

ADMINISTRATIVE AMENDMENT
CITY OF BONITA SPRINGS

WHEREAS, Divosta Homes L.P. filed an application for administrative approval to a Residential Planned Development on a project known as Village Walk of Bonita Springs to allow:

1. a minimum lot width of 30-feet for single-family and zero lot line lots at the end of a hammerhead turn-around, and
2. a 2-foot street setback for that portion of a single-family lot that abuts a hammerhead turn-around and access is provided from the cul-de-sac as shown on the attached two page master concept plan, and
3. a 5-foot public utility easement on each side of the a roadway easement, and
4. a 10-foot public utility easement on only one side of the hammerhead turnaround,

on property located at 15501 Bonita Beach Road SE, described more particularly as:

LEGAL DESCRIPTION: In Section 03, Township 48 South, Range 26 East, Lee County, Florida:

See Legal Description attached as Exhibit 'A'

WHEREAS, the property was originally rezoned in case number DCI2003-00005 (with subsequent amendments in case numbers DOS2003-00210); and

WHEREAS, the City of Bonita Springs Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the development is under unified control; and

WHEREAS, letters of no objection to the reduction of the Public Utility Easements have been received by Sprint, Time Warner, and Florida Power and Light, and Bonita Springs Utilities; and

WHEREAS, the application has been reviewed by Lee County Zoning for the City of Bonita Springs; and

WHEREAS, the reduced setback and lot width will not be injurious to the surrounding area; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development for the City of Bonita Springs 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 to allow:

1. a minimum lot width of 30-feet for single-family and zero lot line lots at the end of a hammerhead turn-around, and
2. a 2-foot street setback for that portion of a single-family lot that abuts a hammerhead turn-around and access is provided from the cul-de-sac as shown on the attached two page master concept plan, and
3. a 5-foot public utility easement on each side of the a roadway easement, and
4. a 10-foot public utility easement on only one side of the hammerhead turnaround,

is **APPROVED** subject to the following conditions.

1. **The Development must be in substantial compliance with the amended Master Concept Plan attached as Attachment 'A' and detailed Site Plan attached as Attachment B, stamped received by Permit Counter May 12, 2004. Master Concept Plan for ADD2004-00115 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**
3. **The reduced street setback applies only to those portions of single-family and zero lot line lots that abut the hammerhead potion of a T-style turnaround and have access from the abutting cul-de-sac. As shown in Attachment 'B' of this resolution.**
4. **The reduced 5-foot Public Utility Easements will be limited to those portions of the development that abut a 20-foot one-way, right-of-way serving the neo-traditional townhome units.**
5. **The reduced lot width applies only to those lots that abut the end of a t-style turnaround. The lot must comply with all other development regulations as defined in the City of Bonita Springs Zoning Ordinance 03-19.**

DULY SIGNED this 9th day of July, A.D., 2004.

BY: Pam Houck
Pam Houck, Director
Division of Zoning, DCD

EXHIBIT A

LEGAL DESCRIPTION
LYING IN
SECTION 3, TOWNSHIP 48 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE,
LYING IN SECTION 3, TOWNSHIP 48 SOUTH, RANGE 26 EAST, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;
THENCE S.00°48'10"E., ALONG THE WEST LINE OF SAID SECTION 3 FOR 150.01 FEET;
THENCE N.89°52'12"E., ALONG A LINE 150.00 FEET SOUTH OF AND PARALLEL TO THE NORTH
LINE OF THE WEST HALF (W 1/2) OF SAID SECTION 3 FOR 125.01 FEET TO THE POINT OF
BEGINNING;

THENCE CONTINUE N.89°52'12"E. ALONG SAID LINE, FOR 2,504.47 FEET;
THENCE N.89°52'32"E., ALONG A LINE 150.00 FEET SOUTH OF AND PARALLEL TO THE NORTH
LINE OF THE EAST HALF (E 1/2) OF SAID SECTION 3 FOR 2,629.61 FEET TO A POINT ON THE
EAST LINE OF SAID SECTION 3;
THENCE S.00°37'08"E., ALONG THE EAST LINE OF SAID SECTION FOR 5,235.33 FEET TO THE
SOUTHEAST CORNER OF SAID SECTION 3;
THENCE S.89°56'26"W., ALONG THE SOUTH LINE OF SAID EAST HALF (E 1/2) OF SAID SECTION 3
FOR 2,621.22 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF (E 1/2) OF SAID SECTION
3;
THENCE S.89°56'22"W., ALONG THE SOUTH LINE OF THE WEST HALF (W 1/2) OF SAID SECTION
FOR 2,496.13 FEET;
THENCE N.00°48'10"W., ALONG A LINE PARALLEL WITH AND 125.00 FEET EAST OF THE WEST
LINE OF SAID SECTION 3 FOR 5,229.51 FEET TO THE POINT OF BEGINNING;

CONTAINING 26,818,576 SQUARE FEET OR 615.67 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS AND RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY
(WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED).

BEARINGS ARE ASSUMED AND BASED ON THE NORTH LINE OF THE WEST HALF (W 1/2) OF
SECTION 3, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AS BEING
N.89°52'12" E.

RWA, INC.
LAND SURVEYORS AND MAPPERS
1342 COLONIAL BOULEVARD
SUITE H-60
FORT MYERS, FLORIDA 33907
(239) 278-5224
FLORIDA CERTIFICATE OF AUTHORIZATION #6952

Applicant's Legal Checked

by [Signature] 18 MAY 04

BY: [Signature] DATE: 2/24/04
RICHARD V. NESTLER, PROFESSIONAL SURVEYOR & MAPPER LS# 4786

NOT VALID UNLESS EMBOSSED WITH THE PROFESSIONAL'S SEAL.

Ref. 03-0081-08-SK1

2-24-04

RECEIVED

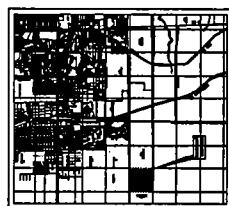
MAY 17 2004

COMMUNITY DEVELOPMENT

ADD 2004-00115

Date 7/8/04

---	DEVELOPMENT AND BOUNDARY LINE
M	DUPLEX, TWO-FAMILY ATTACHED, 10
S	SINGLE FAMILY, ZERO LOT LINE
L	SERVICE WATER MANAGEMENT UNIT
MODEL	MODEL, CENTER
CON	CONSTRUCTION TRAILS AND STAGN
REC	RECREATION AREA
A	SEWATION NUMBER



RECEIVED FROM AREA		AMOUNT	SOURCE	UNITS	PER UNIT	BILLING NUMBER
MT. AKA 7	625.00	1.00	0.00	0.00	0.00	00
MT. AKA 7	15.00	0.00	0.00	0.00	0.00	00
TOTAL		640.00	1.00	0.00	0.00	00

SITE SUMMARY			
NOY (FURNISH)	PAVED	SEAL	LANDSCAPE
42,000.00	1,400.00	15,000.00	25,000.00
11,000.00	4,000.00	10,000.00	6,000.00
TOTAL		15,000.00	31,000.00

(NOTE: SHOWER ROOMS ARE BASED ON 100 GALLONS PER MINUTE AND BILLING 100 GALLONS PER MINUTE. THEREFORE, 100 GALLONS PER MINUTE IS THE MINIMUM BILLING.) FINAL OFFER

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79																						

[illegible][illegible][illegible][illegible]

Apr 28, 2004 - 12:04 PM P:\2003\03-09\01-08 Corporate Finance Review 31-0004 880-020 Attachment\002 Firm\2003\001A.doc

DATE	DEC. 2002	SSO TWR AND
PROJECT NO.	02-0091.C1	3 185 286
FILE NO.	20091K05	SCALE
SHEET NUMBER	1 OF 2	1" = 300'
		DRAWN
		R.S.C.
		CHECKED
		P.A.I.

CLIENT: HORSESHOE DEVELOPMENTS, INC.

TITLE: MASTER CONCEPT PLAN

PROJECT
LEE COUNTY SECTION 3
CORKSCREW GROWERS

RWA INC.
CONSULTING
ENGINEERS

Engineers, Surveyors & Mappers
Planners, Project Managers

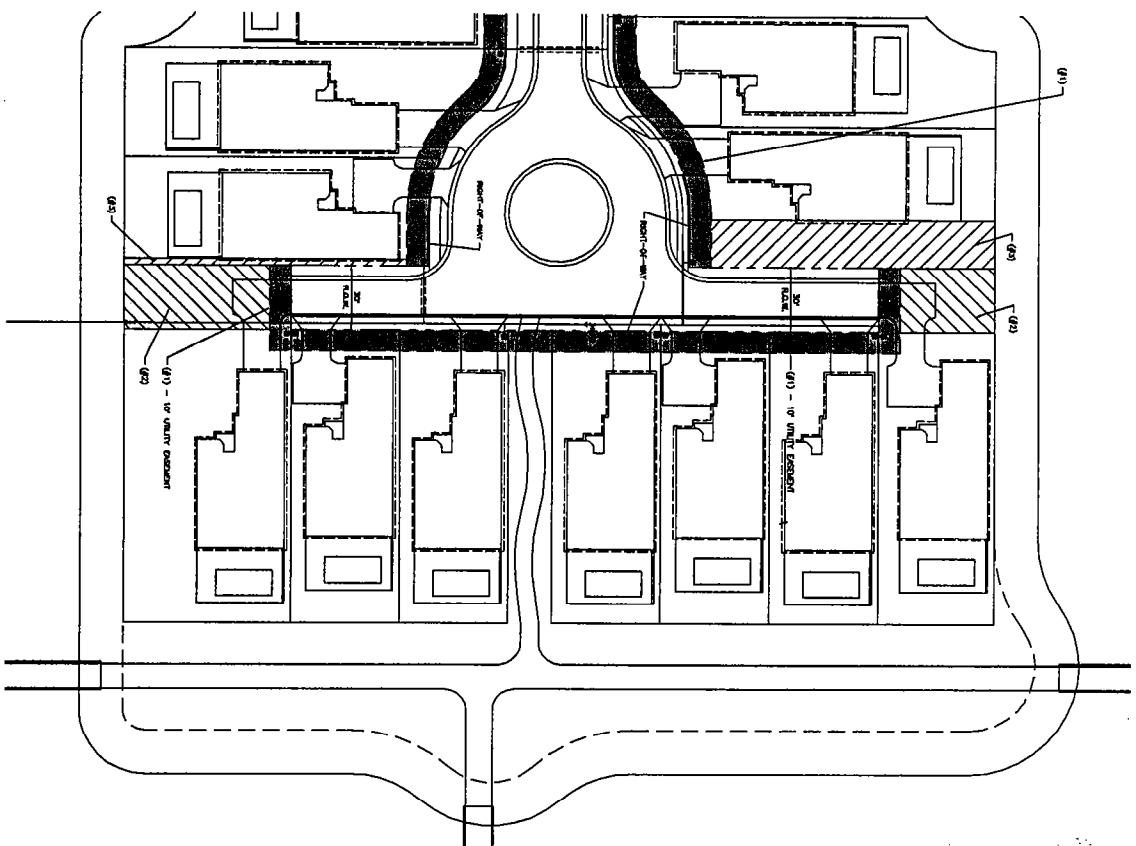
1000 North Hemisphere Drive, Suite 100, Maitland, Florida 32751
(407) 894-1000 FAX (407) 894-7000

ADD 2004-00115

MAY 12 2004

THE UNIVERSITY OF CHICAGO

9



- (1) ALLOW FOR UTILITY EASEMENT TO BE LOCATED ON ONE SIDE OF THE RIGHT-OF-WAY.
- (2) ALLOW THE REDUCTION IN STREET FRONTAGE.
- (3) ALLOW THE SIDE YARD SETBACK TO APPLY.
- (4) ALLOW TWO 5' UTILITY EASEMENTS.

68 MAY 17 2004

REPORT 000000