23.68'	N 87°57'16" E	51°00'00"
C13	199.00'	70.13'	69.77'	N 71°13'21" W	20°11'31"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 41°42'22" W	100.00'
L2	N 48°17'38" W	53.61'
L3	N 33°59'47" E	10.11'
L4	N 48°16'19" W	5.88'
L5	N 24°36'01" E	195.93'
L6	N 31°10'51" E	237.63'
L7	N 38°59'41" E	191.18'
L8	N 44°36'01" E	178.39'
L9	N 33°59'51" E	50.46'
L10	N 48°16'19" W	10.00'
L11	N 11°43'41" E	92.38'
L12	S 48°16'19" E	45.32'
L13	N 33°59'47" E	30.28'
L14	S 00°49'12" E	45.00'
L15	S 00°48'01" E	17.50'
L16	N 75°18'01" W	100.00'
L17	N 61°02'44" W	36.37'
L18	S 61°02'52" E	75.01'
L19	N 62°27'16" E	40.00'
L20	N 00°48'18" W	30.28'
L21	N 28°57'16" E	4.93'

ADD 2005-0016

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AUG 04 2005

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
BLVD. BOULEVARD

* NOT A SURVEY *

JOB CODE: BFC

DRAWN BY: S.B.

SHEET: 6 OF 6

FILE #: 27-47-25

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134

PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LINE AND CURVE TABLES

BONITA FAIRWAYS REVISED PARENT PARCEL
SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2003

DRAWING: B-2288A

ADD 2005-00162

BONITA FAIRWAYS
Re-Planting Plan for the 20 Foot Wide Bonita Springs Utilities, Inc. Easement
Boylan Environmental Consultants, Inc.
October 3, 2005

This re-planting plan addresses the necessary clearing for the utility easement located in the northeastern area of the site. This area is approximately 20 feet wide and approximately 100 feet in length for a total of approximately 2070 square feet. Once the clearing and utility construction in this area is completed the re-planting plan will be implemented.

Shrubs and ground cover will be installed. The size of the shrubs will be a minimum of 1 gallon. The material will consist of a minimum of five of the following species (or appropriate substitutions after receipt of county approval for substitutions) dependent upon market availability at the time of installation:

Myrsine	Lopsided Indian Grass	Paw-paw
Wax myrtle	Beauty berry	Blazing Star
Staggerbush	Tar Flower	Butterfly Weed
Muhly Grass	Shiny Blueberry	Hypericum sp.

It is anticipated approximately 80 shrubs and 200 ground cover plants will be installed. The plantings will be clustered to mimic natural conditions. A temporary irrigation plan will be implemented. Irrigation water will be provided to the plantings through use of a water truck. The plant material will be mulched with pine straw at the time of planting. The plants will be installed in a random manner to reflect a natural system. An 80 percent survival rate of the planted material will be guaranteed for five years.

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OCT 06 2005

PERMIT COUNTER

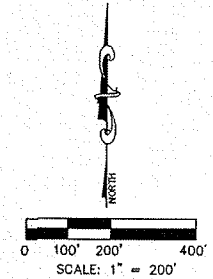
ADD 2005-00162

EXHIBIT B

BONITA Fairways

A Country Club Community

MASTER CONCEPT PLAN



OPEN SPACE LEGEND

- INDIGENOUS VEGETATION
- OPEN SPACE
- ADDITIONAL TORTOISE PRESERVE
- EXISTING TORTOISE PRESERVE

SITE PLANNING DATA

LEE PLAN DESIGNATION:	URBAN COMMUNITY
EXISTING ZONING DESIGNATION:	MHPD, RPD
EXISTING LAND USE:	MOBILE HOME, SINGLE FAMILY, MULTIPLE FAMILY, GOLF COURSE, VACANT
SITE AREA:	184.28 ACRES±
DENSITY (GROSS):	6.0 DWELLING UNITS/ACRE (1105 D.U.)
OPEN SPACE (REQUIRED):	73.71 ACRES± (40%)
OPEN SPACE (PROVIDED):	87.03 ACRES± (47.2%)
GOLF COURSE:	50.07 ACRES±
LAKES (25% OF REQUIRED OPEN SPACE):	18.43 ACRES±
INDIGENOUS:	18.54 ACRES± (INCLUDES 1.25 CREDIT WHERE APPLICABLE)

NOTE: DENOTES LOTS LIMITED TO A MAXIMUM OF 53% LOT COVERAGE

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DATE: JUNE, 1996
 REVISION DATE: 5/16/05
 FILE: BFC MCP ZONE AMEND 05
 DRAWING NUMBER: 2 OF 3

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EXHIBIT IV-E-1
 EXHIBIT IV-F

ADD 2005-00162

APPROVED
 Amendment to
 Master Concept Plan
 Subject to Case #ADD 2005-00162
 Date 11/17/05

