

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 05-07

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY BONITA FAIRWAYS RPD/MHPD TO AMEND THE MASTER CONCEPT PLAN TO DESIGNATE 0.44 ± ACRES FOR SINGLE-FAMILY RESIDENTIAL USE; AND PROVIDE PROPERTY DEVELOPMENT REGULATIONS, NOT TO EXCEED 35 FEET/TWO STORIES ON LAND LOCATED AT 26771 BONITA FAIRWAYS DRIVE, BONITA SPRINGS, FLORIDA, (STRAP NO. 27-47-25-B3-00002.0000), ON 184.18 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Alagold Communities, Ltd. In reference to Bonita Fairways RPD/MHPD has filed an application to amend the Master Concept Plan to designate 0.44 ± acres, for single-family residential use (3 dwelling units; and provide property development regulations, not to exceed 35 feet/two stories);

WHEREAS, the subject property is located at 26771 Bonita Fairways Drive, Bonita Springs, Florida, and is described more particularly as:

"See Exhibit A"

WHEREAS, a Public Hearing was advertised and heard on February 4, 2005 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case DCI 2004-00081 who gave full consideration to the evidence available and recommended approval (6-0); and gave full and complete consideration of the record, consisting of the City Recommendation, the Zoning Board, the documents on file with the City and the testimony of all interested parties. The January 18, 2005 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 amendment to the Master Concept Plan with the following conditions:

1. The development of this project must be consistent with the three page Master Concept Plan entitled "Bonita Fairways: A Country Club Community," stamped received by the permit counter on November 12, 2004, last revised 11/02/04, except as modified by the conditions below. This development must comply with all requirements of the 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.

2. The schedule of uses, Resolution Z-96-063A, is hereby amended by adding language to Condition Number 3, Residential Planned Development, of Section A. Conditions. The following uses are permitted:

RESIDENTIAL PLANNED DEVELOPMENT

ADMINISTRATIVE OFFICE
CLUB, COUNTRY AND PRIVATE
CONSUMPTION ON PREMISES (in conjunction with the clubhouse)
RESTAURANTS, Groups I, II, and II (only within the existing clubhouse)
SPECIALTY RETAIL SHOP, Groups I and II (only within the existing club house)
DWELLING UNIT: Single-family, Duplex, Two-Family Attached, Multiple Family, and Townhouse
ESSENTIAL SERVICE FACILITIES, Group I
ENTRANCE GATE AND GATEHOUSE
EXCAVATION, water retention
FENCE AND WALL
GOLF COURSE
GOLF DRIVING RANGE (only in conjunction with a golf course)
MODEL: Home, Unit, Display Center
RESIDENTIAL ACCESSORY USES
SIGNS, in conformance with the Lee County Land Development Code
TEMPORARY REAL ESTATE SALES OFFICE (limited to sales of lots or units within this planned development)

The Site Development Regulations, Resolution Z-96-063A, are hereby amended by adding language to Condition Number 4.a., of Section A. Conditions, as follows:

Development of the RPD will comply with the following Property Development Regulations:

MINIMUM LOT AREA AND DIMENSIONS:

Use	Lot Area	Lot Width	Lot Depth
Single-family	5,000 square feet	50 feet	100 feet
Two-Family attached	3,200 square feet	40 feet	80 feet
Duplex	6,400 square feet	80 feet	80 feet
Townhouse	2,000 square feet	25 feet	80 feet
Multiple Family	10,000 square feet	100 feet	100 feet

All other uses 10,000 square feet 100 feet 100 feet

MINIMUM SETBACKS: (dimensions in feet)

Use	Street	Side Street	Side	Rear	Water Body
Single-family		20	15	5 10	20
Two-Family attached		20	15	0/7 15	25
Duplex		20	15	5 15	25
Townhouse		20	15	- 15	25
Multiple Family		20	15	10 15	25
All other uses		20	15	10 15	25

Minimum Building Separation: 10 feet for Single-family, Two-Family, Duplex and Townhouse

20 feet for Multiple Family and all other land uses

Maximum Building Height:

As depicted on the approved Master Concept Plan, all two (2) story residential areas may be permitted a maximum height of 35 feet, except single-family residential which is limited to a maximum height of 25 feet. These areas are limited to Single-Family, Two-Family, Duplex, and Townhouse dwelling unit types. All four (4) story residential areas may be permitted a maximum height of 48 feet. Only the Multiple Family dwelling unit type may be four (4) stories in height. The Clubhouse may have a maximum building height of 40 feet. Maximum Lot Coverage: 40%

3. Single-family residential dwelling units are limited to a maximum of three (3) dwelling units on Parcel "A" as depicted on the Master Concept Plan.
4. The terms and conditions of Resolution Z-96-063A and Amendments thereto remain in full force and effect except as amended herein.
5. The entire project is limited to one single direct stormwater outfall to the East Terry Street right-of-way, unless as determined by the City Manager or his designee that additional and/or alternate outfalls are necessary.

Deviations

No additional deviations have been requested as part of the zoning action. Deviations approved by Resolution Z-96-063A remain in full force and effect.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, City makes the following findings and conclusions:

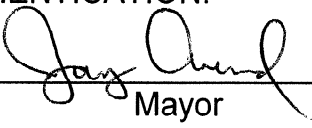
1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.
2. The requested zoning, as conditioned:
 - a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b) is consistent with the densities, intensities and general uses set forth in the Bonita Springs Comprehensive Plan;
 - c) is compatible with existing or planned uses in the surrounding area; and
 - d) will not adversely affect environmentally critical areas or natural resources.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.
4. Urban services, as defined in the Bonita Springs Comprehensive Plan, are, or will be, available and adequate to serve the proposed land use.
5. The proposed use or mix of uses is appropriate at the subject location.
6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

SECTION TWO: EFFECTIVE DATE

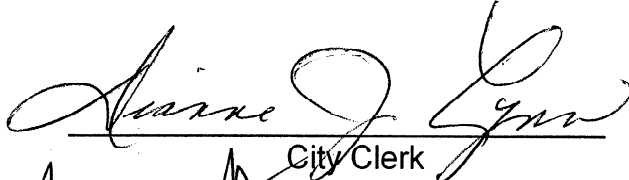
This ordinance shall take effect thirty (30) days from the date of adoption.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 28th day of March, 2005.

AUTHENTICATION:

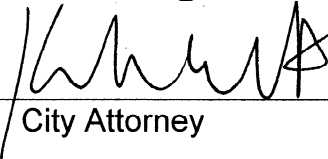


Mayor



City Clerk

APPROVED AS TO FORM:



City Attorney

Vote:

Arend	AYE	Nelson	AYE
Edsall	AYE	Piper	ABSENT
Grantt	AYE	Wagner	AYE
Joyce	AYE		

Date filed with City Clerk:

3-29-05

Exhibit "A"

RECEIVED

NOV 12 2004

ZONING

RPD

A parcel of land lying in Section 27 and the Northwest Quarter (NW¼) 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 N00°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 N83°02'59"W along the North line of said right-of-way for a distance of 2,733.57 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 N00°59'55"W along said Easterly line for a distance of 1,487.23 feet;

THENCE run N88°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 through 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:

N88°35'50"E for a distance of 570.00 feet;

N01°25'30"W for a distance of 481.35;

Applicant's Legal Checked

by 82 NOV 23, 2004

DCI 2004-00081

N69°36'08"E for a distance of 154.98 feet to the beginning of a tangential circular curve concave to the Northwest;
 Northeasterly along the arc of said curve to the left, having a radius of 2,404.01 feet, through a central angle of 05°28'47", subtended by a chord of 229.83 feet at a bearing of N66°51'45"E for an arc length of 229.91 feet to the end of said curve;
 S28°55'09"E for a distance of 72.59 feet to the beginning of a tangential circular curve concave to the Northeast;
 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 S74°37'37"E, for an arc length of 303.06 feet to a Point of Compound Curvature;
 Northeasterly along the arc of said curve to the left, having a radius of 2,663.99 feet, through a central angle of 17°56'23", subtended by a chord of 830.71 feet at a bearing of N50°42'30"E for an arc length of 834.12 feet to the end of said curve;
 N41°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:
 N48°17'38"W for a distance of 525.00 feet;
 S41°42'22"W for a distance of 100.00 feet;
 N48°17'38"W for a distance of 53.61 feet;
 N33°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 through 57 of the Public Records of Lee County, Florida;
 THENCE run N48°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:
 N24°36'01"E for a distance of 195.93 feet;
 N31°10'51"E for a distance of 237.63 feet;
 N38°59'41"E for a distance of 191.18 feet;
 N44°36'01"E for a distance of 178.39 feet to the Southwesterly corner of Parcel "A" of said Imperial Harbor Unit No. 1;
 THENCE run N33°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 N48°16'19"W, along the Southerly line of said Parcel "G", for a distance of 10.00 feet;
 THENCE run N11°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 S48°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;

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THENCE run N33°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 S48°14'59"E, along the Southerly line of said right-of-way, for a distance of 2,016.26 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 3,754.83 feet, through a central angle of 06°53'58", subtended by a chord of 451.87 feet at a bearing of S44°48'49"E, for an arc length of 452.14 feet to the end of said curve;
 THENCE run S89°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 1,334.34 feet to the Southwest corner of said Northwest Quarter (NW¼) of Section 26;
 THENCE run S00°48'18"E, along the West line of said Section 26, for a distance of 967.43 feet;
 THENCE run S89°11'59"W, for a distance of 475.00 feet;
 THENCE run S00°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 S44°11'59"W, 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 S45°48'01"E, for an arc length of 47.12 feet to the end of said curve;
 THENCE run S00°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 S06°56'59"W, for an arc length of 20.97 feet to the end of said curve;
 THENCE run S14°41'59"W for a distance of 164.00 feet;
 THENCE run N75°18'01"W for a distance of 100.00 feet;
 THENCE run S14°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°44'42", subtended by a chord of 93.44 feet at a bearing of S04°49'37"W, for an arc length of 93.91 feet to the end of said curve;
 THENCE run S05°02'44"E for a distance of 370.34 feet;
 THENCE run N61°02'44"W for a distance of 36.37 feet to the beginning of a tangential circular curve concave to the Southwest;
 THENCE run Northwesterly along the arc of said curve to the left, having a radius of 322.50 feet, through a central angle of 27°00'37", subtended by a

chord of 150.63 feet at a bearing of N74°33'02"W, for an arc length of 152.03 feet to the end of said curve;
 THENCE run S01°56'40"W for a distance of 245.00 feet to a point on a circular curve concave to the South, whose radius point bears S01°56'40"W, a distance of 77.50 feet therefrom;
 THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 27°00'28", subtended by a chord of 36.19 feet at a bearing of S74°33'06"E, for an arc length of 36.53 feet to the end of said curve;
 THENCE run S61°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 S89°17'48"E, for an arc length of 219.40 feet to the end of said curve;
 THENCE run N62°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 N87°57'16"E, for an arc length of 24.48 feet to the end of said curve;
 THENCE run S66°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 N56°19'29"E, for an arc length of 443.71 feet to the end of said curve, to a point on the East line of said Section 27;
 THENCE run S00°48'18"E for a distance of 436.63 feet to the POINT OF BEGINNING.
 Containing 162.796 acres, more or less.

AND

MHPD

A parcel of land lying in the Southeast Quarter (SE¼) of Section 27, 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 N00°48'18"W, along the East line of said Section 27, for a distance of 466.91 feet to the POINT OF BEGINNING of the parcel of land herein described;
 THENCE continue N00°48'18"W, along said East line, for a distance of 1,222.52 feet;

THENCE run S89°11'59"W for a distance of 475.00 feet;
 THENCE run S00°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 S44°11'59"W, a distance of 30.00 feet therefrom;
 THENCE run Southeasterly, along the arc of said curve to the right, 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 S45°48'01"E, for an arc length of 47.12 feet to the end of said curve;
 THENCE run S00°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 S06°56'59"W, for an arc length of 20.97 feet to the end of said curve;
 THENCE run S14°41'59"W for a distance of 164.00 feet;
 THENCE run N75°18'01"W for a distance of 100.00 feet;
 THENCE run S14°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°44'42", subtended by a chord of 93.44 feet at a bearing of S04°49'37"W, for an arc length of 93.91 feet to the end of said curve;
 THENCE run S05°02'44"E for a distance of 370.34 feet;
 THENCE run N61°02'44"W for a distance of 36.37 feet to the beginning of tangential circular curve concave to the Southwest;
 THENCE run Northwesterly along the arc of said curve to the left, having a radius of 322.50 feet, through a central angle of 27°00'37", subtended by a chord of 150.63 feet at a bearing of N74°33'02"W, for an arc length of 152.03 feet to the end of said curve;
 THENCE run S01°56'40"W for a distance of 245.00 feet to a point on a circular curve concave to the South, whose radius point bears S01°56'40"W, a distance of 77.50 feet therefrom;
 THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 77.50 feet through a central angle of 27°00'28", subtended by a chord of 36.19 feet at a bearing of S74°33'06"E, for an arc length of 36.53 feet to the end of said curve;
 THENCE run S61°02'52"E for a distance of 75.01 feet to the beginning of 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 S89°17'48"E, for an arc length of 219.40 feet to the end of said curve;
 THENCE run N62°27'16"E for a distance of 40.00 feet to the beginning of tangential circular curve concave to the South;

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THENCE run Easterly along the arc of said curve to the right, having a radius of 27.50 feet, through a central angle of $51^{\circ}00'00''$, subtended by a chord of 23.68 feet at a bearing of $N87^{\circ}57'16''E$, for an arc length of 24.48 feet to the end of said curve;

THENCE run $S66^{\circ}32'44''E$ 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 $114^{\circ}15'34''$, subtended by a chord of 373.76 feet at a bearing of $N56^{\circ}19'29''E$, for an arc length of 443.71 feet to the end of said curve and the POINT OF BEGINNING.

Containing 21.382 acres, more or less.

BONITA Fairways

A Country Club Community

A RESIDENTIAL / MOBILE HOME PLANNED DEVELOPMENT
LOCATED IN SECTIONS 26 AND 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
ZONING AMENDMENT

APPLICANT:

ALAGOLD COMMUNITES, LTD.
P.O. DRAWER 2448
BONITA SPRINGS, FLORIDA 34133
(239) 495-2000

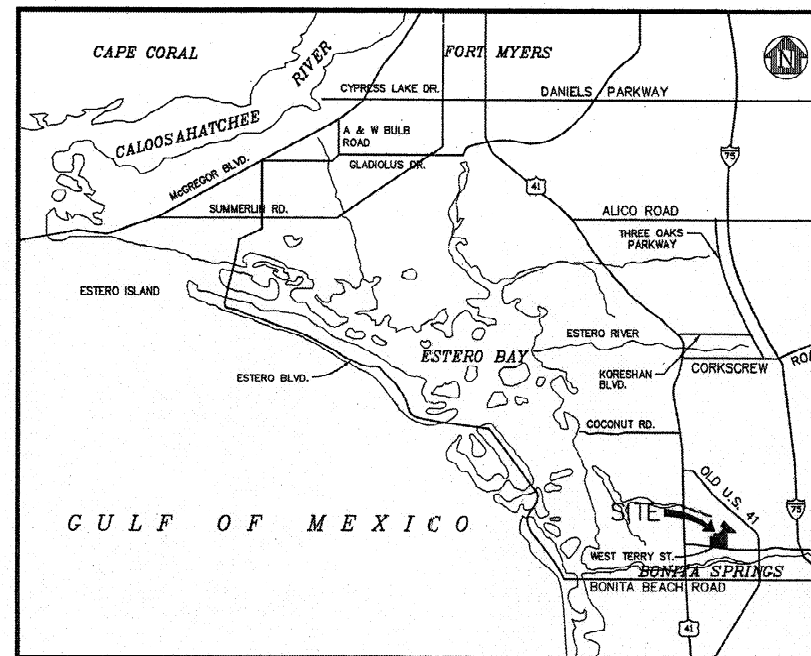
CONSULTANTS

CIVIL ENGINEER
Q. GRADY MINOR & ASSOCIATES, P.A.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
(239) 947-1144

LAND PLANNER
CORRAL-HOWARD COLLABORATIVE
2801 PONCE DE LEON BLVD., SUITE 200
CORAL GABLES, FLORIDA 33134
(305) 446-1544

GOLF COURSE ARCHITECT
GORDON G. LEWIS
5980 18TH AVENUE N.W.
NAPLES, FLORIDA 34119
(239) 597-4448

ENVIRONMENTAL CONSULTANTS
BOYLAN ENVIRONMENTAL
10231 METRO PARKWAY, SUITE 202
FORT MYERS, FLORIDA 33912 (239)
418-0671



LOCATION MAP

N.T.S.

PRINTED

NOV 10 2004

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS & LAND SURVEYORS

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWING
2.	MASTER CONCEPT PLAN
3.	SCHEDULE OF USES, DEVIATIONS AND DETAILS

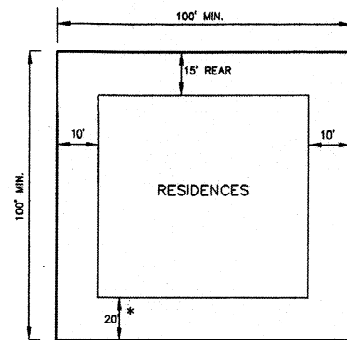
APPROVED
Map H
She Plan # 05-07 Page 1 of 3
Subject to conditions of Ordinance 20-0507
Case # DCI2004-00081
CITY OF BONITA SPRINGS

DCI2004-00081

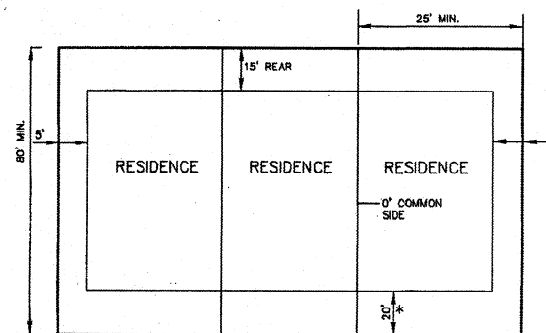
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE: (239) 947-1144 FAX: (239) 947-0375
ENGINEERING CERTIFICATE OF AUTHORIZATION #000001
SURVEYING CERTIFICATE OF AUTHORIZATION #000001

RECEIVED
NOV 12 2004
PERMIT COUNTY

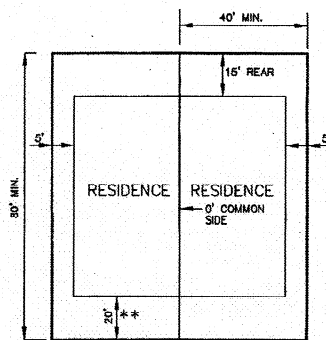
DATE: JUNE, 2000
REVISION DATE: 11/02/04
FILE: BFC ZONE AMEND 04
DRAWING NUMBER: 1 OF 3



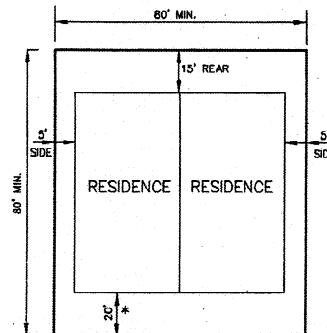
STREET
RPD MULTIPLE FAMILY UNIT
N.T.S.
* 15' TO SIDE LOADED GARAGES



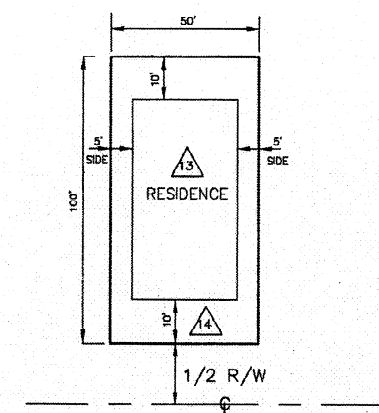
STREET
RPD TOWNHOUSE
N.T.S.
* 15' TO SIDE LOADED GARAGES



STREET
RPD TWO FAMILY ATTACHED
N.T.S.
** 15' TO SIDE LOADED GARAGES



STREET
RPD DUPLEX
N.T.S.
* 15' TO SIDE LOADED GARAGES



1/2 R/W
MHPD MOBILE HOME OR SINGLE FAMILY
N.T.S.

DEVELOPMENT REGULATIONS

1. TOTAL UNITS MAY NOT EXCEED 1105 DWELLING UNITS WITHIN THIS PLANNED DEVELOPMENT.
2. ALL DEVELOPMENT WITHIN THIS PLANNED DEVELOPMENT MUST BE IN ACCORDANCE WITH THE FOLLOWING:

RPD

MINIMUM LOT AREA AND DIMENSIONS	AREA (SQ. FT.)	WIDTH	DEPTH
USE			
SINGLE FAMILY	5,000	50 FEET	100 FEET
TWO FAMILY ATTACHED	3,200	40 FEET	80 FEET
DUPLEX	6,400	80 FEET	80 FEET
TOWNHOUSE	2,000	25 FEET	80 FEET
MULTIPLE FAMILY AND ALL OTHER USES	10,000	100 FEET	100 FEET

MINIMUM SETBACKS

USE	*FRONT	CORNER	SIDE	REAR	WATER	BETWEEN STRUCTURES
SINGLE FAMILY	10'	10'	5'	10'	N/A	10'
TWO FAMILY ATTACHED	20'	15'	0'/5'	15'	25'	10'
DUPLEX	20'	15'	5'	15'	25'	10'
TOWNHOUSE	20'	15'	5'	15'	25'	10'
MULTIFAMILY	20'	15'	10'	15'	25'	20'

* 15' TO SIDE LOADED GARAGES

MAXIMUM HEIGHT

TWO FAMILY ATTACHED	35 FEET, 2 STORY
DUPLEX	35 FEET, 2 STORY
TOWNHOUSE	35 FEET, 2 STORY
MULTIFAMILY	48 FEET, 4 STORY
CLUBHOUSE	40 FEET, 2 STORY

MHPD

MINIMUM LOT AREA AND DIMENSIONS	AREA (SQ. FT.)	WIDTH	DEPTH
USE			
SINGLE FAMILY	5,000	50 FEET	100 FEET

MINIMUM SETBACKS

FRONT	CORNER	SIDE	REAR	WATER	BETWEEN STRUCTURES
10 FEET	10 FEET	5 FEET	10 FEET	20 FEET	10 FEET

MAXIMUM HEIGHT

25 FEET, 1 STORY

MAXIMUM LOT COVERAGE

53% FOR THOSE LOTS DEPICTED ON EXHIBIT IV-E-1, IV-F MASTER CONCEPT PLAN

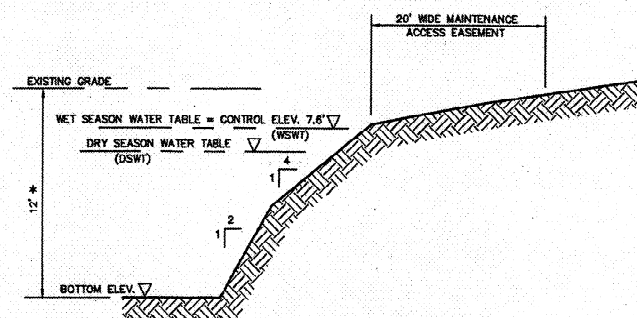
SCHEDULES OF USES

RPD

ADMINISTRATIVE OFFICE
CLUBS: COUNTRY, PRIVATE
CONSUMPTION ON PREMISES
RESTAURANTS, GROUP I, II AND III
SPECIALTY RETAIL SHOPS, GROUPS I AND II
DWELLING UNIT: (NOT TO EXCEED A TOTAL OF 999 D.U.) SINGLE FAMILY (LIMITED TO 3 LOTS ON PARCEL "A"), DUPLEX, TWO FAMILY ATTACHED, MULTIPLE FAMILY, TOWNHOUSE
ESSENTIAL SERVICES FACILITIES, GROUP I
ENTRANCE GATES AND GATE HOUSE
EXCAVATION, WATER RETENTION
FENCES, WALLS
GOLF COURSE
GOLF DRIVING RANGE
MODEL HOME, UNIT, DISPLAY CENTER
RESIDENTIAL ACCESSORY USES
SIGNS
TEMPORARY REAL ESTATE SALES OFFICE

MHPD

DWELLING UNIT: SINGLE FAMILY, MOBILE HOME (NOT TO EXCEED A TOTAL OF 106 D.U.)
EXCAVATION: WATER RETENTION
FENCES, WALLS
GOLF COURSE
MODEL HOME, UNIT, DISPLAY CENTER
RESIDENTIAL ACCESSORY USES
SIGNS
TEMPORARY REAL ESTATE SALES OFFICE



TYPICAL LAKE SECTION

* LAKES A AND E ARE APPROVED FOR 20' DEPTH - SEE RESOLUTION Z89-021.

SCHEDULE OF DEVIATIONS

RPD

- WITHDRAWN 1. REQUIREMENT THAT THE LOT WIDTHS ON CURVILINEAR STREETS MEASURED AT THE REQUIRED SETBACK LINE (SECTION 202.18.C.4.B), TO ALLOW THE WIDTH TO BE MEASURED AT MIDPOINT OF THE SIDE LOT LINE. [L.D.C. SECTION 10-1]
2. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLELING CERTAIN ARTERIAL AND COLLECTOR STREETS [D.S.O. SECTIONS C.3.1 (2) AND C.3.0.1, TO REQUIRE NO ACCESS ROAD. [L.D.C. SECTION 10-283 (A)]
- WITHDRAWN 3. REQUIREMENT THAT WHEN PRACTICAL, A RESIDENTIAL DEVELOPMENT LARGER THAN 5 ACRES SHALL PROVIDE 2 OR MORE MEANS OF INGRESS OR EGRESS [D.S.O. SECTION C.2.B. (4)]. TO ALLOW ONLY ONE ACCESS. [L.D.C. SECTION 10-291 (3)]
4. MINIMUM WATER RETENTION EXCAVATION SETBACKS TO A PRIVATE PROPERTY LINE OF 50 FEET (505.C.4), TO 0 (ZERO) FEET. [L.D.C. SECTION 10-329 (E) (1)3.]
- WITHDRAWN 5. REQUIREMENT THAT PROPERTIES WHICH EXHIBIT SOILS HYDROLOGY AND VEGETATION CHARACTERISTICS OF SALTWATER INUNDATION OR FRESHWATER PONDING BE SUBJECT TO CERTAIN ADDITIONAL REGULATIONS AND ORDINANCES [202.11.B.1.B., D.S.O. SECTION C.1.B. (4), AND ORDINANCE 88-31, SECTION 8.65] TO ALLOW DEVELOPMENT OF WETLANDS AND WETLAND SOILS AS PER THE SITE PLAN. [L.D.C. SECTION 14-296 (6)]
6. PARKING REQUIREMENT FOR MEMBERSHIP ORGANIZATIONS OF 1 SPACE PER 300 SQUARE FEET AND 6 SPACES PER GOLF HOLE (SECTIONS 202.16.J.4.E. AND H.), TO PROVIDE A TOTAL OF 100 PARKING SPACES FOR THE CLUBHOUSE/SHELTER AND GOLF COURSE. [L.D.C. SECTION 34-2020 (4) D.]
7. REQUIREMENT THAT A TEN-FOOT-WIDE UTILITY EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF NEW LOCAL ROADS [LDC SECTIONS 10-355 (A) (1) AND 10-715] TO ALLOW A MINIMUM FIVE FOOT WIDE PLANTING AREA TO BE LOCATED BETWEEN THE LOCAL ROAD RIGHT-OF-WAY AND THE TEN-FOOT-WIDE UTILITY EASEMENT.
8. REQUIREMENT THAT STREETS IN A PROPOSED DEVELOPMENT SHALL BE CONNECTED TO THE STREETS IN THE ADJACENT AREA (LDC SECTION 10-294) TO SHALL NOT BE CONNECTED TO STREETS IN THE ADJACENT AREA.
9. REQUIREMENT THAT STREET STUBS TO ADJOINING PROPERTY SHALL BE PROVIDED (LDC SECTIONS 10-295) TO NO STREET STUBS.
10. REQUIREMENT THAT 50 PER CENT OF THE REQUIRED OPEN SPACE AREA MUST BE DESIGNED TO PRESERVE EXISTING INDIGENOUS VEGETATION (36.86 ACRES) [LDC SECTION 10-413 (C) (1)] TO PROVIDE 18.53 ACRES ON SITE.
11. REQUIREMENT THAT A MINIMUM 15 FOOT SETBACK FOR BUILDINGS, STRUCTURES AND PAVEMENT WHEN THE RESIDENTIAL PLANNED DEVELOPMENT IS ADJACENT TO LAND THAT IS VACANT, AND REGARDLESS OF ZONING, CONTROLLED BY THE APPLICANT [SECTION 34-935 (B) (1) (B)] TO ZERO FEET.

MHPD

12. REQUIREMENT THAT THE LOT WIDTHS ON CURVILINEAR STREETS MEASURED AT THE REQUIRED SETBACK LINE (SECTION 202.18.C.4.B), TO ALLOW THE WIDTH TO BE MEASURED AT MIDPOINT OF THE SIDE LOT LINE. [L.D.C. SECTION 10-1]
- WITHDRAWN 13. MINIMUM SETBACKS FROM A MOBILE HOME UNIT FROM A SIDE PROPERTY LINE OF 7 FEET, A REAR PROPERTY LINE OF 15 FEET, AND A BODY OF WATER OF 25 FEET (SECTIONS 339-020, AND 202.16.B.4) TO 5 FEET FROM A SIDE PROPERTY LINE, 10 FEET FROM A REAR PROPERTY LINE, AND 20 FEET FROM A WATER BODY. [L.D.C. SECTIONS 34-736 AND 34-2194 (B)]
- WITHDRAWN 14. MINIMUM SETBACKS BETWEEN STRUCTURES AND THE CENTERLINE OF A PRIVATE STREET OF 1/2 (ROW) (OR STREET EASEMENT) PLUS 20 FEET (202.16.B.2.A), TO 1/2 (ROW) PLUS 10 FEET. [L.D.C. SECTION 34-2192 (A)]
15. REQUIREMENT THAT 50 PER CENT OF THE REQUIRED OPEN SPACE AREA MUST BE DESIGNED TO PRESERVE EXISTING INDIGENOUS VEGETATION (36.86 ACRES) [LDC SECTION 10-413 (C) (1)] TO PROVIDE 18.53 ACRES ON SITE.
16. REQUIREMENT THAT A MINIMUM 15 FOOT SETBACK FOR BUILDINGS, STRUCTURES AND PAVEMENT WHEN THE MOBILE HOME PLANNED DEVELOPMENT IS ADJACENT TO LAND THAT IS VACANT, AND REGARDLESS OF ZONING, CONTROLLED BY THE APPLICANT [SECTION 34-935 (B) (1) (B)] TO ZERO FEET.
17. REQUIREMENT THAT STREET STUBS TO ADJOINING PROPERTY SHALL BE PROVIDED (LDC SECTIONS 10-295) TO NO STREET STUBS.

APPROVED
Map H

Site Plan # 05-07 Page 3 of 3
Subject to conditions in Ordinance 20-05-07
Case # DC2004-00081
CITY OF BONTA SPRINGS

Q. GRADY MINOR AND ASSOCIATES, P.A.
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SURVEYING CERTIFICATE OF AUTHORIZATION 12 00081

DATE: JUNE, 2000
REVISION DATE: 11/02/04
FILE: BFC NOTE ZONE AMEND 04
DRAWING NUMBER: 3 OF 3

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